

## Agents

### 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. bobby-norris.com. 50-57nt

### BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at 940-366-3407 or visit BufordResources.com for information on current listings. 50-57nt

### 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.

### 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. 50-57nt

### 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. 50-57nt

## Farm and Ranch

### REILLY RANCH

79.30 acres in Wichita County. \$4,750/ac. Ideal combo property offering hunting, fishing and other recreational activities, numerous agricultural uses and/or build your dream home. Level to sloping terrain, sloping toward Middle Fork Pond Creek. This area is heavily wooded and is within the flood plain. The remainder of the land is open native pasture with moderate coverage of hardwoods and scattered mesquites. It is fenced and cross fenced, 2 stock ponds, equipment shed, loafing shed, 2 water meters and electricity available. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com for additional information. 50-57nt

### 215.18 ACRES SIMS FARM

Located in Wichita County. \$2,395/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. To make an offer call Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 50-57nt

### BRIXEY RANCH

119.39 acres in Clay County. \$4,900/ac. For more information contact Listing Agent Jon Moss at 940-867-6743 or visit turnercountryproperties.com. 50-57nt

### MATASKA RANCH

150 acres in Clay County. \$3,950/ac. For more listing information contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 50-57nt

### 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. 50-57nt

### ALEXANDER RANCH

254.20 acres in Wichita County. \$4,200/ac. Nice all around property located 15 minutes from Wichita Falls. Ideal for running cattle, hunting, or building a home. Moderate mesquite coverage, above average grasses, rolling topography with tremendous views, 2 seasonal creeks, 3 stock ponds, completely fenced and cross fenced, livestock pens, electricity available, water available. Light oil production isolated to the southeast corner, minerals are negotiable with an acceptable contract. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com for additional information. 50-57nt

### DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 50-57nt

## 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. Based on income for qualified applicants. Call 940-665-1747 or stop by 715 E. California St. Gainesville. tfcpb

## Homes

### 135 W HURON CIRCLE NOCONA, TX

3 bed/2 bath on 179 acres. Appealing newly constructed home with open floor concept, beautiful luxury plank flooring throughout, granite counter tops, generator backup, and many 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 a wide variety of wild game, including whitetail, turkey and pigs. For more information call an agent at 940-825-7000 or visit www.redriver-realty.com. 50-57nt

### NEWLY REMODELED

1001 S. Sweetwater St. Wheeler, TX 79096. 4,200 sqft. Priced at \$388,500. Call Van Baize at 940-366-3407 or visit buffordresources.com for more information. 50-57nt

### LAKE NOCONA

Lake lot and home located on lake Nocona. \$369,500. Call Van Baize at 940-366-3407 or visit buffordresources.com. 50-57nt

## Land

### TBD COBB HOLLOW RD, SAINT JO, TX

11 plus or minus acres located just North of popular Saint Jo, TX. Only minutes from downtown and the local wineries. Plenty of hardwoods for wildlife and privacy for building your weekend home or permanent residence. Great hunting and beautiful views. 22 acres available. For additional listing information call an agent at 940-825-7000 or visit www.redriver-realty.com. 50-57nt

### 19.45 ACRES IN ARCHER COUNTY

Maag Tract 3. \$8,483/ac. Contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com to see other listings. 50-57nt

### OLD MAN PLACE

78.88 acres in Clay County. \$4,750/ac. Located just north of Dean on FM 2393, 15 minutes east of Wichita Falls. The land is completely wooded with mesquites offering great cover for wildlife. The topography is level to slightly sloping. There is one stock pond near the road frontage with ample room for construction of new stock ponds if desired. Electricity and Dean Dale Water is available along FM 2393. This would make a great hunting property, or build your dream home. Call Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 50-57nt

### ATTENTION HUNTERS

95.5 +/- acres in Ringgold, TX. \$10,000/ac. Call Van Baize at 940-366-3407 or visit buffordresources.com. 50-57nt

### BUY ALL OR PART

69+/- acres in Alvord, TX. \$37,000/ac. Call Van Baize at 940-366-3407 or visit buffordresources.com. 50-57nt

### TBD WHITE PRIDDY RD NOCONA, TX

Sitting on 15 acres this lot is an ideal size for building your new home or barndo. Located just 6 miles from downtown Nocona. To find out more about this listing or other available properties call one of our agents at 940-825-7000 or visit www.redriver-realty.com. 50-57nt

### THORNBERRY LOTS

4.5 acres in Wichita County. \$45,000. For additional information on this or other listings contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 50-57nt

### TBD THOMPSON RD SAINT JO, TX

This beautiful 10 acre tract sits just a few miles west of Saint Jo. Beautiful trees, creeks, new fencing installed, new gravel road, new overhead entry way and multiple building sites to choose from. Call an agent at 940-825-7000 or visit www.redriver-realty.com to find out more about this listing. 50-57nt

**Planning on selling your property?**  
Why not let other potential buyers know?  
Give us a call!  
940-872-2247  
Place your add in the paper today!

### PETROLIA HOMESITE

6.32 acres in Clay County. \$47,000. For more listing information contact Stephen Turner at 940-636-7039 or visit turnercountryproperties.com. 50-57nt

**Check us out  
online at:  
bowienewsonline.com**



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, 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.

## Farm & Ranch Loans



888-340-3522 • Bowie

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

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

# TexSCAN

TexSCAN Week of Dec. 15-21, 2024

## AUCTIONS

Equipment Auction — Tues., Dec. 31. Hundreds of items sell no reserve. Inventory includes: semi trucks, motor graders, dozers, track loaders, equipment trailers, excavators, wheel loaders, roll-off container truck, scrapers, and more. All items sell where they sit, www.purplewave.com.

## ADOPTION

TV producer promises baby warm, loving home. Secure future, educational opportunities. Living expenses paid, relocation possible. Woody, (214) 233-5866, or attorney, (310) 663-3467.

## BASEBALL TOURS

Bob's Baseball Tours — Sports Lover's Tour: See an NHL & NBA game, visit Pro Football Hall of Fame and tour Lambeau Field & see 4 MLB games from April 8-16., \$2,800/person based on double hotel occupancy. Ultimate Baseball Tour: See 7 MLB in 11 days incl. Yankee Stadium, Fenway Park & Wrigley Field, also Pro Football and Baseball Halls of Fame and a day at the Little League World Series, Aug. 11-21, 2025. Call or text for FREE brochure 507-217-1326, www.bobsbaseballtours.com.

## CHARITY

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-855-808-4152 today!

## ENERGY

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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