

Agents

SUE SWINT REALTY

Working with you today, so your family can enjoy tomorrow. Sue Swint Realty is located at 703 E. Wise St., Bowie or call the office at **940-872-5424**. You can also call one of our agents Josh Swint 940-841-0160, Doyle Seigler 940-531-1835, Suzie Treadwell 940-781-2458, Kris Whidon 254-563-5497, Matt Hopson 940-841-0296 or Judy Moore 940-366-9070.

POST OAK MEDIA

Logos, business cards, fliers, posters, brochures, re-branding, letterheads and much more to enhance all your business needs. Let our **award winning design team** create a poster, flier or brochure for your next event! Call **940-872-2076** or visit postoakmedia.net. North Texas Farm & Ranch magazine, Oklahoma Farm & Ranch magazine, Livelt magazine, The Montague County Guide, Highway 82 Guide, Forever Bridal Guide and more! . tfc

Hunting

HUNTING/ INVESTMENT/ RECREATIONAL PROPERTY

We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Cerde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. call toll free or email for individual prices and terms. www.ranchenterprisesltd.com **800-876-9720**. 16-17tex

HUNTING LEASE WANTED

In Montague County. 3-5 hunters would be perfect. Contact Mike **214-497-6707** 13-20pd

Land

ESTELLINE, TX RANCH & HUNTING LAND

Property Features include rolling terrain, small canyons for wildlife, numerous seasonal ponds, mostly open with adequate brush cover, wide scenic views with historical bluffs on the horizon and fenced and cross-fences. 919+/- acres \$1,275 per acre. Call Van Baize with Buford Resources and United Country Real Estate at **940-366-3407** or visit us at BufordResources.com. 09-18nt

NOCONA, TX RANCH & HUNTING LAND

Property Features include fenced and cross fenced, working area (includes 4 pipe pens, 60'x10' alley, 10' tub to Priefert chute, covered 24'30' working chute & tub), 30'x60' hay/equipment barn, two wheat fields (65+/- acres & 85+/- acres), nice elevation changes, six ponds, creek provides excellent wildlife cover, cabin/bunkhouse with wraparound deck. 1,382+/- acres for \$2,352/acre. Call Van Baize with Buford Resources and United Country Real Estate at **940-366-3407** or visit us at BufordResources.com. 09-18nt

NORTH DEAN RANCH

3,206 Acres in Clay County. \$1,600/Acre. Call **940-636-7039** or visit turnercountryproperties.com for more information. 09-18nt

STANFIELD RANCH \$2,500/ACRE

The Stanfield Ranch is about half wooded and half farmland. The east half along Zachary Lane is farmland. The west half is primarily wooded with mesquites, a few scattered oaks, with rolling to sloping terrain and great views. There are two stock ponds and a seasonal creek. The Little Wichita River is approximately one mile south and the Red River is approximately two miles east. For the most part this ranch is surrounded by large acreage neighbors. Electricity is available and well water appears available. Call **940-636-7039** or visit turnercountryproperties.com for more information. 09-18nt

BELL SCOTT RIVER RANCH

1,319 Acres in Clay County. \$2,100/Acre. Call **940-636-7039** or visit turnercountryproperties.com for more information. 09-18nt

BRODAY RANCH \$2,375/ACRE

Broday Ranch is a pristine cattle ranch located in north Texas in Clay County. Open rolling grass land with hardwood lined creeks, minimal mesquites, good perimeter and cross fencing, three sets of cattle working pens, two with scales, adequate surface water throughout, two houses, nice workshop on a slab with electricity, horse barn with tack room, stalls and turn-out pens, equipment/hay barn, great access, 15 minutes east of Wichita Falls. Owner Finance available. Call **940-636-7039** or visit turnercountryproperties.com for more information. 09-18nt

MESQUITE HILL

473 Acres in Clay County. \$2,450/Acre. Call **940-636-7039** or visit turnercountryproperties.com for more information. 09-18nt

Land & Home

ALMOST HIDDEN FROM VIEW

Private-Secluded-Setting, Custom Built Home and Shop w/Living Quarters, 1 Pond on 7 Acres (mol) \$459,000 Cedar Ridge Real Estates call **580-622-3233** or visit CedarRidgeRealEstate.com 09-18nt

16-ACRE LUXURY HORSE PROPERTY

Located in a high-quality gated 5-tract acreage subdivision, this choice property includes a 5 bedroom custom home with a private bonus room, a 3 bedroom guest house and a first-class 5-stall block barn all in a park-like 16-acre setting. In the top-rated Aubrey ISD. 1779 E Blackjack Rd, Pilot Point TX \$1,149,000 Visit livingtexas.com or call **(940) 391-9092** or email info@texasliving.com 09-18nt

