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Agents

BUFORD RESOURCES
Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit BufordResources.com for information on current listings. 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 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. 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 Whiddon **940-366-1140**, Matt Hopson **940-841-0296**, Lesley Swearingin **940-531-1173** or Connie Swain **214-289-9857**. tfcpb

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. 101-04nt

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. 101-04nt

Farms

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. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 101-04nt

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. 101-04nt

For Rent

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, 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**. 96-99pb

For Sale

2525 FM 3282 SAINT JO
Beautiful rock home sitting on 30 acres in Saint Jo, Texas. This home is located in the North Texas Hill Country close to several wineries and about 5 minutes from downtown Saint Jo. The home is a 4-bedroom home with an additional mother-in-law suite that has a separate entry. Granite countertops, solid wood doors throughout the home, wood burning fireplace with gas start, walk-in pantry, under cabinet lights, resist lighting through entire home and beautiful wrap around porch to enjoy the North Texas sunsets. Red River Realty. **940-825-7000**. 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. 101-04nt

JOHNSON COUNTY HORSE FACILITY
14 acres in Johnson County, TX. \$975,000. Call Bobby Bowden at **817-694-6551**. Hayden Outdoors. www.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. 101-04nt

Land

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. 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. 101-04nt

HIGHWAY 79 HOMESITE
23.93 acres. \$9,750/ac. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 101-04nt

BOWIE
55+/- ac in Bowie, TX. \$715,500. Call Van Baize at **940-366-3407** to make an offer. Visit 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. 101-04nt

CLEBURNE, TX
\$2,250,000. 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. For more information call Bobby Norris at **817-291-0759**. Bobby@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. 101-04nt

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**. Bobby@haydenoutdoors.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. 101-04nt

5111 FM 2718
28.41 acres in Dewitt County, TX. \$799,000. Call Ricky Gohmert at **361-564-8250**. Hayden Outdoors. www.haydenoutdoors.com 101-04nt

L.A. HILL
63.87 acres in Archer County. \$8,875/ac. Call Jon Moss, Listing Agent at **940-867-6743** to make an offer. 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. 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 for more information on the different types of loans we offer. tfcpb

Ranches

ROBERSON RANCH
55 acres in Parker County, TX. \$1,899,000. Call Gabe Webster at **817-204-3452**. www.HaydenOutdoors.com. 101-04nt

HOLLIDAY CREEK RANCH - REDUCED
210 acres in Archer County. \$3,300/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. Primarily level to slightly sloping topography, Holliday 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. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 101-04nt

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. 7,086.56 acres. Wichita and Wilbarger Counties. \$1,895/Ac. Call Stephen Turner at **940-636-7039**. turnercountryproperties.com. 101-04nt

Farm & Ranch Loans



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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.

ENERGY
Prepare for power outages today with a GENERAC home standby generator. \$0 Money Down + Low Monthly Payment Options. Request a FREE Quote. Call now before the next power outage: 1-855-704-8579.

PETS AND LIVESTOCK
Use **Happy Jack®** Kennel Dip™ as an area spray to control fleas, ticks, stable flies & mosquitoes where they breed. At TractorSupply.com (www.fleabeacon.com).

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).

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