

## 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](http://www.redriver-realty.com) for local 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](http://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](http://turnercountryproperties.com). 50-57nt

### BUFORD RESOURCES

Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit [BufordResources.com](http://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](http://bobbynorris.com). 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. To make an offer call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 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](http://turnercountryproperties.com) for additional information. 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](http://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](http://turnercountryproperties.com) for additional 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](http://turnercountryproperties.com) for additional information. 50-57nt

### MATASKA RANCH

150 acres in Clay County. \$3,950/ac. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 50-57nt

### DECKER FARMS

5.03 acres in Archer County. \$75,000. Contact Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 50-57nt

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

### 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

## Homes

### LAKE NOCONA

Lake lot and home located on lake Nocona. \$369,500. Call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.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](http://buffordresources.com) for more information. 50-57nt

### 135 W HURON CIRCLE NOCONA, TX

3 bed/2 bath on 179 acres. Appealing newly constructed home with open floor plan 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](http://www.redriver-realty.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](http://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. For additional listing information call an agent at **940-825-7000** or visit [www.redriver-realty.com](http://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](http://turnercountryproperties.com) to see other listings. 50-57nt

### BUY ALL OR PART

69+/- acres in Alvord, TX. \$37,000/ac. For additional information call Van Baize at **940-366-3407** or visit [buffordresources.com](http://buffordresources.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](http://buffordresources.com) for more information on this or other listings. 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](http://www.redriver-realty.com) to find out more about this listing. 50-57nt

### DON'T MISS OUT

Call The Bowie News at **940-872-2247** to subscribe

### 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](http://turnercountryproperties.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](http://turnercountryproperties.com). 50-57nt

**Rent your property TODAY!**  
Starting at \$10/week  
Call Kathy at: **940-872-2247**

### TBD WHITE PRIDDY RD NOCONA, TX

Sitting on 15 acres this lot is an ideal size for building your new home or barn. 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](http://www.redriver-realty.com). 50-57nt

**Farm & Ranch Loans**  
CAPITAL FARM CREDIT  
PART OF THE FARM CREDIT SYSTEM  
**888-340-3522 • Bowie**  
[CapitalFarmCredit.com](http://CapitalFarmCredit.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.gainesvillexhousingauthority.com](http://www.gainesvillexhousingauthority.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**  
**TURNER APARTMENTS**  
501 E. California  
[www.turnerapartments.com](http://www.turnerapartments.com)  
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.

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

# TexSCAN

**TexSCAN Week of Dec. 22-28, 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](http://www.purplewave.com).

## 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](http://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.

**Prepare for power outages today** with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-855-704-8579 today to schedule a free quote. It's not just a generator. It's a power move.

## LEGAL ASSISTANCE

**Wesley Financial Group, LLC** — Timeshare Cancellation Experts. Over \$50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 855-501-6864.

## HOME IMPROVEMENT

**Jim's Metal Roof Coatings** — Roof coating: leak repair, bin tops, roofing (metal/galvanized); painting: metal building (steel or aluminum), house (exterior). 325-436-4039.

**Jacuzzi Bath Remodel** can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. Offer ends 3/30/25.) Call 1-855-965-0841

**Olshan Foundation Solutions.** Your trusted foundation repair experts since 1933. Foundation repair. Crawl space recovery. Basement waterproofing. Water management and more. Free evaluation. Limited time up to \$250 off foundation repair. Call Olshan 844-736-4590

## MEDICAL

**Portable Oxygen Concentrator May Be Covered by Medicare!** Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 866-747-9983.

**DENTAL INSURANCE** from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-901-0467 [www.dental50plus.com/txpress/#6258](http://www.dental50plus.com/txpress/#6258)

## OIL & GAS RIGHTS

**We buy oil, gas & mineral rights.** Both non-producing and producing including Non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. Call today: 806-620-1422. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800, [LoboMineralsLLC@gmail.com](mailto:LoboMineralsLLC@gmail.com).

## WATER DAMAGE

**WATER DAMAGE CLEANUP & RESTORATION:** A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-877-727-3027. Have zip code of service location ready when you call!

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