

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. 41-49nt

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**. 41-49nt

BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit BufordResources.com for information on current listings. 41-49nt

BOBBY NORRIS PREFERRED PROPERTIES

With over four decades of experience, Bobby Norris sets the standard in farm and ranch real estate, specializing in farm and ranch, residential and commercial properties across Texas and Oklahoma. 5240 Camp Bowie Blvd. Fort Worth, TX 76107. **817-626-2000**. bobbynorris.com. 41-49nt

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. 41-49nt

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 and Ranch

DECKER FARMS

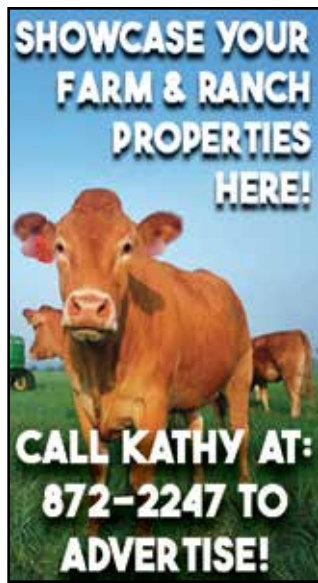
5.03 acres in Archer County. \$75,000. Make an offer today. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 41-49nt

BRIXEY RANCH

119.39 acres in Clay County. \$4,900/ac. Contact Listing Agent Jon Moss at **940-867-6743** or visit turnercountryproperties.com. 41-49nt

150 ACRES IN CLAY COUNTY

Mataska Ranch. \$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. To make an offer contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 41-49nt



215.18 ACRES SIMS FARM

Located in 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. Make an offer today. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 41-49nt

EDSEL FARM IN WICHITA COUNTY

300.14 acres. \$3,250/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. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com for additional information. 41-49nt

254.20 ACRES IN WICHITA COUNTY

Alexander Ranch. \$4,200/ac. Contact Stephen Turner at **940-636-7039**. turnercountryproperties.com.

89.05 ACRES IN CLAY COUNTY

Denney Ranch. \$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. 41-49nt

70.92 ACRES IN CLAY COUNTY

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.

For Rent

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

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

For Sale

2300 COBB HOLLOW RD, SAINT JO, TX

Own a piece of the North Texas Hill Country just north of Saint Jo. Located near the wineries and music at Red River Station. This tract of land offers great hunting for whitetail deer, turkey and pigs. The property has superb building sites. Improvements include electricity and a water well installed. Seasonal creek also weaves its way through the property. For more information call an agent at **940-825-7000** or visit www.redriver-realty.com. 41-49nt

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. 41-49nt

1610 JRC ROAD GAINESVILLE, TX

Spanning over 27 acres of countryside, 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. In the home you will find an open floor concept with quartz countertops, vaulted ceiling leading in the kitchen. This 3-bedroom 2 bath home includes an oversized garage with enough parking for two dually trucks. Lots of wildlife and hunting opportunities. For more information call an agent at **940-825-7000** or visit www.redriver-realty.com. 41-49nt

ATTENTION HUNTERS

95.5 +/- acres in Ringgold, TX. \$10,000/ac. Call Van Baize at **940-366-3407** or visit buffordresources.com. 41-49nt

1323 US HWY 82 NOCONA, TX

Own a successful and profitable business with Hwy 82 frontage. Nocona Farm and Ranch Supply has over 5700 sqft building space with an office. Included with the purchase is a new 15-ton vehicle lift, new tire changers, balance machine and tools. Industrial shelving for feed and tire inventory. Fort Worth Welder supplies oxygen and acetylene. Additional 3 bay covered storage for hay. Upgraded interior spray foam inside main building. 25,000 pound overhead bulk feed handling. For more information call an agent at **940-825-7000** or visit www.redriver-realty.com. 41-49nt

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. 41-49nt

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. 41-49nt

60+/- ACRES IN NOCONA, TX

\$10,000/ac. Call Van Baize at **940-366-3407** or visit buffordresources.com for more information. 41-49nt

BUNDLE & SAVE!!!

Call **940-872-2247** for more information! tfc

LAKE NOCONA

Lake lot and home located on lake Nocona. \$369,500. Call Van Baize at **940-366-3407** or visit buffordresources.com. 41-49nt

THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. Contact Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 41-49nt

2998 OLD BONITA RD NOCONA, TX

Just under 50 acres this property has it all. Great hunting, beautiful post oaks and secluded. Home has been recently renovated to include granite countertops, ceramic tile and new vinyl flooring. The property includes a 5 stall horse barn with water and electricity. Call an agent at **940-825-7000** or visit www.redriver-realty.com. 41-49nt

69+/- ACRES IN ALVORD, TX

Buy all or part. \$37,000/ac. Call Van Baize at **940-366-3407** or visit buffordresources.com. 41-49nt

Farm & Ranch Loans

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CapitalFarmCredit.com

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

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.gainesvillethousingauthority.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.

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AND

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RENEWAL by ANDERSEN
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TERMS OF OFFER: Offer expires 1/31/2025. Not valid with other offers or prior purchases. Buy one (1) window or entry/built-in door, get one (1) window or entry/built-in door 40% off, and 12 months no money down, no monthly payments, no interest when you purchase two (2) or more windows or entry/built-in doors between 11/1/2024 and 1/31/2025. Additional \$200 off your purchase, minimum purchase of 4, taken after initial discount, when you purchase by 1/31/2025. 40% off window and entry/built-in doors are less than or equal to lowest cost window or entry/built-in door in the order. Subject to credit approval. 12 month Promo Period: while no payments are due, interest accrues but is waived if the loan is paid in full before the Promo Period expires. Key unpaid balance owed after the Promo Period, plus accrued interest, will be paid in installments based on the terms disclosed in the customer's loan agreement. Financing provided by various equal opportunity lenders. Savings comparison based on purchase of a single unit at list price. Available at participating locations and other applies throughout the service area. See your local Renewal by Andersen location for details. License numbers available at renewalbyandersen.com. Some Renewal by Andersen locations are independently owned and operated. *Values are based on comparison of Renewal by Andersen® double-hung window to Factor for the U Factor for clear double-pane glass non-insulated frame double-hung window from the 2006, 2009, 2012, 2015, and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables. "Renewal by Andersen" and all other marks where denoted are trademarks of their respective owners. © 2025 Andersen Corporation. All rights reserved. (RBA3569) *Using U.S. and imported parts.