



Ready. Set. Grow.

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# Gill Property

HWY 577 | WINNSBORO, LA 71295

Owner Name: William Gill

Owner Contact: 318-439-1308      Email: [wgill77@yahoo.com](mailto:wgill77@yahoo.com)

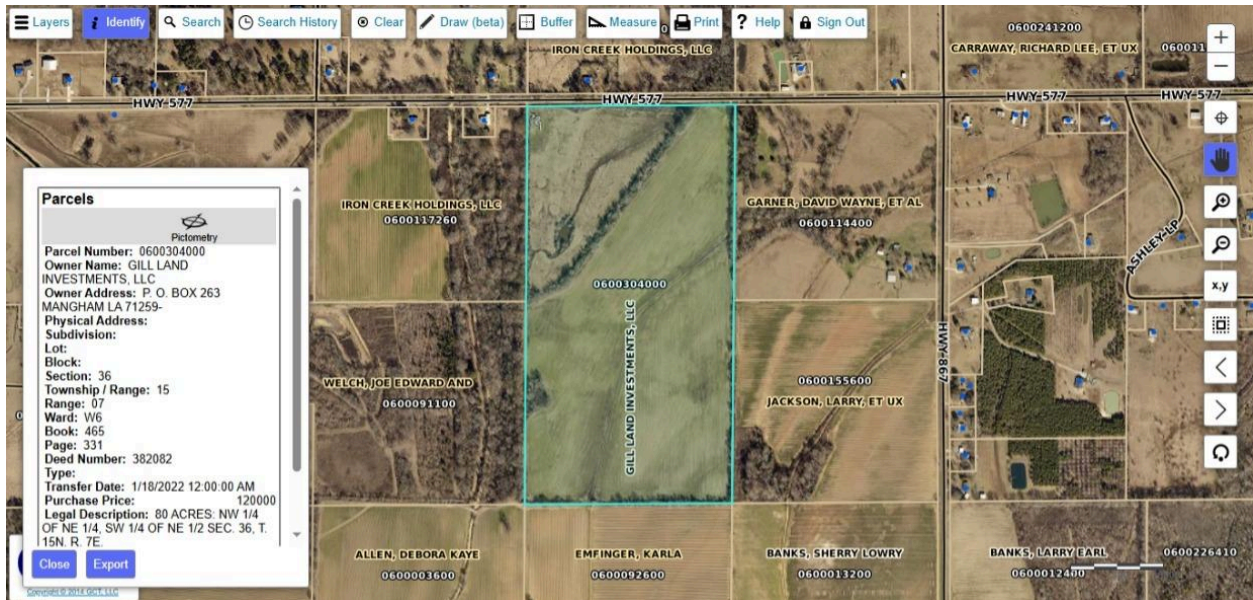
Physical Address: \*Nearest address is 3803 Hwy 577, Winnsboro, LA 71295

Legal Description: attached to each property picture.

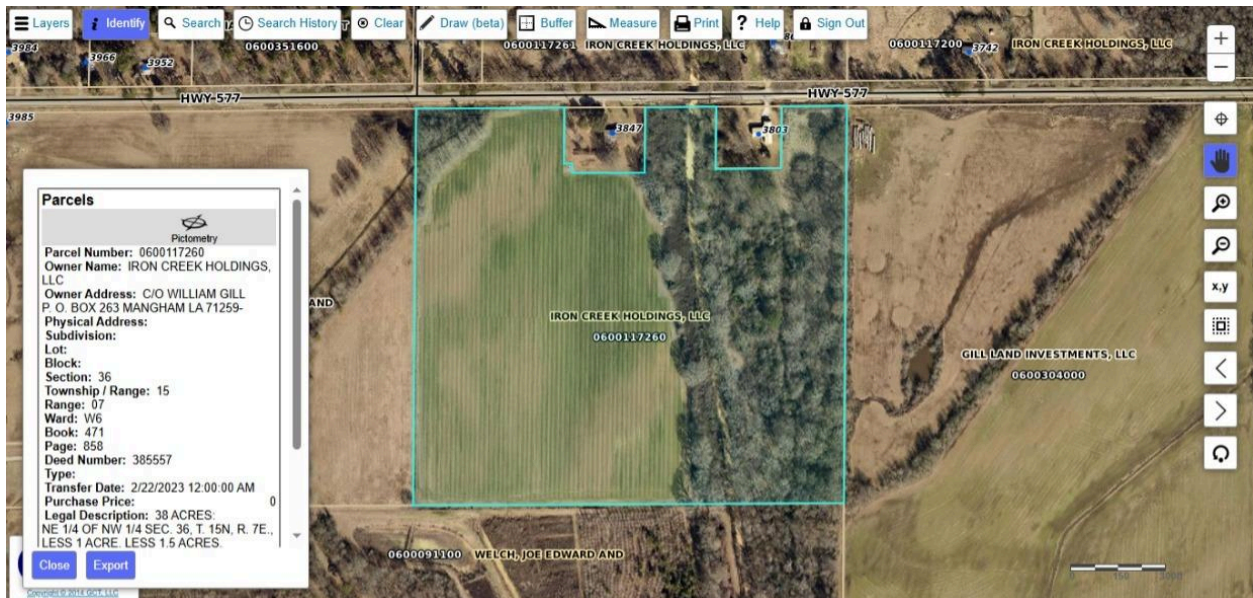
Acreage: (South side of hwy) 35 acres and 40 acres; total of 75 acres. (North side of hwy) 80 acres and 38 acres; total of 118 acres.

