

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 **940-841-0180**, Doyle Seigler **940-531-1835**, Suzie Treadwell **940-781-2458**, Kris Whidon **940-366-1140**, Matt Hopson **940-841-0296** or Lesley Swearingin **940-531-1173**.
Connie Swain **214-289-9857** tfcpb

WILLIAMS & WILLIAMS
Flocking from the DFW Metroplex LOOKING FOR LAND IN THE NORTH TEXAS AREA. WE NEED LISTINGS!!! Call Today WILLIAMS & WILLIAMS, REALTORS, LLC - Eddie, **940-368-2043**. Virginia, **940-391-2379**. Office, **940-383-2712**. 28-37nt

JOHNSON LAND AND HOME
If you're considering selling your land, let's discuss options. Call Johnson Land & Home, **214-548-8150**. or visit www.johnsonlandandhome.com 28-37nt

DUTCH & CHERYL
Keller Williams Realty. See Our Properties at WWW.TEXASLIVING.COM. Direct and Text **940-391-9092**. Email: info@texasliving.com. 28-37nt

BOBBY NORRIS
with Bobby Norris Real Estate. Call to list your property **817-626-2000** or browse available listings at www.bobbynorris.com. 28-37nt

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. 28-37nt

BUFORD RESOURCES
Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit BufordResources.com for information on current listings. 28-37nt

Hunting

MARYSVILLE RANCH COOKE COUNTY
Just minutes from Muenster and Gainesville, MARYSVILLE RANCH boasts some of the finest deer and turkey hunting North Texas has to offer. This well watered ranch will be available October 1st. 285 +/- acres | \$2,066,250. Call Johnson Land & Home, **214-548-8150**. or visit www.johnsonlandandhome.com 28-37nt

HUNTING/ INVESTMENT REC PROPERTY

We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Verde 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**. 36-37tx

ADDINGTON, OK HUNTING LAND

Combination ranch, rolling terrain and excellent hunting. 278 +/- acres in Addington, OK. \$3,500/acre. Call Van Baize at **940-366-3407** 28-37nt

50+/- ACRES

50 +/- acres in Spanish Fort for sale. \$8,750/acre. Great hunting area and homesite near the river. Call Van Baize at **940-366-3407** 28-37nt

Homes with Land

LEAGUE RANCH

This is a highly improved large acreage property with river frontage conveniently located between Iowa Park and Wichita Falls. It is very secluded being located at the dead end of Bell Rd. It is improved with a primary residence, bunkhouse, horse barn, barn and an apartment. There is about .85 miles of Wichita River frontage, heavy woods along the river, farmland, irrigated coastal, perimeter and interior cross fencing. Asking \$1,190,000. Contact Jon Moss, Listing Agent - **940-867-6743** or visit turnercountryproperties.com for more information. 28-37nt

PRICE REDUCTION STEPHENVILLE

Located in the rolling hills, 10 minutes South of Stephenville, 20 acres of native grasses. This combination stone and siding 1,624 sq ft 3 bdr 2 bth home is situated on a hill that has magnificent views of the valley. Inside the well maintained home, Propane cooktop in galley kitchen with separate dining area. Master has ensuite with oversized garden tub and walk-in closet. Large utility room. 16 x 30 workshop with water and electricity. additional 30 x 36 concrete pad with water for additional workshop or barn. \$674,995. Contact Tri Goldthwaite with Preferred Properties, Fort Worth, **817-266-5501** 28-37nt

JACKSBORO ACRES

Total \$700,700 or \$5,500/acre. 127.4 +/- acres. Call Van Baize at **940-366-3407** 28-37nt

Homes

FOR SALE BY OWNER
1400 sq ft Brick 3/2 with two living areas, three car carport, shop, storage building, corner lot. Built-in storage in one living area. Lots of storage space throughout home. New glass stovetop. New outside A/C unit, Large side and backyards. Great neighborhood. \$150,000. 201 Hillcrest Drive, Nocona, TX. Call Kayla at **940-447-5808**. tfc

