



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.

BOLIVAR COUNTY PROPERTY – Sanders - This is the sale of a 1/7 interest in all of the below listed property in 2 sales resulting in a 2/7 interest if the same party prevails in both sales. These sales will be under the names James Sanders (1/7th) and the other under Andrew (1/7th) interest. The first tract is 39 acres located in the city limits of Mound Bayou on Little Mound Bayou Road just east of new Highway 61 by ¼ mile. This property includes a dwelling built in 1993 with approximately 1,668 s.f. The property consists of approximately 30 acres of cropland. The second tract consists of 40 acres and is located approximately 3 miles Northeast of Mound Bayou on the West side of Kincade Road. The property consists of all cropland and has wheat and grain sorghum bases. The next tract consists of 120 acres and is located on Old Mound Bayou Road 2 miles ENE of Mound Bayou and consists of 114 acres of Cropland. This property carries rice and wheat bases. The last tract is 287 acres is located on the west side of new Highway 61 west of Mound Bayou. It has rice and wheat bases associated with this tract. Again, this involves 2 foreclosures. The government's bid to protect its interest in each tract for each sale is as follows:

39 acres with a dwelling is \$8,200 for each sale

40 acre tract is \$2,000 for each sale

120 acres is \$9,900 for each sale

287 acres is \$29,600 for each sale.

The property will be sold at the Bolivar County Courthouse in Cleveland, MS on September 29 between 11 a.m. and 4 p.m.

For additional information contact the Coahoma County Farm Service Agency

(FSA) at the USDA Service Center, 2655 North State Street, Clarksdale, Mississippi 38614 or by phone at (662) 624-8727, extension 2.

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.

ISSAQUENA PROPERTY – Ford - Attention Investors/Hunters, 2 tracts for sale by foreclosure! The first tract consists of 61 acres of mostly cropland and is located 5 miles North of Mayersville, MS on Hopedale Road. This tract contains Class II, III and IV soils and has a cotton base. The second tract is located at 2925 Hopedale Road, Rolling Fork, MS. It contains a dwelling built around 1967. The dwelling contains 3 bedrooms and 1 bath with a 2 car carport. This would make an excellent hunting camp. The property will be sold at the Issaquena County Courthouse in Mayersville, MS on October 6 between 11 a.m. and 4 p.m. The government's bid to protect its' interest in the each tract are as follows: 61 acre tract – \$62,000; Dwelling - \$8,700.

For additional information contact the Sunflower County Farm Service Agency (FSA) at the USDA Service Center, 210 North Martin Luther King Drive, Indianola, Mississippi, 38751 or by phone at (662) 887-9799.

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.

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, audiotope, 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.