

Agents

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. 24-31nt

BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit BufordResources.com for information on current listings. 24-31nt

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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. 24-31nt

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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 for more information. tfcpb

Farm & Ranch

MILLER RANCH

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

DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com for more information. 24-31nt

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. 24-31nt

ALEXANDER RANCH

254.20 acres in Wichita County. \$4,200/ac. Contact Stephen Turner at **940-636-7039** or visit 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 Huntington and Kiel. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 24-31nt

BRIXEY RANCH

119.39 acres in Clay County. \$4,900/ac. Contact Listing Agent Jon Moss at **940-867-6743** or visit turnercountryproperties.com. 24-31nt

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. 24-31nt

KEEN RANCH

\$4,650/ac. Located 3.5 miles north of Petrolia. Moderate to densely wooded mesquite pasture, scattered open grassy areas, hardwoods along the road frontage, level to rolling with over 70 feet of elevation change, several high points offering impressive panoramic views, one stock pond encompassing about one acre when full, fenced boundary, electricity is available along FM 810, no public water available, well water appears to be available, additional land available. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 24-31nt

NEED TO ADVERTISE?

Call Kathy **940-872-2247**. to get your ad started and don't forget to ask about our bundle deals!

For Sale

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. Lots of wildlife and hunting opportunities. For more information call **940-825-7000**. www.redriver-realty.com. 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. 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. 24-31nt

OLD MAN PLACE

51.15 acres in Clay County. \$8,778/ac. For more information call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 24-31nt

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. 24-31nt

THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. Contact Stephen Turner at **940-636-7039** or visit 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 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 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. For additional listing information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 24-31nt

MAAG TRACT 3

19.45 acres in Archer County. \$8,483/ac. For more information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com to see other listings. 24-31nt

Farm & Ranch Loans



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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
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Monday-Friday 8 a.m. to 5 p.m.

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TexSCAN Week of Sept. 22-28, 2024

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Three Development Site in Austin, TX, minutes from UT Austin and downtown. Bankruptcy sale. Bid deadline Oct. 7. 855-755-2300. HikoRealEstateSales.com.

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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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EVENTS
Gundalup County Fair & Rodeo, Oct. 4-13, Seguin Events Center. Carnival, parade, mutton bustin, bull riding, petting zoo, vendors, and more. BBQ cook off Oct. 4-5, PRCA Rodeo Oct. 10-12. Buy tickets online at gcfair.org.

LEGAL ASSISTANCE
Wesley Financial Group, L.L.C. - 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.

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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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