

Agents

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. 32-40nt

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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. 32-40nt

BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit BufordResources.com for information on current listings. 32-40nt

Farms

SIMS FARM
215.18 acres in Wichita County. \$2,495/ac. Located west of Burkburnett and north of Iowa Park on the south and east side of FM 368. The property consists of approximately 145 acres of farmland with the balance being native mesquite pasture. The topography is level to sloping southeast. Amenities includes a stock pond and barbed wire perimeter fence. No minerals are owned. For additional information call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 32-40nt

5.03 ACRES IN ARCHER COUNTY
Decker Farms. \$75,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com for more information. 32-40nt

300.14 ACRES IN WICHITA COUNTY
Edsel Farm. \$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. 32-40nt

For Sale

OWNER FINANCING AVAILABLE
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. 32-40nt

REDUCED PRICE
1001 S. Sweetwater St. Wheeler, TX 79096. 4,200+/- sqft. \$325,000. Call Van Baize at **940-366-3407** or visit www.bufordresources.com. 32-40nt

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. 32-40nt

MOONSHINE LAKE HOUSE
Located on Lake Kemp in Baylor County. \$399,000. For more information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com to see other listings. 32-40nt

931 TRADEWINDS RD NOCONA, TX

Must see prime lake front property on Lake Nocona ready to build your dream lake house. The possibilities on this property are endless. Property boasts mature trees for shade, a covered patio (10x24) for entertaining, beach entry for enjoying water activities, 2 storage buildings, pipe fencing and gated. The property has a concrete private boat launch with a road down to the lake. Septic system and water well are already installed and ready for you to build your dream home. No known restrictions. All reasonable offers will be considered. Call an agent at **940-825-7000** or visit www.redriver-realty.com. 32-40nt

LAKE LOT AND HOME
Located on lake Nocona. \$369,500. Call Van Baize at **940-366-3407** or visit bufordresources.com.

Land

69+/- ACRES IN ALVORD, TX
Buy all or part. \$37,000/ac. Call Van Baize at **940-366-3407** or visit bufordresources.com. 32-40nt

4.5 ACRES IN WICHITA COUNTY
Thornberry Lots. \$45,000. For additional information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 32-40nt

19.45 ACRES IN ARCHER COUNTY
Maag Tract 3. \$8,483/ac. For more information contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com to see other listings. 32-40nt

51.15 ACRES IN CLAY COUNTY

Old Man Place. \$8,778/ac. For more information call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 32-40nt

60+/- ACRES IN NOCONA, TX

\$10,000/ac. Call Van Baize at **940-366-3407** or visit bufordresources.com for more information. 32-40nt

Ranches

MATASKA RANCH IN CLAY COUNTY
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. 32-40nt

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. 32-40nt

KEEN RANCH IN CLAY COUNTY

\$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. 32-40nt

BRIXEY RANCH
119.39 acres in Clay County. \$4,900/ac. Contact Listing Agent Jon Moss at **940-867-6743** or visit turnercountryproperties.com. 32-40nt

DENNEY RANCH
Located in Clay County. \$4,950/ac. Great combination ranch, scattered mesquite with native lush grasses, with some areas of dense mesquite, densely wooded along an unnamed creek with oaks, pecans, elm, cottonwood to name a few, both level and rolling terrain, 3 stock ponds, fenced boundary, great interior road system, electricity meter, no public water but well water appears available, additional land available. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 32-40nt

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