

## Agents

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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). ffcpb

### 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](http://turnercountryproperties.com). nt

### 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. nt

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With almost twenty years of experience we see diversity as our strength. Visit [www.LoneStar-Realty.com](http://www.LoneStar-Realty.com) to find out more about the properties available. 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](http://bobbynorris.com). nt

## Farm and Ranch

### FUGATE RIVER RANCH

278 acs, Wichita County. 10 miles NW of Burkburnett on the Red River. This highly improved ranch offers strong agricultural functionality with excellent recreational features. It includes a 2250 SF 3 BR, 3BA main home, 3BR, 2BA mobile home, horse barns, arena, pens and 2 water wells. Fenced and cross-fenced with great wildlife - deer, turkey, hogs, duck and more. Offers scenic views. Call Stephen Turner at **940-636-7039**. Turner Country Properties. nt

### LAZY TRIPLE R RANCH

Offers breathtaking scenic views and exceptional versatility. Conveniently located near Eastland and Cisco, the property boasts 1.3 miles of creek frontage, rolling hills, diverse terrain, and abundant wildlife habitat. Well-suited for ranching, recreational use, cattle grazing, and wildlife management, the land is thoughtfully improved with a farmhouse, stock ponds, hunting blinds, feeders, and livestock infrastructure. The ranch features approximately 4,600 feet of frontage along US Highway 183, providing excellent access and visibility. For more information or to schedule a private tour of this remarkable property, contact listing agent Jon Moss at **940-867-6743** or visit [turnercountryproperties.com](http://turnercountryproperties.com). nt

## EDSEL FARM

Located less than a half mile north of Is HWY 287. It has access with frontage on Huntington and Kiel. The land consists of 139.07 acres, 53 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 consists of two stock ponds, seasonal and partial floodplains. Electricity and water available. Call Stephen Turner at **940-636-7039**. Turner Country Properties. nt

## HILLTOP HEADQUARTERS

Enjoy the peace and quiet of country living, with city living amenities with this immaculate property in Wichita County. It is improved with a brick house, workshop, a nice horse barn on 23 acres. House features 1,734/SF, 3 BR, 2 baths constructed in 2004, mature landscaping, 5 stall horse barn with tack room, turn out pens, a workshop, and tons of covered parking for your equipment. Wichita Falls is only a short 20 minute drive east down US 287. Call **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). nt

## VOLLMER FARM

200 acres, Wichita County. Located 15 miles northwest of Wichita Falls. Features 97 acres of tillable land, 103 acres of native pasture with mesquite, hackberry and elm. Terrain is level to sloping, with 3 stock ponds and sites for more. Fully fenced and cross-fenced, includes metal corrals, wire trap, and a 1220 sf ranch house built 1960 with 2 bedrooms, 2 baths, and 2-car garage. Electricity and public water on-site. Frontage on Napier Rd and easement access from Old Friberg Rd. Asking \$2,950 per acre or \$591,210. Call Stephen Turner at **940-636-7039**. Discover your perfect place with Turner Country Properties. Visit [turnercountryproperties.com](http://turnercountryproperties.com) to explore a wide range of available properties, and let our experienced agents help you find the home you've been dreaming of. Your next home is waiting. Browse our available properties and let agents assist! nt

## Land

### BRIXEY RANCH

This property of 119.39 acres is located in central Clay County. The land is rolling with the highest point being near the central part of the property, offering impressive panoramic views. \$4,950 per acre. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). nt

### TBD S HAMPTON ROAD

20.82 acs. Located in Oak Leaf, TX. \$895,000. 5240 Camp Bowie Blvd. Fort Worth, TX 76107. **817-626-2000, 817-291-0759** [bobbynorris.com](http://bobbynorris.com). nt

### 6.75+/- ACRES

Located in Nocona, TX. Commercial, proper high traffic count. \$350,000. For more information call Van Baize at **940-366-3407**. nt

### 10+ ACRES

Located at the corner of US 277 and FM 422. \$125,000. Call Scotty Crowley at **940-733-2146**. Or visit or [www.LoneStar-Realty.com](http://www.LoneStar-Realty.com). nt

### 1400 N CRESSON HIGHWAY

Cresson, TX. 2.81 acs. \$245,000. 5240 Camp Bowie Blvd. Fort Worth, TX 76107. **817-626-2000, 817-291-0759** [bobbynorris.com](http://bobbynorris.com). nt