BARTONVILLE

"Bartonville's Saddlebrook Estate 'Fit For Royalty'"...2,659-Ac Exquisite Grounds * Custom-Blt 1-Story * 4,557+ SF * 4 Bdrms * 3 Baths * 3- Car Overside Garage with Storm Cellar + Portecochere * Formal Living * Handsome Great Rm * Game Rm with Pool Table * Theatre Room * Wine Cellar * Chef's Delight Kitchen * Formal Dining * Morning Rm. * Sumptuous Master Suite with Area for Gym, Steam Sauna in Shower * 2 FP * Outdoor Paradise: Saltwater Diving Pool with Slide, Outdoor Kitchen * Sprinkler System +Well * Call today at Williams & Williams, Realtors, Llc - Eddie, **940-368-2043** Virginia, **940-391-2379** Office, **940-383-2712** 28-37nt

RENTING?
PLACE YOUR REAL ESTATE LINE AD HERE
ONLY \$40 FOR ONE MONTH!
For Rent **CALL: 872-2247**

COLLINSVILLE

No Hoa * Brick * 1 Story * 1,388+ SF * 3 Bedrooms * 2 Baths * 1 Car Garage + Carport * Spacious Master Suite w-Walk-In Closet, Master Bath * Well-Equipped Kitchen, Refrigerator Remains * Living Room * Dining Room * Separate Utility Rom * All Electric * Tile, Laminated Wood, Carpet Floors * Covered Patio * Workshop, 408 SF w-Storage, Electric, Spray Insulation, 10x10 Bay Door, Concrete Dog Kennels w-4x5 Dog House in Workshop * City Water & Sewer * Collinsville ISD * 45 Minutes from Metroplex * Minutes from Restaurants, Grocery Stores, Shopping, Churches, Schools * Great Access to North Toll Road. Call Today Williams & Williams, Realtors, LLC - Eddie, **940-368-2043** Virginia, **940-391-2379** Office, **940-383-2712** 28-37nt

DALLAS HOME

Great Location, close to a park with small creek running through rear of property. Beautiful 1956 4 bed 4 bath home. Beautiful mature trees. Contact Bobby Norris - \$1,350,000. Contact Jason Jarvis with Preferred Properties, Fort Worth, **817-626-2000** 28-37nt

Land

ESTELLINE, TX LAND FOR SALE

919 +/- acres in Estelline, TX. \$1,275 per acre or \$1,171,125 total. Make an offer today! Call Van Baize at **940-366-3407** 28-37nt

SPRINGS RANCH - SOUTHWEST PASTURE - 401 ACRES

The Springs Ranch is located in northeast portion of Clay County, less than 1 mile from the Montague County Line and approximately 8 miles north of Bellevue. It is accessed by Worsham Road which is an all weather gravel paved road. It is located in the Big Ranch country of Clay County and is surrounded by large ranches! Asking \$3,395/Acre, or \$1,361,395. Contact Stephen Turner, Listing Agent - **940-636-7039** or visit turnercountryproperties.com for more information. 28-37nt

WINDTHORST HILLTOP - 90 ACRES FM 2581

There is a total of 270 acres, 90 acres on FM 2581 and 180 acres fronting Hwy 281. The Seller is willing to divide the 180 acres into three 60 acre tracts. All is priced the same at \$5,500/Acre. Asking \$5,500/Acre, or \$495,000. Contact Stephen Turner, Listing Agent - **940-636-7039** or visit turnercountryproperties.com for more information. 28-37nt

NOCONA 100+/- ACRES

100 +/- acres, FM 1816, Nocona, Texas. (\$6,650/AC) Combination ranch, 2 tanks, well water. Call Van Baize at **940-366-3407** 28-37nt

NOCONA

Good highway frontage on HWY 82W. Some live oak mixed mesquite through the middle of the property with good pasture on both sides. Older, but good fences on 3 sides. Good soil for horse or cow place. \$337,500. Contact Bobby Bowden with Preferred Properties, Fort Worth, **817-626-2000** 28-37nt

LAKE RAY ROBERTS WATER FRONT LOTS AVAILABLE

SMITH RANCH ESTATES (Formerly The Legendary 'Smith Ranch' * FABULOUS BUILDING SITES... Located on Pop Noah Road & Smith Rd (Private Rd) * Lake front tracts from 11 to 20 acres Lake Ray Roberts * Lake Frontage * NO CITY TAXES * Ranchman's & Sportsman's Paradise * Rich Sandy Loam * Improved Coastal Bermuda * Native Grass Pastures * Fenced * Wildlife Galore * Centry-Old Oak * Pecan Trees * Will Have Access for Meter, 4 Inch Water Line w-Woodbine Water Supply * PenTex Electric * See Mandatory HOA, Restrictions * AG EXEMPT * Near: Churches, Shopping, Schools & Hospital * Easy Access to North Toll Road * No Need to Look Anywhere Else * View Virtual Drone Tour. Call Today at Williams & Williams, Realtors, Llc - Eddie, **940-368-2043** Virginia, **940-391-2379** Office, **940-383-2712** 28-37nt

