

## Agents

**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).

**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](http://www.redriver-realty.com).

**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. 101-05nt

**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). 101-05nt

**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](http://turnercountryproperties.com). 101-05nt

**ICON GLOBAL**  
International real estate sales and consulting. Selling one of ones. Visit our website at [www.icon.global](http://www.icon.global), email [info@icon.global](mailto:info@icon.global) or call **214-855-4000** for listing information.

**LONE STAR AG CREDIT**  
Financing outside the city limits. Preserving the family legacy. [Lonestaragcredit.com](http://Lonestaragcredit.com). **800-530-1252**.

## Farms

**DECKER FARMS**  
5.03 acres in Archer County. \$75,000. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://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](http://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 Hunting and Kiel. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://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

**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

**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](http://bufordresources.com) for more information. 101-05nt

**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**. 101-05nt

## Land

**MAAG TRACT 3**  
19.45 acres in Archer County. \$8,483/ac. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-05nt

**95+/- ACRES IN RINGGOLD**  
Attention Hunters! \$10,000/ac. Call Van Baize at **940-366-3407** or visit [bufordresources.com](http://bufordresources.com) for more information. 101-05nt

**69+/- ACRES IN ALVORD**  
Buy all or part for \$37,000/ac. Call Van Baize at **940-366-3407** or visit [bufordresources.com](http://bufordresources.com) for more information. 101-05nt

**171 HOMESITE**  
4.28 acres in Clay County. \$40,000. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-05nt

**OLD MAN PLACE**  
51.15 acres in Clay County. \$8,778/ac. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-05nt

## 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](http://www.redriver-realty.com). 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](http://www.icon.global). 101-05nt

**ALEXANDER RANCH**  
254.20 acres in Wichita County. \$4,200/ac. Nice all around property located 15 minutes from Wichita Falls. Ideal for running cattle, hunting, or building a home. Moderate mesquite coverage, above average grasses, rolling topography with tremendous views, 2 seasonal creeks, 3 stock ponds, completely fenced and cross fenced, livestock pens, electricity available, water available. Light oil production isolated to the southeast corner, minerals are negotiable with an acceptable contract. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 101-05nt

**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, livestock 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](http://turnercountryproperties.com). 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 [www.icon.global](http://www.icon.global). 101-05nt

**Farm & Ranch Loans**

**CAPITAL FARM CREDIT**  
PART OF THE FARM CREDIT SYSTEM

**888-340-3522 • Bowie**

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501 E. California  
[www.turnerapartments.com](http://www.turnerapartments.com)

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**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](mailto:rosie@postoakmedia.net)

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TexSCAN Week of  
June 2-8, 2024

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**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](http://HilcoRealEstateSales.com).

Farm & Estate Auction Thurs., June 13, 2024, Onsite & Online, starts @ 9:37 a.m. 32806 West Liberty Rd, Quinton, OK. Tractors, vehicles, trailers, hay equip., mowers, portable building, welders, guns and rifles, cattle chutes and panels and more. More Info: [www.chuppsauction.com](http://www.chuppsauction.com).

**AVIATION MECHANIC TRAINING**  
Certified A&P Mechanic Program at US Aviation Academy - Aviation Mechanic 12-Month Accelerated Training. Get real-world experience working on jets. FAA-approved Part 147 school, which provides students the required experience necessary to get your certificate. Locations in Denton, Texas (Dallas area), San Marcos, Texas (Austin area), and Atlanta, Georgia. [www.usaviationacademy.com/aircraft-maintenance](http://www.usaviationacademy.com/aircraft-maintenance).

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**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.

**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](http://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. Lobe Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800, [LoboMineralsLLC@gmail.com](mailto: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!

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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.