

## Agents

### 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. 15-23nt

### AG TRUST FARM CREDIT

Financing for ranch and recreational real estate, farm operations, construction, equipment, agribusiness capital, rural homes and new generation loans. Providing financial solutions for rural Texas. [www.agtrustaca.com](http://www.agtrustaca.com). **800-530-1252**. 15-23nt

### RANCH CONNECTION

Selling ranches all over Texas including Fort Worth, Austin, Central Texas and South Texas. 5049 Edwards Ranch Rd, Flr 4, Fort Worth TX 76109. [www.ranchconnection.com](http://www.ranchconnection.com). 15-23nt

### 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) for more information. tfcpb

### 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) for local listings. 15-23nt

### 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). 15-23nt

## Farm & Ranch

### MATASKA RANCH

150 acres in Clay County. \$4,250/ac. Located 11 miles north of Henrietta, corner of N. Oliver and Mathews Rd. Good balance of open pasture and wooded land, 65 acre Klein grass field, 21 acre cultivated field, 64 acres of wooded native pasture, level to rolling topography, several high points offering impressive views or build sites, 2 stock ponds, one stocked with bass, livestock pens, water well, electricity meter, fenced, cross fenced, willing to divide with a 50 acre minimum. Great all around ranch offering endless uses. For more information contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 15-23nt

### PREMIER EQUESTRIAN AND HUNTING RANCH

354+/- acres in Bowie. Seller is willing to offer in Multiple tracts. \$4,500,000. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com). 15-23nt

### 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](http://turnercountryproperties.com). 15-23nt

### DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com) for more information. 15-23nt

### 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. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 15-23nt

### BRIXEY RANCH

119.39 acres in Clay County. \$4,900/ac. Contact Listing Agent Jon Moss at **940-867-6743** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 15-23nt

### LAKE NOCONA RANCH

\$10,196,160. 1,073 +/- acres with lake Nocona frontage, working pens, 3 wells, 14 stock tanks, 3 entrances and many roads. Call Cynthia Inman at **817-366-3850** or email [cynthia@ranchconnection.com](mailto:cynthia@ranchconnection.com). [www.ranchconnection.com](http://www.ranchconnection.com). 15-23nt

### 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. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 15-23nt

### FLYING C RANCH

\$6,790,000. 300 +/- acres in Denton County. Award winning cattle, superb land stewardship, livestock facilities, hangar and grass airstrip and highway 51 frontage. Call Toxie Beavers at **940-736-0993** or email [toxiebeavers@ranchconnection.com](mailto:toxiebeavers@ranchconnection.com). [www.ranchconnection.com](http://www.ranchconnection.com). 15-23nt

### ALEXANDER RANCH

254.20 acres in Wichita County. \$4,200/ac. Located 15 minutes from Wichita Falls. Moderate mesquite coverage, above average grasses, rolling topography, 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). 15-23nt

## 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

### LIST YOUR RENTAL

Cost is \$10 first 25 words, and 20¢ a word after. Call Kathy at **872-2247** or stop by The Bowie News, 200 Walnut St., Bowie.

### 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. Call **940-665-1747** Monday - Friday 8 a.m. - 5 p.m. tfcpb

## For Sale

### REDUCED PRICE

1001 S. Sweetwater St, Wheeler, TX 79096. 4,200+/- sqft. \$325,000. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com) for more information. 15-23nt

### MOONSHINE LAKE HOUSE ON LAKE KEMP

Located in Baylor County. Asking \$399,000. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 15-23nt

### TINY HOME

Tiny home (14x30) with covered deck for sale. \$89,800. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com) for more information. 15-23nt

### 1610 JRC ROAD GAINESVILLE, TX

Spanning just over 27 acres of pristine countryside this ranchette offers ample space for equestrian enthusiasts or anyone seeking a sanctuary from the city lights. This property is equipped with a non-fenced 100x100 riding arena, divided pastures for horses or other livestock, two ponds, full rv hookups, and a new barndominium. Once in the home you will find an open floor concept with beautiful quartz countertops, vaulted ceiling leading in the kitchen. This 3-bedroom 2 bath home has a spacious master suite with a walk-in closet, large tile shower, and a large double vanity. Oversized garage with enough parking for two dually trucks. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com). 15-23nt

## Property

### 93+/- ACRES

Stoneburg, TX. \$750,000. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com) for more information. 15-23nt

### TBD FM 1816 NOCONA, TX

64 acres of beautiful land. Great location with plenty of surface water. Located on a Farm To Market Road for easy access. Three ponds located on the property with a good set of cattle pens and a nice barn. Call **940-825-7000**. [www.redriver-realty.com](http://www.redriver-realty.com). 15-23nt

### THORNBERRY HOMESITE

2.14 acres in Clay County. \$27,500. For additional information contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 15-23nt

### BUY ALL OR PART

69+/- acres in Alford for \$37,000/ac. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com). 15-23nt

### TBD COBB HOLLOW RD SAINT JO, TX

11 plus or minus acres located just North of popular Saint Jo, TX. Only minutes from downtown and the local wineries. Plenty of hardwoods for wildlife and privacy for building your weekend home or permanent residence. Great hunting and beautiful views! 22 acres available. Call **940-825-7000**. [www.redriver-realty.com](http://www.redriver-realty.com). 15-23nt

### 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). 15-23nt

### 171 HOMESITE

4.28 acres in Clay County. \$40,000. For more information contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 15-23nt



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](http://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.

## Farm & Ranch Loans



**888-340-3522 • Bowie**

[CapitalFarmCredit.com](http://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](http://www.turnerapartments.com)

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

# TexSCAN

TexSCAN Week of  
Aug. 4-10, 2024

### AUCTION

**John Ewers Estate / No Water Farms - Real Estate & Equipment Auction, August 16 & 17, Stratford, TX.** Visit [capauctions.com](http://capauctions.com) or call 888-300-0005 for more.

### 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!

### CELLULAR PHONE SERVICE

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.

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-855-704-8579 today to schedule a free quote. It's not just a generator. It's a power move.

### 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.

### 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.

### MEDICAL

**Portable Oxygen Concentrator** May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 866-747-9983.

**DENTAL INSURANCE** from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-901-0467 [#6258](http://www.dental50plus.com/txpress)

### 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](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!

### 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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