## Agents

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

**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

**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

**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

**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

## Land

**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

**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

**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

**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

**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

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

**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

**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

**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

**450 +/- ACRES**
Located east of Seymour in Bayor 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

**92+/- ACRES**
Hunting property in Montague County. $10,000 per acre. For more information call Van Baize at **940-366-3407**. 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**
Located in Haskell County. Thsi acreage is prime irrigated farmland with the capacity to support up to 10 water wells. Price reduced to $2,500 an acre. visit www.LoneStar-Realty.com. nt

**LIST YOUR FARM AND RANCH**
Cost is $10 first 25 words, and 20¢ a word after. Call Kathy at **872-2247** or stop by 200 Walnut St. pb

**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

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

## Property

**OLD MAN PLACE**
Is just north of Dean on FM 2393, only 15 miles east of Wichita Falls in Clay County. This beautiful, fully wooded property is covered with mesquites that provide a habitat for wildlife and excellent cover for livestock. The level to gently rolling terrain creates the feel of wide-open prairie with scenic rolling hills. A stock pond is already in place near the road frontage, with plenty of room to add additional ponds if desired. Electricity and Dean Dale Water are available along FM 2393. This would make a prime hunting property, a place to build your dream home, or have for recreational purposes. The property has potential. Call Stephen Turner at **940-636-7039** to schedule a viewing or visit turnercountryproperties.com. nt

**154 PRAIRIE WAY**
This property is located in desirable Decker Farms within sought-after Holiday Independent School District. 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.Ideal for fabrication, service, storage or light industrial use. Contact Jon Moss, listing Agent, **940-867-6743**. $315,000. nt

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