

## Agents

### 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](http://turnercountryproperties.com) for more information. 66-73nt

### RED RIVER REALTY

Gary Eldred, Whitney Eldred, Jerry Raymond, Shelby Fuller and Chanler Correll. 301 W Hwy 82, Noco-na, TX 76255. Broker, Don Miller, License 0236855. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com) for local listings. 66-73nt

### 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 Whiddon **940-366-1140**, Matt Hopson **940-841-0296** or Lesley Swearingin **940-531-1173**. Connie Swain **214-289-9857**. tfcpb

### BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit [BufordResources.com](http://BufordResources.com) for information on current listings. 66-73nt

### 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](http://www.HaydenOutdoors.com). 66-73nt

### 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](http://www.HaydenOutdoors.com). 66-73nt

## For Rent

### 1ST MONTH FREE RENT

Mention this ad to receive 1st month's rent free. Newly renovated 2 and 3-bedroom brick homes located in quiet neighborhoods. Homes come with CH/A, stove, refrigerator, dishwasher, disposal, and washer/dryer connections. Owner pays water and maintains the yard. Rent and security deposit are based on income for qualified applicants. There are no application fees. Pick up your application today at 715 E. California St. or go to [www.gainesvilletx-housingauthority.com](http://www.gainesvilletx-housingauthority.com), click on the Washington Court/Walnut Lane information at the bottom of the page to print out an application. Contact Amber Sandoval, Property Manager at **940-665-1747**. 61-68pb

## For Sale

### 9 CLAY STREET

This piece of historic property sits right in the heart of Nocona Texas. Built in 1925 and purchased by the McNabb family in 1930, this property served as a Feed Store and offered multiple Agriculture products for the Farmers and Ranchers in and around Montague County; until the McNabb family retirement in late December 2020. Sitting right under 2 acres of prime real estate, this location has Hwy 82 frontage as well as Clay Street and Willow Street frontage, which gives the property great access from the 3 main roads. The property includes a feed store of 4,250 sqft, storage buildings and various covered storage buildings. Also included on the property is a 60' and 70' working truck scale. Red River Realty. 940-825-7000. [www.redriver-realty.com](http://www.redriver-realty.com). 66-73nt

## Hunting

### RINGGOLD, TX

95.5 +/- acres. \$10,000/AC or \$955,000. Excellent hunting opportunity. Call Van Baize with Buford Resources at **940-366-3407** to make an offer. Visit [BufordResources.com](http://BufordResources.com). 66-73nt

### 919 +/- AC (\$1,275/AC) ESTELLINE, TX

Rolling terrain, wide scenic views, fenced and cross-fenced, excellent hunting property. Call Van Baize with Buford Resources at **940-366-3407**. [BufordResources.com](http://BufordResources.com). 66-73nt

### WAURIKA, OK

356 +/- acres (\$3,500/acre). Excellent grazing, multiple ponds and a great hunting area. Call Van Baize with Buford Resources at **940-366-3407**. Visit [BufordResources.com](http://BufordResources.com). 66-73nt

## Land

### BURLESON TX

A must see property not even a quarter mile from I-35. Property backs up to a new commercial business park. Huge commercial development potential within the Burleson city limits. A tremendous buy and hold property or get started right away. With rolling terrain and elevations this property is filled with hardwoods as well. Location at its best. \$2,500,000. Call Bobby Norris at **817-291-0759** or email. Bobby@haydenoutdoors.com. 66-73nt

### 4602 FM 3206 SAINT JO

Located just south of beautiful downtown Saint Jo and 25 miles west of I35, this 220 acre tract of land is perfect for all of your hunting or recreational needs. Elevation changes up to 1300 feet at its highest point with deer, turkey, hogs and small game. Choose your site to build your dream home. Country living with easy access to Dallas, Fort Worth, Denton and Wichita Falls. Nearby attractions include BBQ and live music at Red River Station or stop by a local winery for some wine tasting. Red River Realty. 940-825-7000. [www.redriver-realty.com](http://www.redriver-realty.com). 66-73nt

### VAN ROAD GUN RANGE

109.58 acres in Harris County. \$4,200,000. Call Stacy Mueller at **512-757-3566** for additional information or visit [www.haydenoutdoors.com](http://www.haydenoutdoors.com). 66-73nt

### 3148 BROOKMOLE RD NOCONA

This kind of ranch is getting harder to find in Montague County. The ranch sits on roughly 320 acres. It has a good set of working pens, crossed fenced and several good ponds. On the property is an estimated 7 acre lake with a dock, great fishing and lots of ducks. The property includes a 100 ft x 50 ft shop with half having a concrete floor and the other half used for hay storage. RV hookups are available under the lean attached to the barn. A single wide trailer house sits on the property. Red River Realty. 940-825-7000. [www.redriver-realty.com](http://www.redriver-realty.com). 66-73nt

