

## Agents

### 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. 06-14nt

### BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at 940-366-3407 or visit BufordResources.com for information on current listings. 06-14nt

### LONE STAR AG CREDIT

Financing outside the city limits. Preserving the family legacy. Lonestaragcredit.com. 800-530-1252. 06-14nt

### 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. 06-14nt

### 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. 06-14nt

### 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. tfcpb

## Farms

### 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. 06-14nt

### EDSEL FARM

300.14 acres in Wichita County. \$3,550/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. For more information contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

### DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

## For Rent

### GAINESVILLE HOUSING AUTHORITY

Newly renovated 2 and 3 bedroom homes located in quiet neighborhoods. Homes come with CH/A, stove, refrigerator, dishwasher, disposal and washer/dryer connections. Rent and deposits based on income for qualified applicants. Call 940-665-1747 or stop by 715 E. California St. Gainesville. tfcpb

### FOR RENT

702 Raymond St. 2 bedroom, 1 bath. \$950 per month. \$900 deposit. 817-305-6361. 09-16pd

### TURNER APARTMENTS

1 bedroom apartments for persons age 62 or older in historic downtown Gainesville. Energy efficient, non-smoking units with range and refrigerator, central heat and air, water paid and a laundry room on each floor. Rental assistance available to qualified applicants. For additional information stop by 501 E. California St. Gainesville or call 940-665-1747 Monday - Friday 8 a.m. - 5 p.m. tfcpb

## For Sale

### MOONSHINE LAKE HOUSE

Located on Lake Kemp in Baylor County. \$399,000. For more information contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

### WHEELER, TX

1001 S. Sweetwater St, Wheeler, TX 79096. 4,200+/- sqft. \$325,000. Call Van Baize at 940-366-3407 or visit buffordresources.com for more information. 06-14nt

### 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. 940-825-7000. www.redriver-realty.com. 06-14nt

### 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 white game, including whitetail, turkey and pigs. Call 940-825-7000 or visit www.redriver-realty.com. 06-14nt

### 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. 940-825-7000. www.redriver-realty.com.

### 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. \$890,000. For more information call Bobby Norris at 817-291-0759. 06-14nt

## Land

### 69+/- ACRES IN ALVORD

Buy all or part for \$37,000/ac. For full listing information call Van Baize at 940-366-3407 or visit buffordresources.com. 06-14nt

### 95+/- ACRES IN RINGGOLD

Attention Hunters! \$10,000/ac. Call Van Baize at 940-366-3407 or visit buffordresources.com. 06-14nt

### THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

### STONEBURG

93+/- acres. \$750,000. Call Van Baize at 940-366-3407 or visit buffordresources.com. 06-14nt

### OLD MAN PLACE

51.15 acres in Clay County. \$8,778/ac. Call Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

### THORNBERRY HOMESITE

2.14 acres in Clay County. \$27,500. For additional information contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

### MAAG TRACT 3

19.45 acres in Archer County. \$8,483/ac. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

### 171 HOMESITE

4.28 acres in Clay County. \$40,000. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com for listing information 06-14nt

## Ranches

### MILLER RANCH

245.30 acres in Wilbarger County. \$4,500/ac. This is a terrific hunting property located 15 minutes south of Vernon and approximately 1 mile west of the famous 550k acre Waggoner Ranch. The land offers outstanding whitetail deer hunting. The terrain is level to rolling mesquite pasture, with 114 acres of farmland. Surface water consist of two stock ponds. There is an insulated heated and cooled storage container with an attached carport and a 40 x 60 barn. Deer blinds and feeders are negotiable. For more information call Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt

### 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 pumpjacks 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. Contact Listing Agent Jon Moss at 940-867-6743 or visit turnercountryproperties.com. 06-14nt

### 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. For additional listing information contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 06-14nt



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.gainesvillexhousingauthority.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.

## Farm & Ranch Loans



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

## TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

### TexSCAN Week of July 21-27, 2024

#### CHARITY

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-855-808-4152 today!

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Switch and save up to \$250/year on your talk, text and data. No contract and no hidden fees. Unlimited talk and text with flexible data plans. Premium nationwide coverage. 100% U.S. based customer service. For more information, call 1-855-493-3803.

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

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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 8/25/24.) Call 1-855-965-0841.

#### LEGAL ASSISTANCE

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