



*Farm Service Agency
Online*

Mississippi Farm Loan Programs

Properties for Sale

FARM PROPERTIES BEING FORECLOSED

Farm Service Agency (FSA) has the following properties scheduled for foreclosure. If interested in a particular property, you should contact the individual listed. You may also contact Paul Hardin at the Mississippi FSA State Office, Farm Loan Programs Division, 6311 Ridgewood Road Suite W100, Jackson, Mississippi 39211 or at 601-965-4300 extension 109.

FARM PROPERTIES BEING OFFERED THROUGH SEALED BID OR AUCTION

The following properties are being offered for sale through sealed bid or auction. If the sale is a sealed bid, the bid opening will be held at 1:00 p.m. on the date indicated. All bids must be received at the Mississippi FSA State Office, 6311 Ridgewood Road Suite W100, Jackson, Mississippi 39211, before 1:00 p.m. Central Time on the sale date. No bids will be accepted after 1:00 p.m. **NO EXCEPTIONS**. The Government reserves the right to reject any and all bids and to cancel the sale at any time.

AUCTIONS: The property will be sold to the highest bidder for cash. A bid deposit of ten percent (10%) in the form of cash or cash equivalent will be required. **To bid, bidders must provide a letter of credit from their bank prior to the sale, NO EXCEPTIONS.** The Government reserves the right to reject any and all bids and to cancel the sale at any time.

SMITH COUNTY PROPERTY – Butler – 1 acre and dwelling located approximately 8 miles north of Taylorsville on SCR 19 in Smith County. The

dwelling is approximately 1,317 sf. It is a 3 bedroom 1.5 bath. The dwelling was built around 1987.

The property may be inspected, however, the government assumes no liability for entry to property. The Government reserves the right to reject any and all bids. The sale will be held August 28, 2015 at 11:00 a.m. on the property.

The Property is being sold "as is." Financing is not available for this tract of land.

Sealed bids must be submitted in duplicate on Form FSA-2592, "Invitation, Bid and Acceptance, Sale of Real Property by the United States." These bids will be received in the Mississippi State Farm Service Office, 6311 Ridgewood Road, Room 105W, Jackson, Mississippi 39211, until August 28, 2015 11:00 a.m. (Central Time), and then publicly opened. Bidders should submit their bids in a sealed envelope inside an envelope marked as follows: "Sealed Bid for Butler Property 28-065-00502. Terms: The property will be sold to the highest bidder for cash. A bid deposit of ten percent (10%) must accompany each bid. Bid deposits must be in the form of a cashier's check or money order. Personal checks will not be accepted. If the Purchaser fails to comply with any of the terms of the sales contract, pursuant to item 12, Liquidated Damages of FSA 2592, "Invitation, Bid, and Acceptance, Sale of Real Property by the United States," the earnest money deposit will be retained by the Government as full liquidated damages.

Prevailing claimants in the civil action *Pigford vs. Vilsack* may exercise their right to priority consideration under the terms of the Consent Decree up until the close of business on the last workday prior to the bid opening. This must be done in writing and express the desire to purchase the property. If more than one prevailing claimant submits an application, priority within this group will be determined by lottery. The purchase price will be the government's market value.

Additional information may be obtained by contacting the Covington County Farm Service Agency (FSA) at the USDA Service Center, 3193 Highway 49 South, Collins, Mississippi 39428 or by phone at (601) 765-6311, extension 2.

HARRISON COUNTY PROPERTY – Patton – 43.135 acres located approximately 5 miles West of Saucier, MS on McHenry Road. The property is woodland tract with easement access.

The property may be inspected, however, the government assumes no liability for entry to property. The Government reserves the right to reject any and all bids.

The Property is being sold "as is." Financing is not available for this tract of land.

Sealed bids must be submitted in duplicate on Form FSA-2592, "Invitation, Bid and Acceptance, Sale of Real Property by the United States." These bids will be received in the Mississippi State Farm Service Office, 6311 Ridgewood Road, Room 105W, Jackson, Mississippi 39211, until September 21, 2015 11:00 a.m. (Central Time), and then publicly opened. Bidders should submit their bids in a sealed envelope

inside an envelope marked as follows: "Sealed Bid for Patton Property 28-024-00501. Terms: The property will be sold to the highest bidder for cash. A bid deposit of ten percent (10%) must accompany each bid. Bid deposits must be in the form of a cashier's check or money order. Personal checks will not be accepted. If the Purchaser fails to comply with any of the terms of the sales contract, pursuant to item 12, Liquidated Damages of FSA 2592, "**Invitation, Bid, and Acceptance, Sale of Real Property by the United States,**" the earnest money deposit will be retained by the Government as full liquidated damages.

Prevailing claimants in the civil action *Pigford vs. Vilsack* may exercise their right to priority consideration under the terms of the Consent Decree up until the close of business on the last workday prior to the bid opening. This must be done in writing and express the desire to purchase the property. If more than one prevailing claimant submits an application, priority within this group will be determined by lottery. The purchase price will be the government's market value.

This property will be sold without regard to race, color, religion, sex, age, national origin, or marital status. **For additional information** contact the Pearl River County Farm Service Agency (FSA) at the USDA Service Center, 310 Highway 26, Suite B, Poplarville, Mississippi 39470; telephone (601) 795-4409 extension 2.

The Government reserves the right to reject any and all bids.

THIS IS A PUBLIC SALE. THE PROPERTY IS SOLD "AS-IS." The property can be inspected at a time agreeable with the office listed in the box above. It is owned by the government and permission is required for an on-site inspection. The Farm Service Agency is the owner of record.

For additional information contact: See above.

NOTE: This may or may not be a complete listing of properties for sale. This listing will be updated from time to time and be distributed.

PROPERTIES OFFERED TO BEGINNING FARMERS

These properties are being offered for sale to those individuals Farm Service Agency (FSA) considers to be qualified to be beginning farmers or ranchers, and all prevailing claimants in the civil action *Pigford vs. Schaefer*. Qualified beginning farmers who are claimants will be given first priority consideration in the purchase of this property. IF more than one beginning farmer or rancher who is a prevailing claimant submits an application, priority within this group will be determined by lottery. Qualified beginning farmers or ranchers must be in need of FSA credit assistance either in the form of direct FSA financing, an FSA guaranteed loan, or a participation loan. For other requirements and information on how to qualify as a beginning farmer or rancher, you may contact your local FSA office.

Financing may be available subject to availability of funds. If financing is not available at the time of the sale, the selected applicant will be given the opportunity to lease the property for up to 18 months or until such time the Agency funds become available, whichever comes first.

NO PROPERTIES FOR SALE AT THIS TIME.

NOTE: This may or may not be a complete listing of properties for sale. This listing will be updated from time to time and distributed.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disability who require alternative means for communication of program information (Braille; large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.