

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. nt

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. ffcfb

TURNER COUNTRY PROPERTIES

Call our listing agent, Stephen Turner, to find out more about the properties Turner Country Properties has available today. **940-636-7039** or visit turnercountryproperties.com. 17-19nt

BUFORD RESOURCES

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

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. nt

Farm and Ranch

DENNIS ROAD

220 acres in Weatherford, TX. \$7,700,000. For more information contact **817-291-0759** or visit bobbynorris.com to view all new listings available! nt

SELLING YOUR LAND OR PROPERTY?

Call Kathy Miller at **872-2247** to place ad. Our design and sales team is ready to assist you in all your advertising needs.

WILDHORSE CREEK RANCH

Reasonably priced combination ranch located 10 minutes west of Burk Burnett, 2 miles south of Red River. Asphalt road frontage on 3 sides, native pasture with moderate to heavy coverage of mesquite, scattered cleared areas, 61 acres of cultivation, Wildhorse creek extends through the property, along with other seasonal creeks, rolling topography, 2 stock ponds, good hunting, electricity available. Oil production is on the property, the seller does not own any minerals. Owner finance available. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com 17-19nt

MATASKA RANCH

Located 11 miles north of Henrietta, corner of N. Oliver and Mathews Rd. With a good balance of open pasture and wooded land, with 65 acre Klein grass field, 21 acre cultivated field, 64 acres of wooded native pasture, level to rolling topography, several high point offering impressive views or build sites, 2 stock ponds, on stocked bass, livestock pens, water well, electricity meter, fenced, cross fenced this property is a great all around ranch offering endless uses. With a total of 150 acres at \$3,950 per acre. the owner is willing to divide with a 50 acre minimum. For more information call **940-636-7039** or visit turnercountryproperties.com. Check out all the new listings available today! tfcnt

PREMIER EQUESTRIAN AND HUNTING RANCH

354 acres in Bowie. \$4,500,000. Willing to offer in multiple tracts. **940-825-7000**. redriver-realty.com 08-16nt

BEAR DOG RANCH

Located just east of Holiday, 10 minutes west of Wichita Falls. Turnkey hunting and recreational property with proven wildlife, or could be an ideal spot to build your dream home. The land is all wooded with mesquite, scattered clear areas, level topography, one stock pond, fenced boundary, good interior road system, furnished cabin, deer blinds and feeders convey. Water available along frontage. One oil well along the west boundary, seller does not own any minerals. Call **940-636-7039**. 17-19nt

TBD HIGHWAY 82 SAINT JO, TX

Over 157 acres this property has many different things it can be used for. Can be used to hunt, raise cattle, or just be a nice relaxing getaway along with much more. Features heavily wooded areas, an open pasture and highway frontage. Located a short drive from the beautiful town of Saint Jo this land is perfect for getting a break from the hustle and bustle of the big city. Weather your'e a rancher or just an outdoor enthusiast this land has something for everyone. Call **940-825-7000** or visit www.readriver-realty.com. nt

SHOWCASE YOUR FARM & RANCH PROPERTIES HERE!
CALL KATHY AT: 872-2247 TO ADVERTISE!

THREE WAY RANCH HOUSE

CLAY CO 78.88 ACRES
Nice home on 56 acres located within Holiday ISD. Built in 2018 with 3,025 square feet, 3 or 4 bedrooms, 3 baths, large open concept living area, kitchen and breakfast area, breakfast bar, large utility room, mud room, walk-in closets, tons of built-ins and storage, bonus room upstairs, 2 car garage, safe room, storm cellar and covered patio, outdoor built-in grill. Additional improvements consist of a 40' x 60' shop, 20' x 30' shop, loafing sheds, livestock corrals, and two hoop houses. The land is all cleared native pasture, one stock pond and a fenced in boundary. Priced at \$989,000 Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com today to view this listing or others. nt

SIMS FARM

Located west of Burk Burnett and north of Iowa Park on the south and east side of FM 368. 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. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com today to view this listing or others. 17-19nt