### 92+/- ACRES

Hunting property in Montague County, TX. \$10,000 per acre. For more information call Van Baize at **940-366-3407**. Call today to schedule a viewing of this amazing property. nt

### 4109

### CHISHOLM TRAIL

Crowley, TX. 8.64 acs. \$280,000. 5240 Camp Bowie Blvd. Fort Worth, TX 76107. **817-626-2000, 817-291-0759** [bobbynorris.com](http://bobbynorris.com). nt

### DENNIS ROAD

220 acres in Weatherford, TX. \$7,700,000. For more information contact **817-291-0759** or visit [bobbynorris.com](http://bobbynorris.com) to view all new listings available! Bobby Norris, 5240 Camp Bowie Blvd., Fort Worth, TX 76107. nt

## 48.84 ACRES

Located in Wise County, TX. This land offers a unique blend of natural beauty and development potential with lush pastures. \$1,221,000. For more information call Van Baize at **940-366-3407**. nt

## HOLBROOK FARM

303 acres. Wichita County. \$1,300 per acre. Consists of 166 acres of tillable farmland and 137 native mesquite pasture. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). nt

## 128 +/- ACRES

Located near Moran in Shaokelford County with pens, a stock tank and 2 bedroom house. \$850,000. Call realtor Chris at **940-631-4825** or visit [www.LoneStar-Realty.com](http://www.LoneStar-Realty.com). nt

## 9526

### COUNTY ROAD 1004

Prime 49-acre investment property opportunity with outstanding development potential. This impressive tract features a well-maintained all weather road system throughout, providing immediate accessibility and infrastructure value. With open grazing areas and strong hunting appeal, the property offers multiple revenue possibilities - from agricultural use to recreation leasing. Whether you're looking to subdivide, develop, hold for appreciation or create a high-demand rural retreat destination, this versatile acreage positions you for both short-term income and long-term growth. A rare chance to secure land with flexibility function and future upside. 5240 Camp Bowie Blvd. Fort Worth, TX 76107. **817-626-2000, 817-291-0759** [bobbynorris.com](http://bobbynorris.com). nt

## 10.71 +/- TRACT

Located in Montague County on the west side of Ringgold. \$150,000. Call realtor Scotty at **940-733-2146** or visit [www.LoneStar-Realty.com](http://www.LoneStar-Realty.com). nt

## Property

### RINGGOLD SHOP

This highly visible property sits at the intersection of Highway 81 and Highway 82 with additional frontage on the Fite Road, offering excellent exposure and easy ingress/egress. The level site includes a 2,000 SF insulated shop built in 2009 with three roll-up doors. 12.5' sidewalls, restroom and septic. Electricity and water are available nearby. Ideal for commercial, retail or mixed-use development. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). nt

### 600 S. COLORADO STREET

Versatile 13,000 +/- square foot industrial property on a 2.75 acre encompassing a full city in Iowa Park, frontage on FM 368 and W. Pecan. Features three insulated metal shop buildings with 220V service, multiple overhead/roll-up doors, overhead crane with 1 and 6-ton hoists, central air compressor system and attached office space. Ideal for fabrication, service, storage or light industrial use. Contact Jon Moss, listing Agent, **940-867-6743**. \$315,000. nt

## 154

### PRAIRIE WAY

Located in desirable Decker Farms within sought-after Holiday ISD, this beautifully maintained home offers 4 bedrooms, 3.5 baths, an open-concept floor plan, walk-in closets, an office and a mudroom. Upstairs features a bedroom, full bath and media/game room. Freshly painted throughout, including the garage, this move-in ready home combines style, comfort and space, ready to welcome its new owners. \$575,000. Call Stephen Turner at to schedule a viewing of the property **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). nt

### OLD MAN PLACE

Located just north of Dean on FM 2393, 15 miles east of Wichita Falls in Clay County. This beautiful property is completely wooded with mesquites offering great cover for wildlife. The topography is level to slightly sloping giving the illusion of prairie and rolling hills. 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 are available along FM 2393. This would make a great hunting property, a place to build your dream home, or have for recreational purposes. Call Stephen Turner at to schedule a viewing of the property **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). nt

## Farm & Ranch Loans



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