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.

YAZOO COUNTY PROPERTY FOR SALE - Paradise Farms - Four tracts of land approximately 10 miles Northeast of Bentonia, MS. Tract 1 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 is a metal building on the site. The property is located on Paradise and Johnson Road. Tracts 2 and 3 are 6 acres each and lie on the East side of Dover Road just North of Johnson Road. Tract 4 is a 0.5 acre lot with a dwelling built around 1976. It consists of 3 bedrooms and 2 baths. It is located at 4601 Johnson Road and fronts Myrleville Road. The property will be sold at the Yazoo County Courthouse in Yazoo City, MS on February 23 between 11 a.m. and 4 p.m. The government's bid to protect its interest in each tract is: Tract 1 - $496,500; Tracts 2 and 3 - $22,400 each; and Tract 4 - $49,500.

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.

THIS IS A PUBLIC SALE. THE PROPERTY IS SOLD "AS-IS." The property can be inspected from the road, but is not available for physical inspection. It is owned by a private individual and permission is required for a physical inspection. The Farm Service Agency has a security interest in this property.

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.

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:

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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.

PIKE COUNTY PROPERTY – Formerly Deer Property - 3 separate tracts for sale individually – Tract 1 consists of 40 acres and is located 8 miles Southeast of McComb with limited frontage to Conerly Drive. This tract consists of a 19/20ths interest in approximately 30 acres of pasture and 10 acres of woodland. Tract 2 is 81.5 acres located 6 miles Southeast of McComb, MS on Fernwood Road. The property is predominately pasture. Tract 3 is +/- 24.5 acres with a house built in 1985 of approximately 1,224 s.f. and an old barn. The property is located 3 miles Southeast of McComb on Old Highway 24. The property consists of 21 acres of pasture and 3.5 acres

in farmstead.

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 February 12, 2009. Offers less than the appraised value of $83,500 for Tract 1, $221,500 for Tract 2 and $155,500 for Tract 3 will not be considered. Also, offers received after February 12, 2009 will be considered only if offers received before February 12, 2009 are not accepted.

Applications and Form FSA-2593 can be picked up at the Lincoln and Pike 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 Lincoln County Farm Service Agency (FSA) at the USDA Service Center, 1395 Johnny Johnson Drive, Suite A, Brookhaven, Mississippi, 39601 or by phone at (601) 833-9321 or the Pike County Farm Service Agency (FSA) at the USDA Service Center, 303B Mall Drive, McComb, MS 39648 or by phone at (601) 684-2584 or by fax at (601) 684-2573.

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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.