

# REAL ESTATE

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## Agents

### 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.

74-82nt

### RED RIVER REALTY

Gary Eldred, Whitney Eldred, Jerry Raymond, Shelby Fuller and Chanler Correll. 301 W Hwy 82, Nocona, 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.

74-82nt

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

tfcpb

### 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).

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### 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.

74-82nt

### LAND SPECIALIST

Bobby Norris, regional director/agent, Licensed in TX. [Bobby@haydenoutdoors.com](mailto: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).

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## 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. Visit 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 and print out an application. Contact Amber Sandoval, Property Manager at **940-665-1747**.

77-85pb

### TINY HOME TO RENT

Available April 1. \$900/month, \$900 deposit. No pets. No utilities paid. 509 Ussery, Bowie, TX. **817-2667049**. 77-82pd

## 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).

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## Land

### MEGARGEL, TX

\$2,943,000. 5+- to 30+ acres This is an ideal location for a commercial park or a start up company location. Located on the only state hwy in the immediate area. Between two municipalities. Great investment potential. Additional acreage available. For more information call Bobby Norris at **817-291-0759**. [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com).

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### 4602 FM 3206 SAINT JO

245.30 acres in Wilbarger County. \$5,500/Ac. This is a terrific hunting property located 15 minutes south of Vernon and approximately 1 mile west of the famous 550k acre Waggoner Ranch. The land offers outstanding whit tail deer hunting. The terrain is level to rolling mesquite pasture, with 114 acres of farmland. Surface water consists of two stock ponds. There is an insulated heated and cooled storage container with an attached carport and a 40x60 barn. Deer blinds and feeders are negotiable. Call Stephen Turner at **940-636-7039**. [turnercountryproperties.com](http://turnercountryproperties.com).

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### VAN ROAD GUN RANGE

109.58 acres in Harris County. \$4,200,000. Call Ricky Gohmert at **361-564-8250** for additional information or visit [www.haydenoutdoors.com](http://www.haydenoutdoors.com).

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### ROBERSON RANCH

55 acres in Parker County, TX. \$1,899,000. Call Gabe Webster at **817-204-3452**. [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com).

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## STILES 55

55 acres in Dewitt County. \$467,500. Call Ricky Gohmert at **361-564-8250**. [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com).

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### 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 Holliday Creek Ranch has it all.

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## 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

### HARROLD RANCH

180 acres in Wilbarger County. \$1,805/Ac. Primarily level with rolling topography, 90 acres of farmland, with the balance being native pasture with moderate coverage of mesquites. The entire boundary is fenced and the interior is cross fenced, two stock ponds, livestock pens with a trap and shed. The entire east and south boundaries have road frontage, totaling 6,580 feet. Electricity is available, public water is not currently available, but is located 1/2 mile north of the property. Call Stephen Turner at **940-636-7039**.

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### L.A. HILL

63.87 acres in Archer County. \$8,875/ac. Located 10 minutes from Wichita Falls, in Holliday ISD. Mostly open rolling grass land with scattered trees. Heavily wooded seasonal creek. The highest elevated point is on the back side of the property, offering panoramic views. Rectangular in shape with 984 feet of frontage on FM 1954 and is 2,830 feet deep. The entire boundary is fenced, set of metal livestock corrals, two stock ponds, electricity is available, water is available, and a meter will be installed prior to closing. Call Jon Moss, Listing Agent at **940-867-6743** to make an offer. [turnercountryproperties.com](http://turnercountryproperties.com).

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### 5 TO 30 ACRES TBD TURNER RD

30 acres in Archer County. \$2,943,000. Call Bobby Norris at **817-291-0759**. [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com).

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### SIMS FARM

210 acres in Wichita County. \$2,750/ac. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com).

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### I BUY RVs & MOBILE HOMES

Travel Trailers • 5th Wheels  
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In Any Area!!! Any Condition!!!  
Old/New !!! Dirty or Clean !!!

**956-466-7001**

No Title – No Problem – We Can Apply For One

ANR Enterprises

## 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.

## Farm & Ranch Loans

### CAPITAL FARM CREDIT

PART OF THE FARM CREDIT SYSTEM

**888-340-3522** • Bowie

[CapitalFarmCredit.com](http://CapitalFarmCredit.com)



### SUE SWINT REALTY

703 E. WISE STREET, BOWIE, TX 76230

940.872.5424

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

## TEXSCAN

TexSCAN Week of

Mar. 19-25, 2023

EVENT

**AFFORDABLE LAND.** We have some of the best in Texas. Hill Country – Edwards, McCulloch, Schleicher, Coke, Val Verde counties, free ranging exotics. South Texas – Kinney, Duval, Live Oak counties – whitetail, hogs. Trans Pecos, Terrell, Val Verde – whitetail, javelina, quail. 30 year fixed rate financing, 5% down. [www.ranchenterprisesltd.com](http://www.ranchenterprisesltd.com), 800-876-9720.

**EAST TEXAS Land Tracts.** 47 acres for \$259,900. 80 acres for \$379,900. 145 acres for \$779,900. 152 acres for \$809,900. 290 acres for \$1,449,900. Timber AG Exempt/W trees. Financing available/No restrictions. Call David at 1-512-596-9626.

### 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.

Want to lease an area (small acreage) to find Indian arrowheads in the sand dunes of West Texas. I will pay up to five figures for the right property. Call 979-218-3351.

### BUSINESS OPPORTUNITY

**Crowdfunding Campaign:** Classic Carriage Rentals Inc. – Testing the Waters. Visit [Wefunder.com/classic.carriage.rentals.inc](http://Wefunder.com/classic.carriage.rentals.inc) for more information. Located in Giddings TX, between Austin and Houston.

### CATTLE

**60+ Angus Bulls** For Sale Private Treaty. One Year Guarantee. We Deliver. Kelly Giles, Giles Angus Ranch, 806-655-5800.

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To place your classified call 940-872-2247, email [classifieds@bowienewsonline.com](mailto:classifieds@bowienewsonline.com) or come by 200 Walnut St., Bowie.