

**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. 101-04nt

**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. 101-04nt

**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). 101-04nt

**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. 101-04nt

**HAYDEN OUTDOORS**

Hayden Outdoors. Whatever land is to you, find it here. 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). 101-04nt

**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**, Lesley Swearingin **940-531-1173** or Connie Swain **214-289-9857**. tfcpb

**Farms**

**SIMS FARM**

210.32 acres in Wichita County. \$2,753/ac. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-04nt

**HOLTER FARM**

177 acres in Wichita County. \$2,250/ac. Nice secluded combination property located 10 minutes from Wichita Falls. It consists of 134 acres of tillable farmland fenced into two separate fields of 96 acres and 38 acres. The balance is heavily wooded native pasture primarily being mesquites, with hardwoods along a wet weather creek. The creek is unnamed and meanders through the wooded area with water in it most of the year. There are two ponds being between 1 and 2 acres when full. The ponds offer duck hunting, fishing and watering livestock. The farm also offers great hunting of whitetail deer, turkey, hogs, dove, coyotes and bobcats. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-04nt

**For Rent**

**FOR RENT**

2 bedroom, 1 bath house with carport and storm shelter, out building and one acre of land. \$1350 per month. Email [6bluebonnets@gmail.com](mailto:6bluebonnets@gmail.com). 103-06pd

**FIRST MONTH FREE RENT**

Mention this ad to receive first 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**. 100-103pb

**For Sale**

**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. Additional acreage available. Call Bobby Norris at **817-291-0759**. Bobby@haydenoutdoors.com. 101-04nt

**401 CLAY STREET NOCONA**

Great location in downtown Nocona. Included in the sale is a house that is ready to be remodeled, owner has taken the inside of the home down to the studs, replaced most of the wiring and added central heat and air. Home would make a great VRBO or rental on Clay Street in downtown Nocona once remodeled. The property is made up of over eight city lots. All inventory and equipment are negotiable. Red River Realty. **940-825-7000**. [www.redriver-realty.com](http://www.redriver-realty.com). 101-04nt

**HOME, BARN AND PENS**

47+- ac in Bowie. \$995,000. Call Van Baize at **940-366-3407** to make an offer. Visit [BufordResources.com](http://BufordResources.com).

**JOHNSON COUNTY HORSE FACILITY**

14 acres in Johnson County, TX. \$975,000. Call Bobby Bowden at **817-694-6551**. Hayden Outdoors. [www.haydenoutdoors.com](http://www.haydenoutdoors.com). 101-04nt

**Land**

**BOWIE**

55+- ac in Bowie, TX. \$715,500. Call Van Baize at **940-366-3407** to make an offer. Visit [BufordResources.com](http://BufordResources.com). 101-04nt

**SPARKMAN**

29 acres in Jack County. \$9,000/ac. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-04nt

**LAZY J 40**

40 acres in Wichita County. \$3,495/ac. For more information call John Moss at **940-867-6743** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-04nt

**POST OAK 87**

87 acres in Jack County. \$8,800/ac. Located in north central Jack County near Post Oak on the south side of Sparkman Road. The majority of the land is heavily wooded with oaks and mesquites with a few open areas. It has varied topography with a large bluff on the northwest portion along the road frontage offering spectacular views and/or an ideal homesite. Surface water consist of two ponds. Electricity and well water is available, no restrictions. The Seller is willing to divide. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-04nt

**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). 101-04nt

**BELLEVUE**

93+- ac in Bellevue, TX. \$750,000. Call Van Baize at **940-366-3407** to make an offer. Visit [BufordResources.com](http://BufordResources.com). 101-04nt

**TBD TRADEWINDS RD NOCONA**

Lake view lots at the beautiful Lake Nocona in the new Lake Pointe subdivision. These lots are walking distance from the boat ramp and to the public fishing and swimming area. Asphalt roads leading up to the lots. Stunning sunsets to the west and premier building location for your dream home or lake house. Wineries within 20 minutes, 10 minutes from downtown Nocona. Excellent location, rare find, at the lake! Owner financing available. Red River Realty. **940-825-7000**. [www.redriver-realty.com](http://www.redriver-realty.com). 101-04nt

**HIGHWAY 79 HOMESITE**

23.93 acres. \$9,750/ac. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-04nt

**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

**Farm & Ranch Loans**



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**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**

703 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 Whidon 940-366-1140 • Matt Hopson 940-841-0296  
Connie Swain 214-289-9857

MLS

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TexSCAN Week of June 4-10, 2023

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**EVENTS**

**Discover Secrets of Ancient Egypt, An Evening with Dr. Zahi Hawass.** The time to reveal the secrets of ancient Egypt has finally come! Exciting announcements & new groundbreaking discoveries will be revealed for the very first time! Houston: June 22.; Dallas, June 24; San Antonio: June 27. Register now at [ZahiLectures.com](http://ZahiLectures.com).

**ENERGY**

**Prepare for power outages today with a GENERAC home standby generator.** 50 Money Down + Low Monthly Payment Options. Request a FREE Quote. Call now before the next power outage: 1-855-704-8579.

**PETS AND LIVESTOCK**

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**LEGAL ASSISTANCE**

**Applying for Social Security Disability or Appealing a Denied Claim?** Call Bill Gordon & Assoc. Our case managers simplify the process & work hard to help with your case. Call 1-844-494-0689 FREE Consultation. Local Attorneys Nationwide Mail: 2420 N St. NW, Washington DC. Office: Broward Co. FL (TX/NM Bar).

**OIL & GAS RIGHTS**

**We buy oil, gas & mineral rights.** Both non-producing and producing including Non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. Call today: 806-620-1422. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800. [LoboMineralsLLC@gmail.com](mailto:LoboMineralsLLC@gmail.com).

**MEDICAL**

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**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 CASH. No Title - No Problem, we can apply for one. We go anywhere in Texas. ANR Enterprises, 956-466-7001.**

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