

## Agents

### BOBBY NORRIS PREFERRED PROPERTIES

Farming and ranching, real estate developer, broker, agent and entrepreneur with 30 years of experience. Specializing in farm and ranch, residential and commercial properties. 5240 Camp Bowie Blvd. Fort Worth, TX 76107. **817-626-2000**. bobbynorris.com. 24-31nt

### 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. 24-31nt

### 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). 24-31nt

### 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**. 24-31nt

### 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. 24-31nt

## 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). 24-31nt

### 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). 24-31nt

## 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**

### 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

### 921 FM 3394, NOCONA, TX

34 +/- acres located minutes from beautiful downtown Nocona. Highly desirable location off of FM 3394. This small ranch has a tremendous amount of established coastal Bermuda grass great for grazing or hay production. Property includes approximately 500 square foot of living quarters which consists of one bedroom one full bath open floor concept. Water well, septic, electricity are installed, two really nice ponds, fantastic, elevated building site! Income producer as well, property is available on VRBO. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com).

### OLD MAN PLACE

51.15 acres in Clay County. \$8,778/ac. Call Stephen Turner at **940-636-7039** 24-31nt

### TRACT 2 GRAY RD NOCONA

Perfect size lot and location for building your new home or barndominium. Located only 6 miles from beautiful downtown Nocona. Pentex electric installed underground. Private access road. Owner financing available. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com).

### COMING SOON

Nocona, TX lake lot and home. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com).

### BUY ALL OR PART

69+/- acres in Alvord for \$37,000/ac. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com). 24-31nt

### 1610 JRC RD 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 magnificent new barndominium. Once in the home you will find an open floor concept with beautiful quartz countertops, vaulted ceiling leading in the kitchen. Superb layout in the kitchen displaying gorgeous knotty alder cabinets with ample space, attractive island bar with seating and built in mini fridge. This 3-bedroom 2 bath home has a spacious master suite with a walk-in closet, large tile shower, and just to the perfect amount of shiplap on the walls to showcase the large double vanities with quartz countertop. Oversized garage with enough parking for two dually trucks. Lots of wildlife and hunting opportunities. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com). 24-31nt

### THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 24-31nt

### 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. 24-31nt

### LAKE KEMP IN BAYLOR COUNTY

Moonshine Lakehouse. \$399,000. This is basically a brand new fully furnished house at Lake Kemp in the Moonshine Cove, which is the most sought after area of the lake. Its location in West Moonshine is isolated and allows for privacy. The house sits on a peninsula offering great views across the lake. It is a manufactured home installed in 2023 with 2,112/sf, 4 bedroom, 2 baths, large covered patio/deck, covered porch and boat dock. The Seller has a 2021 Axis A24 boat that can also be purchased in addition to the asking price. Contact Stephen Turner at **940-636-7039**. [turnercountryproperties.com](http://turnercountryproperties.com). 24-31nt

### 1001 S SWEETWATER ST, WHEELER, TX

Reduced price! 4,200+/- sqft. \$325,000. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.com). 24-31nt

### 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). 24-31nt

### 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). 24-31nt

## Ranches

### 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).

### 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) for more information. 24-31nt

### MILLER RANCH

245.3 acres in Clay County. \$4,500/ac. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com) for more information. 24-31nt

## Farm & Ranch Loans



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**GAINESVILLE HOUSING AUTHORITY**

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.

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)

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