

Agents

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. tfcfb

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

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. 50-57nt

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

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. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. 50-57nt

EDEL FARM LOCATED 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. Give Stephen Turner a call at **940-636-7039** or visit turnercountryproperties.com for additional listing information. 50-57nt

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

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. 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

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

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. For additional information call **940-665-1747** Monday - Friday 8 a.m. - 5 p.m. tfcfb

GAINESVILLE HOUSING AUTHORITY

Newly renovated 2 and 3 bedroom homes located in quiet neighborhoods. Homes come with CH/A, stove, refrigerator, dishwasher and washer/dryer connections. Based on income for qualified applicants. Call **940-665-1747** or stop by 715 E. California St. Gainesville. tfcfb

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. 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. 50-57nt

SELLING YOUR HOME?

Call **940-872-2247** to place your ad in the paper!

LAKE NOCONA

Lake lot and home located on lake Nocona. \$369,500. To find out more about this listing call Van Baize at **940-366-3407** or visit buffordresources.com. 50-57nt

Land

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

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. Call an agent at **940-825-7000** or visit www.redriver-realty.com. 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. For more information call Stephen Turner at **940-636-7039** or visit turnercountryproperties.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

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**. 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. Call **940-825-7000** or visit www.redriver-realty.com. 50-57nt

THORNBERRY LOTS

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

TBD THOMPSON RD SAINT JO, TX

Beautiful trees, creeks, new fencing installed, new gravel road, new overhead entry way and multiple building sites to choose. Call **940-825-7000** or visit www.redriver-realty.com.

Farm & Ranch Loans



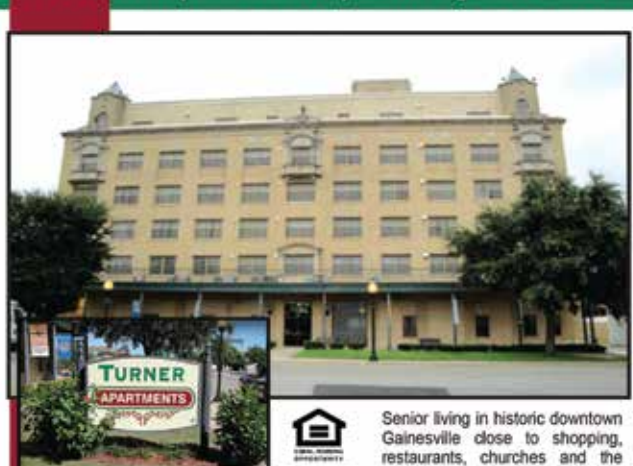
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Newly renovated 2 and 3-bedroom brick homes located in quiet neighborhoods. Homes come with CH/A, stove, refrigerator, dishwasher, disposal, and washer/dryer connections. Owner pays water and maintains the yard. Rent and security deposit are based on income for qualified applicants. There are no application fees. Pick up your application today at 715 E. California St. or go to www.gainesvillehousingauthority.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.

1 bedroom apartments for persons age 62 or older



Contact: Amber Sandoval
940/665-1747
Monday-Friday 8 a.m. to 5 p.m.

TURNER APARTMENTS
501 E. California www.turnerapartments.com

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- LYNN F. | RENEWAL BY ANDERSEN CUSTOMER

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DETAILS OF OFFER: Offer expires 1/31/2025. Not valid with other offers or prior purchases. Buy one (1) window or entry/patio door, get one (1) window or entry/patio door 40% off, and 12 months no money down, no monthly payments, no interest when you purchase four (4) or more windows or entry/patio doors between 11/1/2024 and 1/31/2025. Additional \$200 off your purchase, minimum purchase of 4, taken after in-ital discount(s), when you purchase by 1/31/2025. 40% off windows and entry/patio doors are less than or equal to lowest cost window or entry/patio 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. Any 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 agencies throughout the service area. See your local Renewal by Andersen location for details. License numbers available at renewalbyandersen.com/license. Some Renewal by Andersen locations are independently owned and operated. ¹Values are based on comparison of Renewal by Andersen® double hung window U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values 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. R0A13669 ²Using U.S. and imported parts.