

Agents

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

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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. nt

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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. ffcpb

Farm and Ranch

EDSEL FARM
Is 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, with moderate to heavily wooded native pasture. Has 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

126+/- ACRES
Three bedroom, two bathrooms and shop. Nocona, TX. \$985,000. For more information call Van Baize at **940-366-3407**. nt

819 BELL ROAD
Immaculate home built in 2022, 3 bedrooms, 2.5 baths, 2201 SF on 12 acres, office could be a 4th bedroom, large walk in pantry, mud room, jack and jill bathroom, total electric, covered patio, granite salt water pool, turf yard, auto entry gate, concrete runs, 14x50 concrete alley way. 150x250 roping arena, auto chute, adjustable roping boxes, elevated Priefert stripping chute. Automatic waters in each trap, no climb wire fence. Wichita County - \$725,000. Turner Country Properties, Stephen Turner, **940-636-7039**. Or visit: turnercountryproperties.com. nt

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, ATV trails, kayaking, fishing. Call Stephen Turner at **940-636-7039**. Turner Country Properties. nt

LEHMAN FARM
This is great property for a new home site. Located in Wichita County, a short drive north of Iowa Park in Iowa Park ISD. Wichita Valley water meter installed and electricity available. No known Deed Restrictions. Primarily in cultivation at this time and fences are in good condition. There are three active wells located on the western 1/3 of the property. Seller doesn't own any mineral rights. \$6,975 per acre. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. nt

MUIR MEADOWS
This property offers 60+/- acres of highly established coastal Bermuda. Minor deed restrictions apply. A small portion of the property near creek is in the flood plain. \$6,500 per acre. Call **940-867-6743** or visit turnercountryproperties.com. nt

Land

5.02 ACRES
Located in Archer County. \$14,940 per acre. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. nt

17.33 ACRES
Located in Archer County. \$8,482 per acre. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. nt

540 +/- ACRES
Haskell county. Irrigated cropland with 10 wells. \$1,350 per acre. Call Kimbra **940-636-2174**. www.LoneStar-Realty.com. nt

75+/- ACRES
Located in Baylor County with 30x60 barn, water well and septic. \$315,000. Call Chris at **940-631-4825** or visit www.LoneStar-Realty.com. nt

10+/- ACRES
Located in Baylor County situated at the corner of US 277 and FM 422. \$125,000. Call Scott **940-733-2146** or visit www.LoneStar-Realty.com. nt

19.32 ACRES
Located in Archer County. \$8,540 per acre. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.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

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

230+/- ACRES
Montague County. \$11,500 per acre. For more information call Van Baize at **940-366-3407**. nt

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

48.84 +/- ACRES
Located Wise County, TX. \$964,600. For more information call Van Baize at **940-366-3407**. nt

92+/- ACRES
Hunting property in Montague County. \$10,000 per acre. For more information call Van Baize at **940-366-3407**. nt

100+/- ACRES
Located in Knox County north of Munday with cultivated land. \$3,000 per acre. Call Kimbra **940-636-2174** or visit www.LoneStar-Realty.com. 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. nt

Property

154 PRAIRIE WAY
This property is located in desirable Decker Farms within sought-after Holiday ISD. This is a beautifully maintained home, offering 4 bedrooms, 3.5 baths, an open-concept floor plan, walk-in closets, an office and a mudroom. The upstairs living space features a bedroom, full bath and media/game room. The home is 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. nt

600 S. COLORADO STREET
Versatile 13,000 +/- square foot industrial property on a 2.75 acre in Iowa Park, frontage on FM 368 and W. Pecan. Features three insulated metal shop buildings with 220V service overhead crane with 1 and 6-ton hoists, central air compressor system and attached office space. Contact Jon Moss, listing Agent, **940-867-6743**. \$315,000. 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. There is one stock pond near the road frontage. Electricity and Dean Dale Water are available along FM 2393. Has potential for a hunting property or to have for recreational purposes. Call Stephen Turner at **940-636-7039** to schedule a viewing or visit turnercountryproperties.com. nt

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or selling your real estate



Van Baize
Real Estate Associate
(940) 366-3407

vbaize@bufordresources.com



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