Real Estate

Your Montague County News Source
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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

TURNER COUNTRY PROPERTIES
Call Stephen Turner, listing agent to find out more about the properties Turner Country Properties has available. **940-636-7039** or visit turnercountryproperties.com for more information. 98-03nt

BUFORD RESOURCES
Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit BufordResources.com for information on current listings. 98-03nt

HAYDEN OUTDOORS
Hayden Outdoors. Call to list your property at **866-741-8323.** To browse available listings or for more information, visit www.HaydenOutdoors.com 98-03nt

LAND SPECIALIST
Bobby Norris, regional director/agent, Licensed in TX. Bobby@haydenoutdoors.com. **817-291-0759**. Whether its 5 acres or 5,000 acres plus, Bobby can help you market or find the perfect farm/ranch property. Hayden Outdoors, The Brand That Sells the Land. www.HaydenOutdoors.com. 98-03nt

Hunting

50 +/- AC ($8,750/AC) SPANISH FORT, TX
Great Hunting Area & Homesite Near the River. Call Van Baize with Buford Resources at **940-366-3407**. Visit BufordResources.com 98-03nt

Land

SPARKMAN
Nice piece of land located in the north central portion of Jack County near Post Oak. The land is moderately wooded with mesquite trees with scattered open grassy areas. The topography is level to rolling with the highest point being near the front. There is one pond on the property. Electricity and well water is available. Light deed restrictions apply. $9,200/Ac. For more information call Stephen Turner, Listing Agent - **940-636-7039.** Visit turnercountryproperties.com. 98-03nt

RICARDO'S PLACE
39 acres in Tarrant County, TX. $6,500,000. Call Alan Valdes at **469-766-6351.** Hayden Outdoors real estate. www.HaydenOutdoors.com. 98-03nt

ESTELLINE, TX
919+/- acres in Estelline, TX. $1,275 per acre or $1,171,125 total. Rolling terrain, wide scenic views and excellent hunting property. Make an offer today! Call Van Baize with Buford Resources at **940-366-3407**. Visit BufordResources.com 98-03nt

FOR SALE
2 acre lots located in a beautiful area just outside of Montague. 15 miles to Bowie or Nocona, paved road and no mobiles. Call Sharon Blessing, Realtor, Trinity Realty at **940-577-2488**. 02-09c

NOCONA, TX
100 +/- acres ($6,350/acre) Located at FM 1816 in Nocona, TX. Combination ranch, 2 tanks, well water. Call Van Baize with Buford Resources at **940-366-3407**. Visit BufordResources.com 98-03nt

RARE LLANO PECAN FARM
58 acres. Kimble County, TX. $2,650,000. Rick Gohmert **361-275-6915** with Hayden Outdoors or visit online at www.HaydenOutdoors.com 98-03nt

45 +/- AC ($10,000/AC) HWY 82, RINGGOLD, TX
Over 2,550' of highway frontage, nice elevation changes, pond, hunting and a nice building site Call Van Baize with Buford Resources at **940-366-3407**. BufordResources.com 98-03nt

RED WING DOVE WINERY AND VINEYARD
79 acres in Hamilton County, TX. $2,500,000. Contact Ashley Adams at **254-668-0087**. www.haydenoutdoors.com. 98-03nt

Lenders

CAPITAL FARM CREDIT
Farm and 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

Ranches

CATRON COUNTY'S RITO SPRINGS RANCH
14,640 acres in Catron County, NM. Call Greg Liddle at **970-946-0374.** Hayden Outdoors real estate. www.HaydenOutdoors.com. . 98-03nt

SWANSON RANCH
Located south of Electra and west of Wichita Falls. This is an outstanding large combination ranch with unbelievable hunting. It's entire south and most of the west boundaries adjoin the famous 550k acre Waggoner Ranch. The land is diverse with level to rolling mesquite pasture, large plateaus and ridges with deep ravines, heavily wooded bottom land with Short and Long Creek traversing the ranch and 950 acres of tillable farmland. It has great access with frontage 3 sides. Great interior road system, several cattle working pens, numerous ponds. Equipment and cattle are negotiable. For more information contact Stephen Turner, Listing Agent. 7,086.56 Acres. Wichita and Wilbarger Counties. $1.895/Ac - **940-636-7039**. turnercountryproperties.com. 98-03nt

LUIG RANCH
4 acres in Archer County, TX. $48,000. Contact Stephen Turner, Listing Agent at **940-636-2039**. 98-03nt

SPRINGS RANCH-SW PASTURE
Nice ranch located in big ranch country! Primarily wooded with mesquites, with scattered hardwoods along a seasonal creek. The topography is level to steep sloping with several ideal building locations offering panoramic views. There are two stock ponds with numerous locations to construct new ponds along unnamed creeks traversing the property. The perimeter is fenced with barbed wire, north fence will be constructed upon closing. This is a nice combo ranch that offers great hunting and livestock grazing. Stephen Turner, Listing Agent - **940-636-7039**.Asking $3,295/Ac. 401 acres in Clay County. Visit turnercountryproperties.com. 98-03nt

