

Agents

ICON GLOBAL

International real estate sales and consulting. Selling one of ones. Visit our website at www.icon.global, email info@icon.global or call **214-855-4000** for listing information.

101-05nt

BUFORD RESOURCES

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

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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.

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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.

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.

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RED RIVER REALTY

Gary Eldred, Whitney Eldred, Jerry Raymond, Shelby Fuller, Chanler Correll and Clayton Brown. 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.

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LONE STAR AG CREDIT

Financing outside the city limits. Preserving the family legacy. Lonestaragcredit.com. **800-530-1252**.

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Farms

EDSEL FARM

300.14 acres in Wichita County. \$3,950/ac. Located less than a half mile north of US HWY 287. Excellent access with frontage on Huntington, Kiel and Wellington Lane. The land consists of 300.139 total acres, 165 acres is tillable farmland, balance being moderate to heavily wooded native pasture. There are partial cross fences, boundary is fenced in average condition. Surface water consist of three ponds, seasonal creek and East Fork Pond Creek, partial floodplain. Electricity and water appear available along Hunting and Kiel. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com.

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DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com.

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WOLF FARM

102 acres in Archer County. \$5,940/ac. For additional listing information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com.

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For Rent

FOR RENT

3/2/2 on 5 acres in Aurora area. Approximately 1882 square feet. \$2,000/mo plus deposit. Call **817-430-0339** for application/appointment.

97-104c

For Sale

WHEELER, TX

1001 S. Sweetwater St, Wheeler, TX 79096. 4,200+/- sqft. \$365,000. Call Van Baize at **940-366-3407** or visit bufordresources.com for more information.

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1139 SW COUNTY RD 2348, RICHLAND, TX

Weather you are seeking a corporate retreat, a family gathering or a permanent residence in the country, this 23.83 acres is the answer to your dreams. Priced extremely well, 16.74 acre in Ag Exempt with two security gates. This 5 bed, 5 bath home includes three horse stables, hay barn, 2 stock ponds, plenty of wildlife, storm shelter, hunting blind an feeder, 300 sq ft guest house, large equipment shed, full wrap around porch, 3 outdoor media zones for audio, 5 person jacuzzi, outdoor kitchen with sink, refrigerator, griddle and grill, porch lights all the way around, 27 foot ceilings, 22 ft fireplace, metallic epoxy flooring with hardwood flooring upstairs, 6 ton HVAC and 4 ton HVAC. \$895,000. Call Bobby Norris at **817-291-0759**.

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FOR SALE BY OWNER

Two locations: 506 Green St. \$124,000. 507 Ussery St. with lot \$155,000. 20% down, 12 year note with 10% interest. **940-255-5065**. 100-03pd

135 W HURON CIRCLE NOCONA

Appealing newly constructed home with open floor concept, beautiful luxury plank flooring throughout, granite countertops, generator backup, and may more features. Nestled among the mature oak trees encompassing just over 179 acres. This home sits among 5 acres located in Nocona Hills which provides access to the public water supply. The remaining 173 acres is directly north connected on the north side of the home. This property provides fantastic hunting opportunities for wide variety of while game, including whitetail, turkey and pigs. Contact one of our agents at **940-825-7000** or visit www.redriver-realty.com.

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Land

OLD MAN PLACE

51.15 acres in Clay County. \$8,778/ac. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com.

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STONEBURG

93+/- acres. \$750,000. Call Van Baize at **940-366-3407** or visit bufordresources.com.

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95+/- ACRES IN RINGGOLD

Attention Hunters! \$10,000/ac. Call Van Baize at **940-366-3407** or visit buffordresources.com for more information.

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THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com.

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69+/- ACRES IN ALVORD

Buy all or part for \$37,000/ac. Call Van Baize at **940-366-3407** or visit buffordresources.com for more information.

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Property

TBD TRADEWINDS ROAD, NOCONA

Located just south of beautiful downtown Saint Jo, Texas and 25 miles west of I35 this 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, Decatur and Wichita Falls. Nearby attractions BBQ and live music at Red River Stations in Saint Jo or stop by a local winery for some wine tasting. Call our listing agents at **940-825-7000** or visit www.redriver-realty.com.

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Ranches

WILDHORSE CREEK RANCH

470.76 acres in Wichita County. \$1,895/ac. Reasonably priced combination ranch located 10 minutes west of Burkburnett, 2 miles south of the Red River. Asphalt road frontage on 3 sides, native pasture with moderate to heavy coverage of mesquite, scattered cleared areas, 61 acres of cultivation, Wildhorse Creek extends through the property, along with other seasonal creeks, rolling topography, 2 stock ponds, good hunting, electricity available. Oil production is on the property, the seller does not own any minerals. Owner finance available. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com.

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THREE NAILS RANCH

1.5 hours from Fort Worth. 2.5 hours from Dallas. 2,700 +/- acres in Cisco, TX. \$18.9 million. For more information contact Icon Global at **214-855-4000**. www.icon.global.