LOT 280, SILVER LAKE RANCH SUNSET, TX

Premier 2.01-Ac Lot Overlooking Your Own Private 41-Ac Preserve W-3 Fishing Ponds In Silver Lakes Ranch (Slr) On Amon Carter Lake * 2,300-Ac Master Planned Lake Community w-Access to 2 Lakes-Boat Ramps on 1,848-Ac Amon Carter Lake & 50-Ac Horizon Lake * SLR Offers Clubhouse, Community Center & Gym * Covered Pavilion, 17 RV Hookups & Boat Storage, Security, Swimming Pool * Great Access to DFW Metroplex & Airport * No time limit on building. Williams & Williams, Realtors, Llc - Eddie, **940-368-2043** Virginia, **940-391-2379** Office, **940-383-2712**. 28-37nt

OAK RIDGE RANCH - 24.83 ACRES

Located in southeast Jack County, 16 miles west of Bridgeport and approximately 1 hour northwest of Fort Worth. This is a nice small tract of land with asphalt road frontage. The land mostly wooded with primarily oaks with scattered mesquites. The terrain is level to sloping northwest towards a seasonal creek. There is lots of underbrush and great cover for wildlife. Several ideal locations for construction of a new pond. There is barbed wire fencing on 3 sides. Asking \$12,000, or \$297,960. Contact Stephen Turner, Listing Agent - **940-636-7039** or visit turnercountryproperties.com for more information. 28-37nt

ALVORD LAND LOWERED PRICE

30 +/- acres in Alvord, TX. \$25,995. Great access off of Hwy 287. Beautiful homesites with privacy. Zoned residential. Scattered trees. Water wells and electricity available. Call Van Baize at **940-366-3407** 28-37nt

2 PREMIER LOTS IN GATED, GOLF COURSE ROCK CREEK RESORT ON LAKE TEXOMA

Enjoy Exclusive Membership to Jack Nicklaus Design 18-Hole Golf Course, Clubhse w-Restaurant, Pro Shop, Fitness Cntr w-Weight Machines- Cardio, Massage Rms,Swimming Pool, Tennis, Outdr Sports Court, Playground, Parks, Jogging, Top-Rated Cross Timbers Hiking Trail, Marina-Ship Store w-Boat Rentals, Slips, Guided Fishing Trips * No Time Limit on Bldg Your Dream Home or Vacation Resort * With Lot Purchase, \$15,000 Golf Membership Transfers to Buyer. Call Today at Williams & Williams, Realtors, Llc - Eddie, **940-368-2043** Virginia, **940-391-2379** Office, **940-383-2712** 28-37nt

LOTS IN PILOT POINT

Lots now available in The Hills at Pilot Point, an exclusive 33-lot acreage development with direct access from the neighborhood to Corps of Engineer land around Lake Ray Roberts and the Jordan Park equestrian, hiking, and biking trail, which runs between the Isle de Bois and Jordan Creek State Parks. The neighborhood is in the Pilot Point city limits, is deed-restricted, 2500sf minimum home size, and horses are allowed, with city water, underground utilities, high-speed internet, and concrete streets. The lots in Block A range from ±2 to almost 8 acres. ± 2-ACRE LOTS ARE \$200,000. LOT 15 IS 7.68 ACRES FOR \$400,000 AND ADJOINS CORP OF ENGINEER LAND. Please check on availability as several lots are already under contract. Call or text today at **(940) 391-9092** or email: info@texasliving.com. See us online at www.texasliving.com 28-37nt

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. tfcpb

Farm & Ranch Loans
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Rent your property TODAY!
COVERING ALL OF MONTAGUE
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Working with you today,

so your family can enjoy tomorrow.
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We buy land, cattle, homes, equipment antiques & furniture
Josh Swint 940-841-0180 • Doyle Seigler 940-531-1835
Lesley Swearingin 940-531-1173 • Suzie Treadwell 940-781-2458
Kris Whidon 940-366-1140 • Matt Hopson 940-841-0296
Connie Swain 214-289-9857 **MLS**