Land

160 ACRES IN BOWIE
Please see website for details: www.theroberts-farmtx.com. 17-18pd

OX MILL CREEK ROAD

51.51 located in Weatherford, TX. Priced at \$2,250,000. Contact Bobby Norris **817-291-0759** or visit bobbynorris.com to view more listings. 08-16nt

BUY ALL OR PART

69+/- acres in Alvord, TX. \$37,000/ac. For additional information call **940-366-3407** or visit bufordresources.com. Don't miss out on this amazing property. nt

ATTENTION HUNTERS

95.5 +/- acres located in Ringgold, TX. Priced at \$10,000/ac. Call Van Baize at **940-366-3407** or visit the website bufordresources.com. Don't miss out on this amazing property. nt

TURNER COUNTRY PROPERTIES

Many listings to choose from. Call **940-636-7039**. Visit turnercountryproperties.com for full list of properties available!

Farm & Ranch Loans
CAPITAL FARM CREDIT
PART OF THE FARM CREDIT SYSTEM
888-340-3522 • Bowie
CapitalFarmCredit.com

BUNDLE AND SAVE!!!

Display advertisement, line ads and website advertisement. Minimum of a 10 inch display ad required. Call **940-872-2247** or stop by 200 Walnut Street today!

PREMIER EQUESTRIAN & HUNTING RANCH
BOWIE, TEXAS

NEWLY AVAILABLE!

\$4,737,500 • 354± Acres • Seller is Willing to Offer in Multiple Tracts

69± ACRES - BUY ALL OR PART Alvord, TX • \$37,000/AC

1001 S Sweetwater St | Wheeler, TX 79096
4,200± Sqft • \$388,500

REMODELED!

Custom Built Tiny Home (14x30) with Covered Deck
Ready to Relocate! Appliances & Furniture Optional - \$79,975

Attention Hunters!
95.5± AC • Ringgold, TX • \$10,000/AC

United Country - Buford Resources Real Estate & Auction • Van Baize (940) 366-3407 • BufordResources.com

Red River Realty
940-825-7000 | WWW.REDRIVER-REALTY.COM
301 W HWY 82, NOCONA, TX 76255 | BROKER, DON MILLER, LICENSE 0236855

136 AURELIA SCHOOL RD - NOCONA, TEXAS
This 48.4-acre tract of pristine land offers exceptional potential, with access from two County roads and a combination of lush pastures and mature oak trees. Ideal for those seeking outdoor recreation, the property provides excellent hunting opportunities and even has a designated shooting range for target practice. The land is easily navigable with cleared roads running throughout, making it simple to explore the entirety of the property. The beautiful mix of fertile pastures and dense oak groves creates a peaceful and private retreat while still offering convenient access to major roads. As an added bonus, the owner's mineral rights will convey with the sale, making this an even more attractive investment. Whether you're looking for a recreational escape, a potential future home, or a private country retreat, this land has everything you need and more.

1150 LONE STAR ROAD - BOWIE, TX
Escape to your own piece of paradise in the heart of North Texas with this luxurious ranch retreat, situated on a sprawling 21-acre canvas. This modern masterpiece boasts 2844 sq ft of comfortable living space. Step into the spacious kitchen that features quartz countertops and custom tile work. With 3 bedrooms with 2.5 bathrooms with an office, there's ample space for family and guests to unwind. Home has been newly updated with no detail left undone. A newly built 30x60 shop provides space for equipment & storage with water and electric. 2 ponds are included, one with walk across dock, stocked with fish, gated entrance, concrete driveway, outdoor playground, outdoor enclosed sitting area, basketball court, fire pit, so many more improvements! Home is located on a paved road! Property is a must see and has been meticulously maintained.

TBD PUMP STATION ROAD - RINGGOLD, TEXAS
This stunning 52.37-acre property is located on the Texas side near the banks of the Red River, offering unparalleled hunting opportunities for Whitetail deer, turkey, and wild hogs. With dramatic elevation changes throughout the land, it provides breathtaking views and a diverse landscape. The property features easy access and an ideal building site, perfect for a weekend getaway or a full-time residence. Properties like this, with such a unique combination of recreational potential and natural beauty, are incredibly hard to find. Don't miss the chance to own this exceptional piece of Texas land.

