

1504 RIVER ROAD FRANKLIN PARISH, LA

1± ACRE WATERFRONT LOT | \$30,000

FRONTAGE ON BAYOU MACON



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

1504 RIVER ROAD

PROPERTY PROFILE

LOCATION:

- 1504 River Road
Gilbert, LA 71336
- Franklin Parish
- 10± Miles E of the
Buckhorn WMA
- 13± Miles SW of
the Big Lake WMA
- 30± Miles SW of the
Tensas River NWR

COORDINATES:

- 32.0108, -91.58685

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational

PROPERTY INFORMATION:

- 1± Acre Waterfront Lot
- Cleared
- Bayou Macon Frontage
- Mature Oak & Pecan trees

TAX INFORMATION:

- Parcel ID 0200297602C
- 2025 Taxes: \$22.42



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CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 1504 RIVER ROAD

INTRODUCING 1504 RIVER ROAD IN GILBERT, LOUISIANA. This beautiful 1± acre cleared lot offers an excellent opportunity for a homesite or weekend camp in the heart of Franklin Parish. The property features waterfront frontage on Bayou Macon and is shaded by mature oak and pecan trees, creating a peaceful setting with plenty of natural character.

Conveniently situated near some of Louisiana's premier hunting and wildlife destinations, the property is just 10± minutes from the south entrance of Big Lake WMA and approximately 30 minutes from both Tensas National Wildlife Refuge and Buckhorn WMA. Whether you're looking to build, relax, or enjoy the area's abundant outdoor opportunities, this attractive Bayou Macon property provides the perfect setting.

Contact Chad Morgan today to schedule a private showing and experience #TheSmallTownWay.



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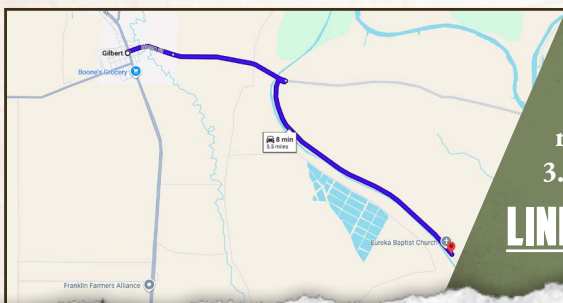
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1± ACRE WATERFRONT LOT 1504 RIVER ROAD FRANKLIN PARISH, LOUISIANA



land id. LINK



Directions From Gilbert, LA: Travel east on LA-572 for 2.1 miles. Turn right onto River Road and continue for 3.4 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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