

Agents

TURNER COUNTRY PROPERTIES FARM - LAND - RANCH
Call Stephen Turner, list agent to find out more about the properties Turner Country Properties has available. **940-636-7039** or visit turnercountryproperties.com for more information. 30-39nt

GET REAL ESTATE RESULTS
with Bobby Norris Real Estate. Call to list your property **817-626-2000** or browse available listings at www.bobbynorris.com. 30-39nt

ACCEPTING NEW RANCH LISTINGS
If you're considering selling your land, let's discuss options. Call Johnson Land & Home, **214-548-8150**. 30-39nt

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 Whiddon 254-563-5497, Matt Hopson 940-841-0296 or Lesley Swearingin 940-531-1173.

Commercial

LARGE POND AND BUILDING
14.50 acres with Large Pond and 30'60' Building \$250,000. Call **580-622-3233** or visit CedarRidgeRealEstate.com 20-29nt

COMMERCIAL LAND
Building 4,700 Sq. Ft. (mol) w/ 2 Apartments, Hwy 7 Frontage \$290,000 Call **580-622-3233** or visit CedarRidgeRealEstate.com 30-39nt

10 ACRES FOR \$111K
10 Acres Hwy 177 Frontage, Commercial Property \$111,000. Call **580-622-3233** or visit CedarRidgeRealEstate.com 30-39nt

HAVE SOMETHING TO ADVERTISE?
Give us a call today and call Kathy Miller at: **940-940-872-2247** We'll assist you in ALL your advertising and custom design needs such as logos and more! pb

Homes

CLOSE TO ARBUCKLE LAKE \$470,000
LOWERED PRICE! 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 30-39nt

HOME CLOSE TO LAKE
Home 3 Bdrms, 1.5 Baths, Den or 4th Bdrm \$155,500 Cedar Ridge Real Estates call **580-622-3233** or visit CedarRidgeRealEstate.com 30-39nt

Hunting

HUNTING/ INVESTMENT/ RECREATIONAL PROPERTY
We have some of the best in Texas! From the Hill Country (Edwards, Me-nard, 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**. 34-35tex

Land

HILL COUNTRY PROPERTIES
10 acres from \$59,900; 15 acres with lake \$139,900; wooded ridgetop properties with huge views, paved roads, ag exempt. Call now **833-820-0001**, www.diamondjproperties.com 34-35tex

BYERS FARM
This is a productive farm located west of Byers fronting Airport and Raymond Evans Rd. There is 265 acres of farmland, broken down into a north 76 acre field and south 188 acre field. The balance is located between the two fields. It consists of native grasses, has a seasonal creek, mostly cleared with some mequites. The entire boundary is fenced and each field is cross fenced. Other improvements consist of livestock corrals and a small wooden barn. At the improvements is a water well and an electric meter. \$2,150/acre. Call **940-636-7039** or visit turnercountryproperties.com for more information. 30-39nt

188 ACRES CLAY COUNTY
Outstanding 188 acre tract of land on Raymond Evans Rd. Approx. 3 miles West of Byers and 6 miles East of Charlie. Terrific home site to build in the country. 2 stock tanks. Set of working pens. Bermuda grass and native pasture. Meandering creek. Water well. Some minerals. \$2,500/acre. Call **940-691-7355** or visit www.bishoprealtors.com today! 30-39nt

BUNDLE & SAVE!!!
Call **940-872-2247!**

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. 30-39nt

YUMA RANCH
In Montague County. Excellent Deer, Turkey and Hog hunting. 53 +/- acres, \$318,000 Coming soon! Johnson Land and Home. Call **214-548-8150** or email brad@myjlh.com 30-39nt

DILL RANCH
In Montague County. 85 +/- acres, \$810,000 Coming soon! Johnson Land and Home. Call **214-548-8150** or email brad@myjlh.com 30-39nt

BELL SCOTT RIVER RANCH
1,319 Acres in Clay County. Priced Reduced now \$1,999/Acre Call **940-636-7039** or visit turnercountryproperties.com for more information. 30-39nt

LIST YOUR BUSINESS
Cost is \$10 first 25 words, and 20¢ a word after. Call Kathy at **872-2247** or stop by The Bowie News, 200 Walnut St., Bowie.