CIMARRON VALLEY RANCH
45.039 acres in Baca County, CO. Call Dax Hayden at **970-674-1990.** Hayden Outdoors real estate. www.HaydenOutdoors.com. 98-03nt

OLIVER RANCH
281 acres in Dewitt County, TX. $1,762,000. Call Rick Gohmert at **361-275-6915.** Hayden Outdoors real estate. www.HaydenOutdoors.com. 98-03nt

CRUMPLER RANCH HOUSE
Spacious 2 story home located minutes from Wichita Falls. The house sits atop a hill with impressive views with no immediate neighbors. There are 5 bedrooms, 3.5 baths, isolated master bedroom, 1.5 baths on the 1st floor, 4 bedrooms, 2 baths on the 2nd floor, Austin stone exterior, metal and composition roof, 1,700/sf of covered wrap around porch, nice yard with mature trees, fenced around house, electric entry gate. 38.5 Acres in Wichita County. Asking $939,900. Stephen Turner, Listing Agent - **940-636-7039**.Visit turnercountryproperties.com. 98-03nt

THE A LAZY A RANCH
6,854 acres. Catron County, NM. $4,999,000. Hayden Outdoors Real Estate. Brent Hedrick **719-659-7598** or call Casey Mayer **575-313-9508**. www.haydenoutdoors.com. 98-03nt

CROCKETT RANCH
354 +/- AC in Bowie, TX. Premier Horse and Hunting Facility: 7,280+/- Sqft Custom Home w/ Outdoor Entertaining Spaces. Covered Arena w/ Stalls, Apartment & Office. Guest House. Covered Round Pen. Loafing Sheds. Shop. Cattle Working Pens. Dog Kennels. Lake Stocked with Trophy Bass. Located on the Chisholm Trail and one of the Highest Elevation Points in Montague County. $5,700,000. Call Van Baize at **940-366-3407**. Visit BufordResources.com 98-03nt

BRIXEY RANCH
2,820 feet of frontage on Brixey Road, with 1,600 feet of frontage on Whitaker Road. This would be a great tract to subdivide. The land is mostly open with scattered mesquites. The land is rolling with the highest point being near the center of the property, offering impressive panoramic views. Surface water consist of one stock pond, with several other ideal locations to construct a new pond. There is a livestock barn with corrals. Electricity is available. There is one water well near the livestock barn. Seller will convey a portion of any owned minerals, if any. The seller may consider sub-dividing on a case by case basis. Owner Finance available. For more information call Stephen Turner, Listing Agent - **940-636-7039**. Asking $5,450/Ac. 119.39 acres in Clay County. Visit turnercountryproperties.com. 98-03nt

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN

TexSCAN Week of June 19-25, 2022

ACREAGE

Own your piece of Texas TODAY! Prices starting at $650/acre. Trans Pecos region. Also the Hill Country (Edwards, Menard, Coke, Val Verde Counties - free ranging exotics), South Texas (Duval County - whitetail, hogs). Large acreage or small. 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.

ARROWHEADS

Indian Arrowheads Wanted – Point Type: Clovis, Yuma, Firstview & Eden. Must be old, authentic & unbroken. Absolute TOP DOLLAR paid – up to 5 figures for one point. I am a very serious high-end collector. Call 979-218-3351.

EVENT

Wylie Jubilee – Bluegrass on Ballard – Sat., June 25, Historic Downtown Wylie on Ballard Ave. Music 1-9 p.m., Arts & Crafts 9 a.m.-9 p.m., Classic Car Show 4-9 p.m. (pre-register for car show). DiscoverWylie.com.

GENERATORS

Prepare for power outages today with a GENERAC home standby generator. $0 Money Down + Low Monthly Payment Options. Request a FREE Quote. Call

PUBLIC AWARENESS

NEED HELP WITH YOUR RETIREMENT PLAN? If you have questions about your pension, 401(k) or profit sharing plan, call the South Central Pension Rights Project at (800) 443-2528 to get free legal advice. Funded by the U.S. Administration on Aging. SCPRP staff provides free legal assistance to anyone with a question about their retirement plan. CALL US TODAY 1.800.443.2528

MEDICAL

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 866-747-9983.

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-901-0467 www.dental50plus.com/txpress #6258

WANTED

Need Extra Cash – I Buy RVs & Mobile Homes –Travel Trailers, 5th Wheels, Goosenecks, Bumper Pulls. In Any Area, Any Condition – Old/New, Dirty or Clean! I PAY CA$H. No Title – No Problem, we can apply for one. We go anywhere in Texas. ANR