CASA DEL RIO \$890,000

This is a highly improved large acreage river property within the city limits of Wichita Falls. Its improved with a completely remodeled house in like new condition, two horse barns and a workshop-Garage. The property has Wichita River Frontage, heavy woods, farmland, mature hardwoods and an extensive trail system along the river. You will not find another property like this one that has a country atmosphere with convenience to city living amenities. The House is also being offered with 50 acres at \$569,900. Call **940-636-7039** or visit turnercountryproperties.com for more information. 09-18nt

CLOSE TO ARBUCKLE LAKE \$480,000

Custom Built Brick Home AND Guest House/Shop on 2 Acres (mol) Many Amenities, Located in Hidden Lakes Estates. Cedar Ridge Real Estates call **580-622-3233** or visit CedarRidgeRealEstate.com 09-18nt

BUNDLE & SAVE!!! Call 940-872-2247 for more information!

IMMACULATE HOUSE \$260,000

3 Bdrms, 2 Bath on 25 Acres (mol), Lg. Hay Meadow and Grazing Pasture, Equipment Barn 60X60, Hay Barn 70X50, Corral w/ 5 Pens. Contact Cedar Ridge Real Estates call **580-622-3233** or visit CedarRidgeRealEstate.com 09-18nt

GRANDVIEW, TX

Beautiful ranch home surrounded by 66 acres of scattered trees and improved pastures in the desirable Grandview ISD. 5 bedrooms and bathrooms with multiple living areas and a game room with wet bar and fireplace. Guest house and in ground pool with views of pecan orchard. Fenced and cross fenced for horses with concrete floored shop and 4 stall horse barn. This place is absolutely gorgeous and worth your time to come out and see. \$1,200,000. Call Gabe Webster- with Bobby Norris Preferred Properties, Fort Worth, **817-204-3452**. 09-18nt

SECLUDED 20 ACRES

Includes custom Palm Harbor Home. 24X36 Metal RV/Carport, Double metal Carport w/Storage, Lg. Storage Bld, Covered Patio \$238,000 Cedar Ridge Real Estates call **580-622-3233** or visit CedarRidgeRealEstate.com 09-18nt

CUSTOM HOME ON 12 PRIVATE ACRES

Bordering over 500-feet of Lake Ray Roberts Corp of Engineer Land, this 12.4 acre property offers pure seclusion with a 2,544sf custom home with a wide covered front porch overlooking a three-quarter acre stocked pond. Lots of trees, cool hiking trails and plenty of nature. 397 Bloomfield Rd, Valley View TX \$695,000 Visit livingtexas.com or call **(940) 391-9092** or email info@texasliving.com 09-18nt

WEATHERFORD, TX

This amazing custom home built by the owner is a true definition of country retreat. Upgrades abound throughout the home, from crown moldings, vaulted ceilings, custom lighting and a third floor theater on 34 acres, with two large tanks, custom fencing, sprinkler system and salt water pool. This retreat has it all, including a home for your horses. A custom 4 stall barn with apartment and equipment shed. There is even cattle holding pens with chute to care for your cows. A MUST SEE!! \$995,000 Call Bobby Norris Preferred Properties, Fort Worth, **817-291-0759** 09-18nt

CUSTOM HOME & GUEST HOUSE

Bordered by Johnson Branch State Park on Lake Ray Roberts and tucked away in a private 9.7-acre wooded setting, this property offers a 4,190sf home with a large screened back porch, game and media rooms, plus a 988sf 1BR guest home with attached garage with heat & air. 6040 E Lone Oak Rd, Valley View TX \$795,000 Visit livingtexas.com or call **(940) 391-9092** or email info@texasliving.com 09-18nt

FOR SALE

3 bedroom 2 bath. Mobile Home. 4664 FM 1806. **940-531-1164** for more details 13-20pd

7.8 AC PILOT POINT HORSE PROPERTY

Located in a desirable acreage neighborhood, this eye-catching horse property features a 2,400+sf, single-story 4BR home, an inground pool & spa, a 3-stall insulated barn, a 5-stall barn, several fenced pastures with loafing sheds, outdoor arena and a round exercise pen. 10180 Copeland Place, Pilot Point TX \$685,000 Visit livingtexas.com or call **(940) 391-9092** or email info@texasliving.com 09-18nt

NEED TO ADVERTISE?

Call one of our amazing sales representatives today at **872-2247**. tfcpb

Lenders

FARM & RANCH LOANS

Call the team at Capital Farm Credit office in Bowie, Texas at **888-340-3522** or visit CapitalFarmCredit.com for more information on the different types of loans we offer.

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so your family can enjoy tomorrow.

Serving Montague & Wise Counties

SUE SWINT REALTY

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Josh Swint 940-841-0180 • Doyle Seigler 940-531-1835
Kris Whidon 254-563-5497 • Matt Hopson 940-841-0296
Suzie Treadwell 940-781-2458 **MLS**

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