



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.

NO PROPERTY FOR SALE AT THIS TIME.

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.

NO PROPERTY FOR SALE AT THIS TIME.

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 below. 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:

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.

YAZOO COUNTY FARM PROPERTY FOR SALE

FARM LAND FOR SALE TO QUALIFIED BEGINNING OR SOCIALLY DISADVANTAGED FARMERS

Land is approximately 10 miles Northeast of Benton, MS. The property consists of 266 acres with a 119 acre cotton base. There are approximately 181 acres of cropland, 83 acres of woodland and the remainder in farmstead. There are approximately 43 acres of floodplains that will be deed restricted with an easement. There is a metal building on the site. The property is located on Paradise and Johnson Road.

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

The purchaser may be required to comply with the conditions of a Natural Resource

Conservation Service conservation plan. This property has highly erodible farmland and wetlands as identified by the Natural Resources Conservation Service (NRCS) and U. S. Fish and Wildlife Service (FWS). The purchaser will be required, as a condition of the sale, to obtain a conservation plan from the NRCS. The property will also be sold subject to conservation easements administered by the FSA. Anyone interested in purchasing this property should contact the local FSA Farm Loan Manager for a copy of these easements prior to submitting a bid. The property also contains floodplains and will be sold subject to conservation easements administered by FSA.

This property has highly erodible farmland and is being sold subject to the purchaser obtaining a conservation plan from the Natural Resources Conservation Service (NRCS).

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

OFFERS MUST BE IN WRITING on Form FSA 2593, "Standard Sales Contract-Sale of Real Property by the United States," and must be accompanied by a completed application. Offers and applications must be completed and received by January 7, 2011. Offers for less than the appraised value of \$638,400 will not be considered. Also, offers received after January 7, 2011 will be considered only if offers received before January 7, 2011 are not accepted.

Applications and Form FSA-2593 can be picked up at the Yazoo and Madison County FSA Offices. The Government reserves the right to cancel the sale at anytime, and the right to reject any or all offers.

For additional information contact the Yazoo County Farm Service Agency (FSA) at the USDA Service Center, 220 Wyeth Drive, Suite A, Yazoo City, Mississippi, 39194 or by phone at (662) 746-8358 ext. 2 or fax at (662) 746-4878.

SMITH COUNTY FARM PROPERTY FOR SALE

FARM LAND FOR SALE TO QUALIFIED BEGINNING OR SOCIALLY DISADVANTAGED FARMERS

Approximately 76.5 acres with 4 broiler houses located approximately 8 miles north of Taylorsville on SCR 19 in Smith County. The acreage is comprised of approximately 5 acres with the 4 broiler houses, 35 acres of open land and 36.5 acres of woodland. The property also contains approximately 13.5 acres of wetlands and 21.5-26.5 acres of floodplains that will be deed restricted upon sale of the property. Two poultry houses

were constructed 16 years ago and are 40' x 375' and 2 are 13 years old and are 40' x 400'.

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

The purchaser may be required to comply with the conditions of a Natural Resource Conservation Service conservation plan. This property has highly erodible farmland and wetlands as identified by the Natural Resources Conservation Service (NRCS) and U. S. Fish and Wildlife Service (FWS). The purchaser will be required, as a condition of the sale, to obtain a conservation plan from the NRCS. The property will also be sold subject to conservation easements administered by the FSA. Anyone interested in purchasing this property should contact the local FSA Farm Loan Manager for a copy of these easements prior to submitting a bid. The property also contains floodplains and will be sold subject to conservation easements administered by FSA.

This property has highly erodible farmland and is being sold subject to the purchaser obtaining a conservation plan from the Natural Resources Conservation Service (NRCS).

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

OFFERS MUST BE IN WRITING on Form FSA 2593, "Standard Sales Contract-Sale of Real Property by the United States," and must be accompanied by a completed application. Offers and applications must be completed and received by January 7, 2011. Offers for less than the appraised value of \$150,000 will not be considered. Also, offers received after January 7, 2011 will be considered only if offers received before January 7, 2011 are not accepted.

Applications and Form FSA-2593 can be picked up at the Smith and Covington County FSA Offices. The Government reserves the right to cancel the sale at anytime, and the right to reject any or all offers.

For additional information contact the Covington County Farm Service Agency (FSA)

at the USDA Service Center, 3193 Highway 49, Collins, Mississippi, 39428 or by phone at (601) 765-6311 or the Smith County Farm Service Agency (FSA) at the USDA Service Center, 227 Magnolia, Raleigh, MS 39153 or by phone at (601) 782-4291.

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