

**58.51± ACRES**  
**FRANKLIN PARISH, LA**  
**\$195,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# THE FRANKIN 58.51

## PROPERTY PROFILE

### LOCATION:

- Franklin Parish, LA
- North of Crowville
- Frontage on Earl Ezell Road

### COORDINATES:

- 32.27323, -91.58956

### PROPERTY USE:

- Hunting
- Homesite
- Income: 20% of Net Yield Crop

### PROPERTY INFORMATION:

- 58.51± Acres
- Tillable Farmground
- Utilities Available
- Deer Creek Traverses Property
- Seller to Convey  
Any Minerals Owned

### TAX INFORMATION:

- Parcel ID 0400280800  
\$87.90 tax year 2023
- Parcel ID 0400280400  
\$81.05 tax year 2023



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**HEATH EUBANKS**

LAND SPECIALIST

C: 318-608-7848

O: 769-888-2522

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE FRANKLIN 58.51

**ARE YOU LOOKING FOR A PROPERTY THAT OFFERS OPTIONS?** Now is the opportunity to take advantage of a 58.51± acre farm in Franklin Parish, Louisiana. Invest, hunt, build your dream home...the possibilities are endless!

Situated just north of Crowville off Earl Ezell Road, this tract offers dry farm ground which is currently being leased on share rent. Wheat was harvested in the spring followed by soybeans in the summer. The combination of crops and woods that surround this place, increase the potential for great hunting, here. With hardwood timber nearby, you will have ample opportunity for bow hunting. Deer Creek runs through the property which provides a water source for wildlife. If you are interested in building a home, there are several spots to choose from and utilities are available.

**To schedule a private showing of this diverse property, call Heath Eubanks today!**



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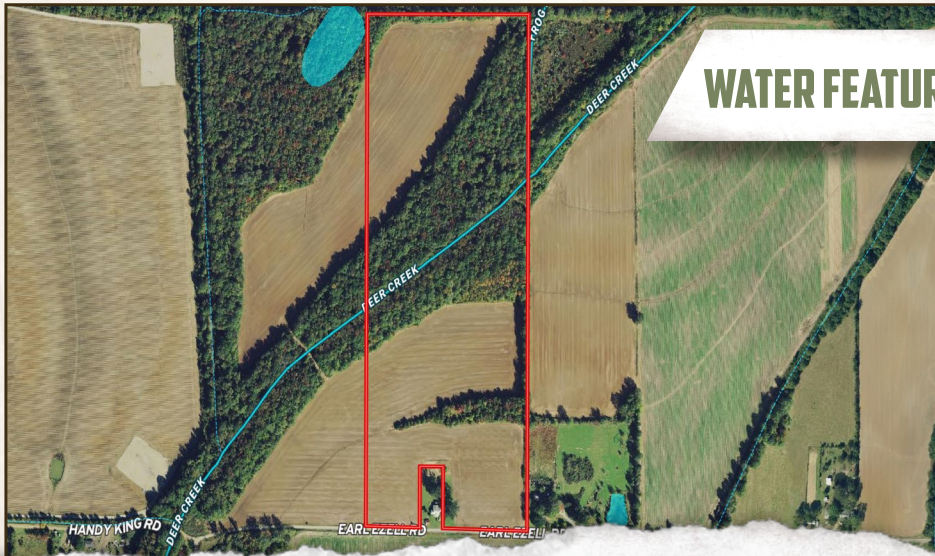
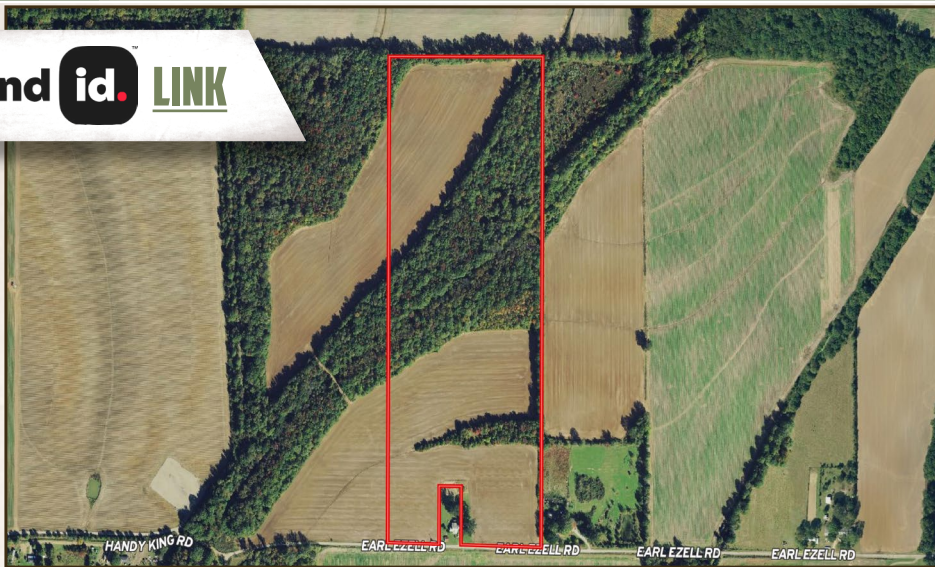
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land id. LINK