- ☐ Price per acre: \$25,000.00
- ☐ Closest interstate (miles): Interstate 20 - Approximately 17 miles to Rayville; 2 miles to Hwy 425.
- ☐ Water: North Franklin Water Works, Crowville, LA
- ☐ Sewer Access: n/a
- ☐ Gas: unknown
- ☐ Electric: NELPCO
- ☐ Fiber: Volt Broadband
- ☐ Other: Owner is willing to sell individually or combined. Also willing to negotiate. Land has been cleared. This is located in parish limits and also has a new high line constructed along the road running parallel with the land that goes to the substation in Baskin.

## Site Photos:

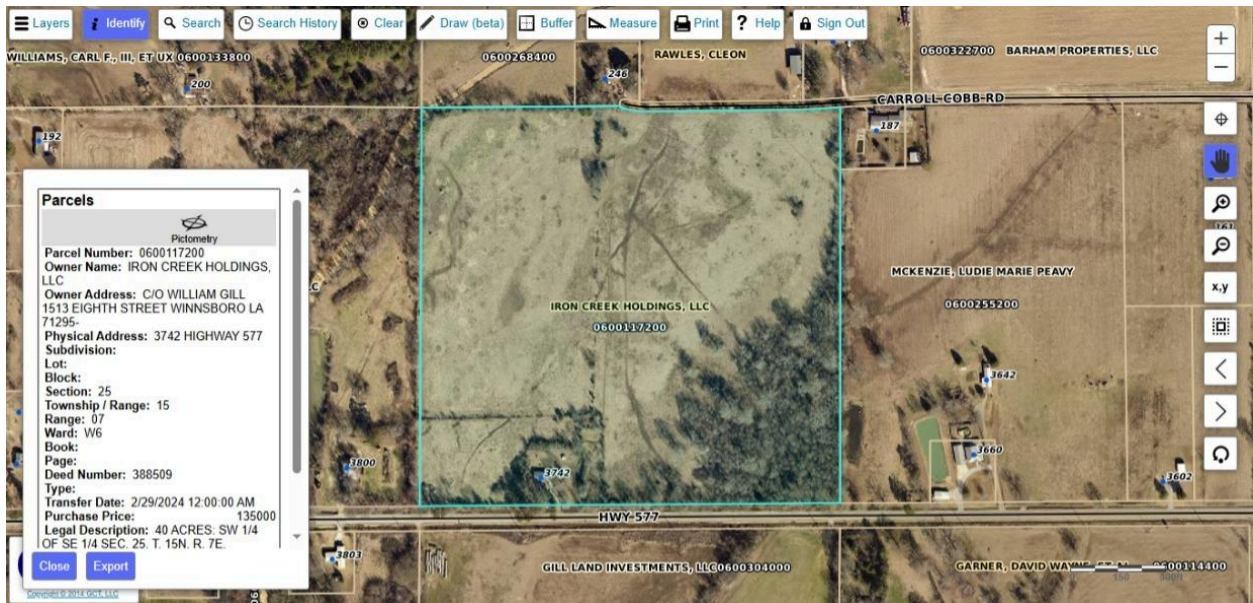


Above: 80 Acres

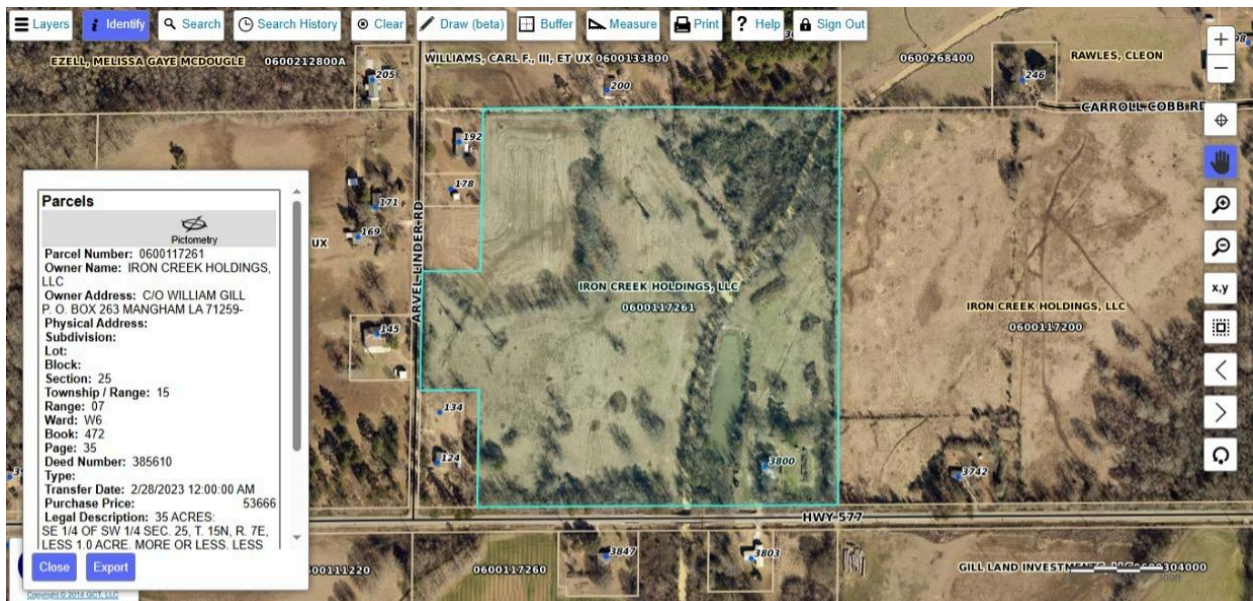


Above: 38 Acres, Adjacent to the 80 Acres





Above: 40 Acres



Above: 35 Acres, adjacent to the 40 acres



Contact Sam Sheppard, Executive Director, for more information.

318-282-7535 | [ssheppard@developfranklin.org](mailto:ssheppard@developfranklin.org).