

Agents

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. 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. ffcfb

LONE STAR REALTY

With almost twenty years of experience we see diversity as our strength. Visit www.LoneStar-Realty.com to find out more about the properties available. nt

BUFORD RESOURCES

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

Farm and Ranch

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

Is a great property for a new home site. Located in Wichita County, 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

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. 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

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

THREE BEDROOM TWO BATH

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

For Rent

FOR RENT

Gorgeous completely re-furnished Nocona restaurant 2,600 sqft. \$995.00 monthly rent, triple net, plus utilities. Broker/owner David **214-466-9925** or **903-900-2884**. 32-33cts

Land

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

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

5+/- ACRES

Located in Seymour. This fenced in acreage comes with an oasis and a livestock barn. \$695,000. Call Kimbra at **940-636-2174**. nt

230+/- ACRES

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

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

92+/- ACRES

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

540 +/- ACRES

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

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. nt

48.84 +/- ACRES

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

19.45 ACRES

Located in Archer County. \$8,483 per acre. Call Stephen Turner at **940-636-7039** or visit turnercountryproperties.com. Call today to schedule a viewing. nt

5.028 ACRE

This lot is located on Decker Rd just five minutes southwest of Wichita Falls and five minutes east of Holliday in Archer County, TX. Lot 29 is primarily level and open approximately 206' of frontage and 1092' deep and is part of the Decker Farms HOA. HOA fees for 2021 were \$413.60. Archer MUD water available, electricity available, Holliday ISD. Restrictions apply and can be emailed upon request. Maps and Plat located in All Maps tab as well as Documents tab. 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

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

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

450 +/- ACRES

Located east of Seymour in Baylor County and has three stock tanks, 324 acs, cultivation. \$4,000 per acre. Call realtor Chris at **940-631-4825** or www.LoneStar-Realty.com. nt

121+/- ACRES

Located in Baylor County west of Seymour with a water well. \$125,000. Call Scott **940-733-2146** or visit 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

OLD MAN PLACE

Is 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 and livestock. 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 **940-636-7039** to schedule a viewing 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

Farm & Ranch Loans



888-340-3522 • Bowie

CapitalFarmCredit.com

Trust the Nation's #1 Roofing Contractor
Award-Winning Roofing and Customer Service

LIMITED TIME OFFER
50% OFF
Installation

FREE ESTIMATE
SCHEDULE TODAY!
Call 1.877.525.1230

- \$0 Down Today
- Same Day Financing Available
- Premium Warranty Protection

Join over 400,000 satisfied homeowners with an ultra-durable roof from **Erie Home**.
CALL TODAY! 1.877.525.1230

New orders only. Does not include material costs. Cannot be combined with any other offer. Minimum purchase required. Other restrictions may apply. This is an advertisement placed on behalf of Erie Construction Mid-West, Inc ("Erie"). Offer terms and conditions may apply and the offer may not be available in your area. If you call the number provided, you consent to being contacted by telephone, SMS text message, email, pre-recorded messages by Erie or its affiliates and service providers using automated technologies notwithstanding if you are on a DO NOT CALL list or register. Please review our Privacy Policy and Terms of Use on homeservicescompliance.com. All rights reserved. License numbers available at eriehome.com/erie/licenses/

Don't Wait Until Damage Gets Worse!

Payment Plans
Warranty Options
Patented Technology
FREE Evaluations!
(844) 237-8164

Up to \$250 off Foundation Repair

Talk to us today about the right mix of Advertising to Help Your Business Thrive

200 Walnut, Bowie, TX 76230
www.bowienewsonline.com