

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**.

BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit BufordResources.com for information on current listings. 101-05nt

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. 101-05nt

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. 101-05nt

LONE STAR AG CREDIT

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

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. 101-05nt

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.

Farms

DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 101-05nt

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.

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 Huntington and Kiel. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com.

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 buffordresources.com for more information. 101-05nt

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 many 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. 101-05nt

Land

THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 101-05nt

STONEBURG

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

171 HOMESITE

4.28 acres in Clay County. \$40,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 101-05nt

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. 101-05nt

95+/- ACRES IN RINGGOLD

Attention Hunters! \$10,000/ac. Call Van Baize at **940-366-3407** or visit buffordresources.com for more information. 101-05nt

THORNBERRY HOMESITE

2.14 acres in Clay County. \$27,500. For additional information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 101-05nt

Property

2300 COBB HOLLOW RD, SAINT JO

Fantastic opportunity to own a piece of the North Texas Hill Country just north of Saint Jo. Located near the wineries and music at Red River Station. This tract of land offers great hunting for whitetail deer, turkey and pigs. The property has superb building sites. Improvements include electricity and a water well installed. Seasonal creek also weaves its way through the property with a ground water spring. 110.150 acres. Call **940-825-7000**. www.redriver-realty.com. 101-05nt

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 for additional listings. 101-05nt

Ranches

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**. www.icon.global. 101-05nt

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. 101-05nt

Farm & Ranch Loans

CAPITAL FARM CREDIT

PART OF THE FARM CREDIT SYSTEM

888-340-3522 • Bowie

CapitalFarmCredit.com

1 bedroom apartments for persons age 62 or older



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.

TURNER APARTMENTS
501 E. California
www.turnerapartments.com



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.



POST OAK MEDIA

is hiring a Sales Executive

Post Oak Media, publisher of The Bowie News, North Texas Farm & Ranch magazine, The Guide, Oklahoma Farm & Ranch magazine, and many more specialty niche publications is looking for an energetic and professionally-minded person for the position of Sales Executive.

Duties include:

- Present, promote and sell products/services using solid existing and prospective customers
- Perform cost-benefit and needs analysis of existing/potential customers to meet their needs
- Establish, develop and maintain positive business and customer relationships
- Coordinate sales effort with team members and other departments

The right candidate for this opportunity should have reliable transportation and be self-motivated. The ideal candidate must be able to multi-task and have experience in all Microsoft Office programs. Competitive base salary plus commission, expense reimbursement, paid holidays and vacation.

Send resumes to rosie@postoakmedia.net

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN

TexSCAN Week of June 9-15, 2024

ACREAGE

Affordable Owner Financed Land. We have some of the best in Texas. Hill Country, South Texas, West Texas. 800-876-9720, texasranchland.com.

Buy My 2+ Acre Creekfront Near The Woodlands. Lots of waterfowl. Ideal place to build your dream home. Below market - priced to sell. Call or text me: 254-855-2284, Ryan

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.

Bankruptcy Sale - Bid Deadline June 27 - 23,500± SF Multipurpose Facility on 37± Acres, 11810 Lockwood Rd., Houston, TX. Well Maintained & Suitable for Various Uses. Potential uses include school, church, multifamily, office or industrial. Immediately south of Generation Park. 855-755-2300, HilcoRealEstateSales.com.

EVENTS

ICA's 50th Annual Convention & Trade Show, July 1-3, San Marcos, TX. Cattle producers don't want to miss this! Top industry speakers, BQA certification, 4-5 CEU credits for pesticide applicator license, live cattle handling, 50+ vendors, golf tournament, and more. 512-620-0162, ICATexas.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.

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.

Texas Press Statewide Classified Network
200 Participating Texas Newspapers • Regional Ads
Start At \$250 • Email ads@texaspress.com

NOTICE: While most advertisers are reputable, we cannot guarantee products or services advertised. We urge readers to use caution and when in doubt, contact the Texas Attorney General at 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/bizop.

LOG HOMES

Estate Sale Log Homes - Pay balance owed only. Model #103 Waco, Bal. owed \$14,500; Model #202 Topeka, Bal. owed \$16,000; Model #403 Augusta, Bal. owed \$16,500; Model #502 Sante Fe, Bal. owed \$20,500. Before calling: view at www.americanloghomesandcabins.com. Click on House Plans. Call 704-602-3035.

LIVESTOCK AND PETS

When veterinary care is unavailable or unaffordable, ask for Happy Jack® animal healthcare products for cats, dogs, & horses. At Tractor Supply®. Distributed by Nelson Wholesale® (325) 643-3636.

LEGAL ASSISTANCE

Wesley Financial Group, LLC - Timeshare Cancellation Experts. Over \$50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 855-501-6864

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.

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.