

NEW



Franklin Parish Deer & Duck Camp

159 +/- Acres | Franklin Parish, LA | \$640,600



ADDRESS

609 Robinson Rd.
Winnsboro, LA 71295

LOCATION

From Winnsboro, LA head southwest on HWY 4 for approximately 2 miles. Turn right onto New Zion Rd for 6.53 miles. Turn right onto Robinson Dairy Rd. The house is on the right in 1.34 miles.

PROPERTY SUMMARY

If you are looking for a place to deer & duck hunt, then this is the place for you. If you have ever dreamed of having a first class manageable duck hole, then this is definitely the place for you. Previously operated as a catfish farm. The water was drained and hardwood trees were planted in a CRP Program. The levees are still in tact. Drill a well, perform some clearing for planting and install some water control structures at the drain breaches. Then you will have flooded agriculture fields and flooded timber for duck hunting. It has a 1200 sq. ft. house and a barn. It is 159 acres and has two sister tracts. One is 241 acres and the other is 90 acres, both having electricity and water available for a camp. All are identical in that they all were catfish farms and planted in trees. All three tracts hold a little water in places and can be duck hunted now. And all three have a good deer population. These properties could be a phenomenal duck haven with just a little bit of love.

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