101-05nt

5R RANCH

Red River recreational ranch retreat. 1.5 hours from Dallas. 2,300+/- acres in Cooke County, TX. \$24.9 million. For more information contact Icon Global at **214-855-4000**. Visit our website for additional listings. www.icon.global.

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BRIXEY RANCH

119.39 acres in Clay County. \$4,900/ac. Located southwest corner of Brixey and Whitaker Rd. 2,820' frontage on Brixey Rd, 1,600' Whitaker Rd. This would be a great tract to subdivide. Open pasture with scattered mesquites, rolling topo, impressive views, one stock pond, live-stock barn, corrals, electricity is available, one water well. There are two pump-jacks on the property, but do not appear to be active. The seller may consider sub-dividing on a case by case basis, owner finance available. For additional listing information contact Listing Agent Jon Moss at **940-867-6743** or visit turnercountryproperties.com.

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WATERFRONT LAND SALE

June 1st Only
Off of Matagorda Bay
Texas' Newest Waterfront Community
Featuring 1-4 Acre Bay Access
Starting at \$59,900
By Appointment Only
830-310-6195

Farm & Ranch Loans

CAPITAL FARM CREDIT

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Hilco Real Estate Sales

BANKRUPTCY SALE

BID DEADLINE JUNE 14

TwentyFour25 Galleria Office Building

2425 W. Loop South, Houston, TX

11-Story, 285,000± SF, Class A Building

Sale Subject to Stalking Horse Bid of \$18,600,000

Minimum Overbid: \$19,750,000

Ideal for office, hotel, residential or mixed-use

855.755.2300 HilcoRealEstateSales.com

U.S. Bankruptcy Court Southern District of Texas (Houston), Petition No. 23-34815 | In re: GALLERIA 2425 OWNER, LLC.

GAINESVILLE HOUSING AUTHORITY

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, 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.

1 bedroom apartments for persons age 62 or older

TURNER APARTMENTS

501 E. California

Senior living in historic downtown Gainesville close to shopping, restaurants, churches and the post office. Energy efficient, non-smoking units. Range and refrigerator, central heat & air, water paid, laundry room on each floor. Rental assistance available to qualified applicants.

Contact: Amber Sandoval
940/665-1747
Monday -Friday 8 a.m. to 5 p.m.

www.turnerapartments.com

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TexSCAN Week of
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WATERFRONT LAND SALE June 1st Only. Off of Matagorda Bay, Texas' Newest Waterfront Community, featuring 1-4 Acre Bay Access. Starting at \$59,900. By Appointment Only. 830-310-6195.

Between Austin and Fort Worth - 5 acres, heavily wooded, square-shaped lot, priced below comps, \$68,711. Call or text Bobby, 512-588-0871.

Buy My Hunting Ranch! 50 acres of prime hunting land convenient to San Antonio and Austin. Woods, fields, views - very peaceful. So many trophy deer and turkey - they're like pests! Private gated entrance. Priced to sell at \$280K - way below what other ranches sell for! Call or text Matt: 512-815-0690.

AUCTIONS

Bankruptcy Sale, Bid Deadline June 14, TwentyFour25, Galleria Office Building, 2425 W. Loop South, Houston, TX. 11-Story, 285,000± SF, Class A Building. Sale Subject to Stalking Horse Bid of \$18,600,000. Minimum Overbid: \$19,750,000. Ideal for office, hotel, residential or mixed-use. 855-755-2300, HilcoRealEstateSales.com.

Large Absolute Auction Thurs., 10 a.m. June 6. Beautiful New Home Furnishings & Decor, Commercial Office Furniture & Decor. 1,000's of items, 100's of lots. All furnishings brand new. Items located at 4906 Topline, Dallas, TX. Inspection: Tues. June 4 & 5th 8 a.m. - 5 p.m. and starting At 8 a.m. day of auction. Auction held at: Dakil Auctioneers, Inc., 200 NW 114th St., Okla. City, OK. See website for detailed listing & pictures, 405-751-6179 Bid live on-line at www.dakil.com.

ENERGY

Backup power - peace of mind. Get a standard warranty of 7 years, \$849 value. Call 888-925-0261, Briggs & Stratton Energy Solutions.

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 855-704-8579 today to schedule a free quote. It's not just a generator. It's a power move.

GUN SHOW

Bastrop Gun Expo June 1st & 2nd, Bastrop Convention Center, 1408 Chestnut St. B, Bastrop, texasgunshows.com.

HOME IMPROVEMENT

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. Offer ends 6/30/24.) Call 855-965-0841.

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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, LoboMinerals.LLC@gmail.com.

WATER DAMAGE

WATER DAMAGE CLEANUP & RESTORATION! A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-877-727-3027. Have zip code of service location ready when you call!

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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