### CHUMLEY

16 acres in Clay County. \$6,500/AC. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### JACKSBORO, TX

127.4 +/- acres. \$6,550/AC or \$831,850. Make an offer today! Call Van Baize at **940-366-3407**. Visit [BufordResources.com](http://BufordResources.com). 66-73nt

### THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000/Ac. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

## 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](http://CapitalFarmCredit.com) for more information on the different types of loans we offer. tfcpb

## Ranches

### MILLER RANCH

245.30 acres in Wilbarger County. \$5,500/Ac. Call Stephen Turner at **940-636-7039**. [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### 368 RANCH

210 acres in Archer County. \$3,800/ac. Call Stephen Turner at **940-636-7039**. [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### HOLLIDAY CREEK RANCH

201 acres in Archer County. \$3,800/ac. Diverse ranch that offers amenities that appeal to all types of buyers, recreation to agriculture, build a full-time residence, weekend getaway and all uses in between. The Holiday Creek Ranch has it all. Primarily level to slightly sloping topography, Holiday Creek frontage and other seasonal creeks, heavily wooded along the creeks, moderate to heavy mesquite coverage, stock pond, fenced boundary. Electric and water appears available. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### DECKER FARMS

5.03 acres in Archer County. \$89,500/Ac. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### WHITE ROCK RANCH

503 acres in Ellis County, TX. \$7,500,000. Call Bobby Bowden at **817-694-6551**. [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com). 66-73nt

### 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 970 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. Call Stephen Turner at **940-636-7039**. [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### MAAG RANCH

19.45 acres in Archer County. \$8,454/Ac. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### SIMS FARM

210.32 acres in Wichita County. Located West of Burkburnett and North of Iowa Park on the South and East side of FM 368. The property consists of approximately 145 acres of farmland with the balance being native mesquite pasture. The topography is level to sloping Southeast. Amenities include a stock pond and barbed wire perimeter fence. No minerals are owned. \$2,753/ac. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### CRUMPLER RANCH HOUSE

5.5 acres in Wichita County. \$575,000. Call Stephen Turner at **940-636-7039**. [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

### 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](http://BufordResources.com). 66-73nt

### HARROLD RANCH

180 acres in Wichita County. \$1,944/Ac. Call Stephen Turner at **940-636-7039**. [turnercountryproperties.com](http://turnercountryproperties.com) for more information. 66-73nt

### 4S RANCH

167 acres + house in Montague County. \$11,750/ac. This is a diverse property improved with a Barndominium. It is located 3.5 miles east of Sunset in Montague County. The land has approximately 60 acres of cultivation with the balance being heavily wooded. Topography is level to rolling offering impressive views. There are 3 stock ponds, Couch Branch Creek extends through the property, interior cross fencing, pens, loafing shed with tack room. The Barndominium consists of 1,600/sf, built in 2015, 2 bedrooms, 2 baths with an attached carport. The potential uses for this property are endless. Jon Moss, Listing Agent at **940-867-6743** to make an offer. [turnercountryproperties.com](http://turnercountryproperties.com). 66-73nt

**Farm & Ranch Loans**



**888-340-3522 • Bowie**  
[CapitalFarmCredit.com](http://CapitalFarmCredit.com)

**GAINESVILLE HOUSING AUTHORITY**

**1ST MONTH FREE RENT**

Mention this ad to receive 1st month's rent free. Newly renovated 2 and 3-bedroom brick homes located in quiet neighborhoods. Homes come with CH/A, stove, refrigerator, dishwasher, disposal, and washer/dryer connections. Owner pays water and maintains the yard. Rent and security deposit are based on income for qualified applicants. There are no application fees. Pick up your application today at 715 E. California St. or go to [www.gainesvilletxhousingauthority.com](http://www.gainesvilletxhousingauthority.com), click on the Washington Court/Walnut Lane information at the bottom of the page to print out an application. For more information contact Amber Sandoval, Property Manager at (940) 665-1747.

Working with you today,



so your family can enjoy tomorrow.

**Serving Montague & Wise Counties**

**SUE SWINT REALTY**

705 E. WISE STREET, BOWIE, TX 940.872.5424

**Farm & Ranch • Residential & Commercial**  
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 Whiddon 940-366-1140 • Matt Hopson 940-841-0296  
Connie Swain 214-289-9857

MLS

**COVERING ALL OF MONTAGUE COUNTY**

**LIST YOUR REAL ESTATE HERE**

**Classified line ad 25 words/\$40 monthly or call for display pricing**

**PUBLISHED TWICE A WEEK = DOUBLE EXPOSURE**



**THE BOWIE NEWS**  
Your #1 News & Advertising Source for Montague County

**Call Kathy Miller today to get started!**  
**940-872-2247 • [classifieds@bowienewsonline.com](mailto:classifieds@bowienewsonline.com)**  
**200 WALNUT ST. | BOWIENEWSONLINE.COM**