TURNER COUNTRY PROPERTIES
FARM • RANCH • LAND
TURNERCOUNTRYPROPERTIES.COM
STEPHEN TURNER, Listing Agent
940-636-7039
Stephen@turnercountryproperties.com

73.14 ACRES | WICHITA COUNTY

WEGMAN RANCH \$10,000/Ac
Multi use property, fronts Seymour Hwy and Turtle Creek Rd in the northwest portion of Wichita Falls. The land is nearly all wooded with a few scattered open areas, level to rolling topography, one stock pond, extensive trail system, fenced boundary. Currently being utilized as a horse boarding facility. The improvements consist of horse barns, stalls, loafing sheds, turn out pens, round pen, riding arena with water and electricity. Zoned SF-1 and FMU and is currently ag exempt.

57 ACRES | ARCHER COUNTY

THREE WAY RANCH HOUSE \$949,900
Nice home on 56 acres in Holiday ISD. Built in 2018, 3,025 sf, 3 or 4 bedrooms, 3 baths, large open concept living, kitchen, breakfast area, breakfast bar, large utility room, mud room, walk in closets, tons of built-ins and storage, bonus room upstairs, safe room, storm cellar, covered patio, outdoor built-in grill. Additional improvements consist of a 40x60 shop, 20x30 shop, loafing sheds, livestock corrals, two hoop houses. The land is all cleared native pasture, 1 stock pond, fenced boundary.

303.26 ACRES | WICHITA COUNTY

HOLBROOK FARM \$1,350/Ac
Reasonably priced farm located northeast of Electra on FM 1739 and Midway Church Road. The land is split by FM 1739 with approximately 125 acres on the north side and 178 acres on the south side. It consists of 166 acres of tillable farmland and 137 and native mesquite pasture. There are six stock tanks, the largest being 3.25 acres. Electricity is available, public water is not available. Oil production is on the property, the Seller does not own any minerals.

100 ACRES | JACK COUNTY

COVEY RANCH \$8,250/Ac
Great all around property, mostly wooded with oaks, scattered open grassy area, great topography, spring fed pond with crystal clear water, fenced boundary, electricity available. There is not a water well on the property, but well water is known to be in the area. Located 15 miles SW of Bowie, 20 miles north of Jacksonville, 1,280 frontage on the south side of asphalt paved FM 2127. The Covey Ranch offers endless recreational and agricultural, or several ideal build locations.

63.09 ACRES | ARCHER COUNTY

BEAR DOG RANCH \$6,736/Ac
Located just east of Holiday, 10 minutes west of Wichita Falls. Turnkey hunting and recreational property with proven wildlife, or could be an ideal spot to build your dream home. The land is all wooded with mesquite, scattered cleared areas, level topography, one stock pond, fenced boundary, good interior road system, furnished cabin, deer blinds and feeders convey. Water available along frontage. One oil well along the west boundary, the seller does not own any minerals.

TURNER COUNTRY PROPERTIES AVAILABLE LISTINGS
Wildhorse Creek Ranch - 470.76 Acres - Wichita Co - \$1,400/Acre
Edsel Farm - 300 Acres - Wichita Co - \$3,100/Acre
Sim Farm - 215 Acres - Wichita Co - \$2,395/Acre
Alexander Ranch - 264.2 Acres - Wichita Co - \$4,000/Acre
Old Man Place - 78.88 Acres - Clay Co - \$4,750/Acre
Mackey - 15 Acres - Archer Co - \$13,500/Acre
Maag Tract 4 - 19.32 Acres - Archer Co - \$8,540/Acre
Decker Farms - 6.03 Acres - Archer Co - \$75,000

MORE DETAILS AVAILABLE AT
TURNERCOUNTRYPROPERTIES.COM