

## Agents

### 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. 800-530-1252. 15-23nt

### BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at 940-366-3407 or visit BufordResources.com for information on current 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. 15-23nt

### 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. 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 for more information. tfcfb

## 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. 15-23nt

## For Rent

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

## 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. tfcfb

## For Sale

### TINY HOME

Tiny home (14x30) with covered deck for sale. \$89,800. Call Van Baize at 940-366-3407. buffordresources.com. 15-23nt

## 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 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. For additional listing information call 940-825-7000 or visit www.redriver-realty.com. 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 for more information about this listing. 15-23nt

## Property

### OLD MAN PLACE

51.15 acres in Clay County. \$8,778/ac. Call Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 15-23nt

## THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 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. 15-23nt

### 171 HOMESITE

4.28 acres in Clay County. \$40,000. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 15-23nt

### 93+/- ACRES

Stoneburg, TX. \$750,000. Call Van Baize at 940-366-3407 or visit buffordresources.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. 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. 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. 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. 15-23nt

## Ranches

### BRIXEY RANCH

119.39 acres in Clay County. \$4,900/ac. For additional information contact Listing Agent Jon Moss at 940-867-6743 or visit 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. www.ranchconnection.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. www.ranchconnection.com. 15-23nt

### MATASKA RANCH

150 acres in Clay County. \$4,250/ac. Located 11 miles north of Henrietta. 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. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 15-23nt

## Farm & Ranch Loans



888-340-3522 • Bowie

CapitalFarmCredit.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.

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

## BUNDLE AND SAVE!!!

Display advertisement, line ads and website advertisement. Minimum of a 10 inch display ad required. Call 940-872-2247 or stop by 200 Walnut Street today!

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Say "NO" to Cleaning Out Your Gutters. Protect Your Home With LeafFilter.

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Your Entire Purchase\* Seniors + Military

USA ++ We offer financing that fits your budget!

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WARRANTY

We're looking to install our NEXT GENERATION gutter guard on your home!

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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 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.

**ENERGY**  
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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**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.

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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, 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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