WATER FEATURES



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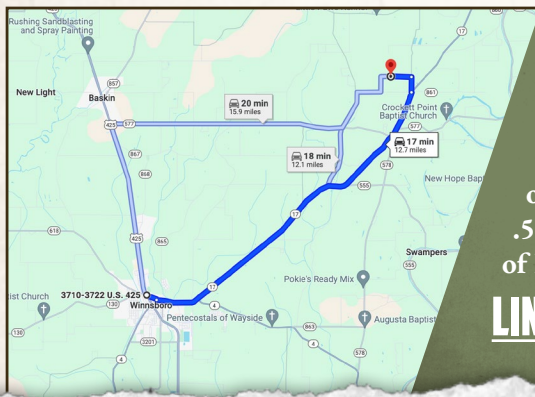
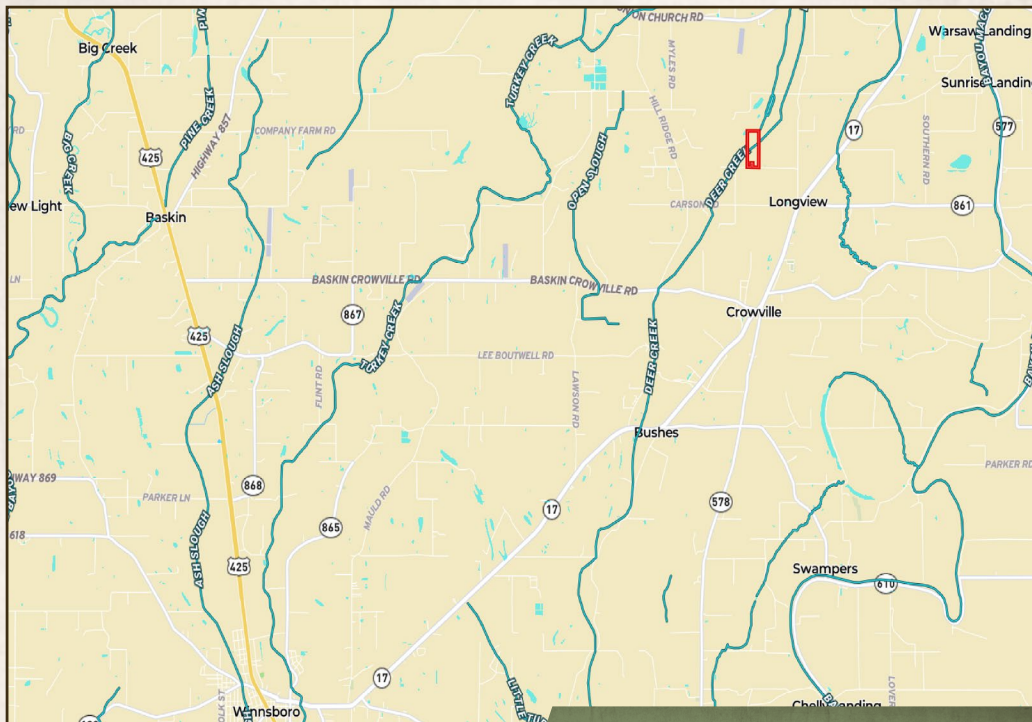
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Directions From Winnsboro, LA:  
Travel northeast on Hwy 17 for approximately 12 miles. Turn left onto Carson Road/Longview Road and continue for .5 miles then turn left onto Earl Ezell Road. In approximately .5 miles, the tract will be on the north side of Earl Ezell Road.

**LINK TO GOOGLE MAP DIRECTIONS**



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