Property for Sale

Notice is hereby given that the United States of America, acting through an agency of the U.S. Department of Agriculture (USDA), Farm Service Agency, will sell by Regular Sale the following described Real Property: Lots 1 and 2 of the Mike McDaniel Short Plat as recorded in Book A-1 of Short Plats, page 182, under Auditor's file No. 774773, records of Okanogan County, Washington. Tax Parcel No. 8849800010 and 8849800020. A total of 68.68 acres, of which approximately 53 of irrigated acreage and approximately 15.68 acres are of roads, waste, idle and hillside. There are no buildings on the property owned by FSA.

Sale Price: \$205,000.00; this property is being sold "as is."

This property is being offered for sale to those individuals Farm Service Agency considers to be qualified beginning farmers and ranchers, Socially Disadvantaged Applicants, and all prevailing claimants in the civil action *Pigford vs Vilsack*. Qualified beginning farmers or ranchers who are prevailing 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 or SDA applicants 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 farmer or rancher, or Socially Disadvantaged Applicant, you may contact the Okanogan County FSA Office.

A beginning farmer is one who meets the basic loan eligibility criteria for FSA loans, has not operated a farm for more than 10 years, will operate the farm after closing, agrees to participate in loan assessment and borrower training required by FSA and does not currently own property in excess of 16.5 acres. Beginning farmers may lease the property for up to 18 months if FSA credit assistance is not available at the time of sale. USDA reserves the right to cancel the sale at any time during the sale process and also reserves the right to reject any and or all applications. Minorities and females qualify as Socially Disadvantaged applicants.

The purchaser of the property will be by random selection from those applicants determined to meet FSA's eligibility requirements.

Applications for purchase must be received in the Okanogan County FSA Office by 4:30 p.m. on November 10, 2010. Applications received after this time will not be considered.

FSA reserves the right to cancel the sale at any time.

For additional information and to obtain an application packet, please contact the Okanogan County Farm Service Agency at 1251 2nd Avenue South Room 103, Okanogan, WA 98840. Phone 509-422-3292 ext 2.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.

USDA regulations prohibit discrimination in USDA programs because of your race, color, religion, sex, age, national origin, marital status, familial status, sexual orientation, disability; or because all or part of your income is derived from any public assistance program; or because you have filed a program complaint, participated in any program complaint proceeding, or opposed a prohibited practice.

If you believe that you have been discriminated against for any of the reasons stated above, you may file a complaint with the Director, Office of Civil Rights, United States Department of Agriculture, Room 326-W, Whitten Building, 1400 Independence Avenue, S.W. Washington, D.C. 20250-9410.