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.

SIMPSON COUNTY PROPERTY FOR SALE BY FORECLOSURE – Shorter - Approximately 255 acres located 4 miles East of Harrisville, MS on Harrisville-Braxton Road. The property consists of approximately 50 acres of open pasture, 200 acres of woodland and a 5 acre farmstead, roads, waste, etc. There is approximately $130,000 of standing timber per cruise. There is an dwelling of approximately 748 s.f. built around 1961 in fair condition with old poultry houses and support buildings of minimal value. The government's bid to protect its interest in the property is $375,000. The property will be sold at the Simpson County Courthouse in Mendenhall, MS on March 19 between 11 a.m. and 4 p.m.

For additional information contact 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 or fax at (601) 765-6497.

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 PROPERTIES 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. Johanns. 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.

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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.