

## 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

### BUFORD RESOURCES

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### 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. 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

### 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

## Farm & Ranch

### ALEXANDER RANCH

254.20 acres in Wichita County. \$4,200/ac. For additional information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 24-31nt

### 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

### 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. 24-31nt

### WILDHORSE CREEK RANCH

470.76 acres in Wichita County. \$1,895/ac. Reasonably priced combination ranch located 10 minutes west of Burk Burnett, 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 for more information. 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

### 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

### 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

### DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at **940-636-7039** or visit 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**



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.

### 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

### 1001 S SWEETWATER ST, WHEELER, TX

Reduced price! 4,200+/- sqft. \$325,000. Call Van Baize at **940-366-3407** or visit 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. 24-31nt

### 135 W HURON CIRCLE NOCONA, TX

3BD|2BTH - 179 acres. Appealing newly constructed home with open floor concept, beautiful luxury plank flooring throughout, granite countertops, generator backup, and may 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 while game, including whitetail, turkey, and pigs. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.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 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. 24-31nt

### BUY ALL OR PART

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

### 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** 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.

### 2300 COBB HOLLOW ROAD, SAINT JO

Fantastic opportunity to own a piece of North Texas hill country just north of Saint Jo. Right at 110 acres this tract of land offers great hunting for whitetail, turkey, and pigs. Property has superb building sites. Improvements include electricity and a water well installed. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com). 24-31nt

### OLD MAN PLACE

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



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