Land and Lots

ESTABLISHED BUSINESSES NEARBY
50,550 Sq.Ft. (mol) Several Established Businesses Next Door and Across the Street \$252,000. Call **580-622-3233** or visit CedarRidgeRealEstate.com 30-39nt

BUILD YOUR NEW HOME HERE!
49 Acres (mol) Great Location to Build a New Home... Lots of Wildlife \$173,000. Call **580-622-3233** or visit CedarRidgeRealEstate.com 30-39nt

Land & Home

90 ACRES AND HOME
Rock Home 3 Bdrms, 2 Baths, Guest House/Office, Steel Frame Metal Barns 48'X48' and 60'X60', Shop 30'X60', Corral w/Head Gate, 3 Ponds \$692,000. Call **580-622-3233** or visit CedarRidgeRealEstate.com 30-39nt

VALLEY VIEW, TX
Exquisite, secluded gated lake front estate. Each morning delivers theatrical performances of sun rising over Lake Ray Roberts! 5.15 Acs + 5 Acs. Corp shoreline overlook million dollar views! 3,000+ SF & 1,200+ SF. Brick Bldgs Showcasing Owner's Private Car Museums & Perfect Stg for Dad's Toys or Sep Guest Quarter. 4,621+ SF Main. 4 Bdrms. 3 Full Bas & 2 Half Bas. 3 Car Garage + Golf Cart Garage. Great Rm, Library, Craft Rm. Well-Equip Kitchen. Formal Dining. Morning Rm. Master w-His-&-Her Bas. Upstairs-Game Rm, 3 Bdrms w-Balconies. 2 Bas Visit williamsandwilliamsrealtors.com or call **(940) 368-2043** or **(940) 391-2379** 30-39nt

MEMPHIS, TX 2100+/- ACRES
One of the largest contiguous properties in TX. Has been in same family for over 100 years. \$1,150 per acre. Divided in half by CR 8, ranch being offered in its entirety or separately as 3 tracts. One-of-a-kind for the buyer searching for it all. 294 Irrigated Acs. 303 Dry Land Acs. 6 Irrigated Water Wells w-3 Pivots. 1,404 Acs Pasture Land. 3 Ponds. 2 Sets of Corrals w-Water Wells. Cattleman's Paradise w-Established Cotton & Wheat Fields. Perimeter Completely Fenced & Cross Fenced. Plenty of Year-Round Trophy Hunting-Mule, White-Tail Deer, Quail, Turkey, Dove, Hogs. Visit williamsandwilliamsrealtors.com or call **(940) 368-2043** or **(940) 391-2379** 30-39nt

NEED TO SELL LAND/HOME?
Call **940-872-2247**.

GRANDVIEW
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. \$1,400,000 Call Gabe Webster Preferred Properties, Fort Worth, **817-291-0759** 30-39nt

AUBREY, TEXAS
Much-sought-after 18+ acres on Sherman Drive (FM 428) Located in 'Million dollar Horse Country. Gated Entrance w-Paved Road. Pipe & Cable Fencing. Fenced & Cross Fenced. 1200+ SF Metal Barn w/2 Outside Water Faucets. Gorgeous Building Sites. Awesome Sandy Soil. Legacy Oak & Pecan Trees. Riding Trails. Pond. Creek. Outside City Limits. No City Taxes. No Restrictions. Black Rock Water Meter. Aubrey ISD. 13.409 Acres Zoned Agriculture. 5.3+ Acres Ready For Ag Zoning. Visit williamsandwilliamsrealtors.com or call **(940) 368-2043** or **(940) 391-2379** 30-39nt

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MUENSTER ESTATE OVERLOOKING COUNTRYSIDE'
2.81 Acres, Custom 1-Owner * 1-Story * 3,689+ SF * 4 Bdrms * 4 Full Baths * 3+ Car Garg * 3 Living-Great Rm w-FP, Blt-Ins, Wet Bar * GameRm w-Wet Bar, Outdoor Access * SunRm * Well-Equip Island Kitchen w-Custom Cabinetry, B'fast Bar * Formal Dining * Morning Rm * Master Suite w-Sitting Area * Master Ba w-Garden Tub, Separate Shower, His-Her Dressing Areas, TX-Size Shower * 4th Bdrm Suite, Blt-Ins * Outside Oasis w-Pergola, Gunite Diving Pool-Attached Spa, Firepit * Well * All Elect * 2 Wtr Htrs * Explore 392 Hillside Dr. Call Gabe Webster- with Bobby Norris Preferred Properties, Fort Worth, **817-204-3452**. 30-39nt

220 ACRES WITH GREAT BRICK HOME
3 Bdrms, 2.5 Baths, Den & Family Room \$850,000 Call **580-622-3233** or visit CedarRidgeRealEstate.com 30-39nt

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.

Farm & Ranch Loans



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Working with you today,
so your family can enjoy tomorrow.



Serving Montague & Wise Counties

SUE SWINT REALTY
703 E. WISE STREET, BOWIE, TX 940.872.5424

Farm & Ranch • Residential & Commercial
We buy land, cattle, homes, equipment antiques & furniture
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Lesley Swearingin 940-531-1173 • Suzie Treadwell 940-781-2458
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COVERING ALL OF MONTAGUE COUNTY

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