# Dakota County Tax-Forfeited Land Auction Monday, November 10, 2025, 10:00 AM Dakota County Administration Center – Board Room, 3<sup>rd</sup> Floor 1590 Highway 55, Hastings, MN 55033

To all persons interested in the lands hereinafter described:

Whereas, pursuant to authority granted by Minnesota Statutes § 282.135, the Board of Dakota County Commissioners has delegated its statutory authority, power, and responsibility for tax-forfeited land administration to the Dakota County Treasurer-Auditor, by adopting Resolution No 24-505 on October 29, 2024.

**NOTICE IS HEREBY GIVEN**, that the tax forfeited property identified on the list provided with this notice shall be sold to the highest bidder for no less than the Initial Price of each property. The Initial Price is the Estimated Market Value of each property, as determined by the most recent assessment, and is included on the accompanying property list. These properties forfeited to the State of Minnesota for the non-payment of taxes. This sale will be administered by the Dakota County Treasurer-Auditor.

The auction will commence in-person at 10:00 AM, on November 10, 2025, in the Dakota County Administration Center – Board Room.

Any parcels that are not sold for at least the listed Estimated Market Value will continue to be available for purchase over the counter beginning the next business day, November 12, 2025, at 8:00 AM at the office of Property Taxation & Records. The sale price will remain the Estimated Market Value for thirty (30) days following the auction date.

Properties that remain unsold for their Estimated Market Value after 30 days will be made available for purchase for a Minimum Bid. The Minimum Bid is the total amount of delinquent taxes, special assessments, penalties, interest, and costs associated with the property. The Minimum Bid will be available for the properties on the date of the sale identified in this notice.

A complete copy of the terms of sale for tax forfeited properties is available from the Dakota County Property Taxation office. For additional information, please contact us at 651-438-4576, or personally visit the Property Taxation office at 1590 Highway 55, Hastings, MN 55033.

Given under my hand and official seal this October 10, 2025.

Amy A. Koethe

**Dakota County Auditor and Treasurer** 

## **BURNSVILLE**

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
02-90650-00-020	TRACT B, REGISTERED LAND SURVEY NO. 65, ACCORDING TO	\$300	
	THE RECORDED SURVEY THEREOF.		

# **EAGAN**

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
10-84353-03-230	LOT 23, BLOCK 3, WILDERNESS RUN FOURTH ADDITION	\$351,845	

## **INVER GROVE HEIGHTS**

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
20-00600-06-012	SECTION 6 TWN 27 RANGE 22 PT		
	OF NW 1/4 OF NE 1/4 COM NW		
	COR E 250 FT TO BEG S 160 FT E		
	34 FT NE TO PT ON N LINE 100 FT	\$2,200	
	E OF BEG W 100 FT TO BEG EX		
	05/100 ACS CONT IN PARCEL 13 A		
	OF STH R/W PLAT 19-59 6 27 22		

# **LAKEVILLE**

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
22-17100-01-130	LOT 13, BLOCK 1, CHERRY VIEW FIRST ADDITION, DAKOTA COUNTY, MINNESOTA	\$435,448	

# **MENDOTA HEIGHTS**

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
27-72700-00-030	OUTLOT C, STRATFORD WOODS	\$497	

## **SOUTH ST. PAUL**

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
36-48750-01-200	LOT 20, BLOCK 1, M. D. MILLER'S SPRING PARK ADDITION TO SOUTH ST. PAUL	\$200	
36-71500-38-060	LOT SIX (6) AND THE WEST ONE- HALF (W 1/2) OF LOT FIVE (5), BLOCK THIRTY-EIGHT (38), SPRING PARK, DAKOTA COUNTY, MINNESOTA.	\$253,091	

### **WEST ST. PAUL**

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
42-15600-01-030	LOT 3 BLOCK 1 CECELIA RE- ARRANGEMENT	\$61,200	\$216.00
42-38000-23-100	THE EAST 5 FEET OF LOT 10 BLOCK 23 JACKSON AND BIDWELLS ADDITION	\$2,200	\$87.74
42-47500-00-141	LOT 14 EXCEPT THE SOUTH 10 FEET OF MARKOES ADDITION	\$13,900	

## **Tax-Forfeited Land Auction - Terms of Sale**

Date and Time: Monday, November 10, 2025, 10:00 AM

Location: Board Room - 3rd Floor, Dakota County Administration Center, 1590 Highway 55, Hastings, MN 55033.

Bid Number Registration: November 10, 2025, from 9:00 AM – 9:45 AM at the Property Tax Services windows,

Dakota County Administration Center, 1590 Highway 55, Hastings MN 55033.

Basic Sale Price: The amount listed for each parcel in the official newspaper publication serves as the starting amount at

the public auction. All parcels are sold to the highest bidder.

Extra Costs Due on Day of Sale: State surcharge – 3.0% of sale price

#### Other Costs and Fees Due when Sale Price is Paid in Full:

State Deed Fee: \$25.00

State Deed Tax: 0.33% of sale price (minimum of \$1.65)

Conversation Fee: \$5.00

Recorders Fee: \$46.00 (minimum)

Well Certificate: \$50.00 may be required if there is a well on the property (minimum applicable)

**Payment Terms:** Full payment at the sale by cash, cashier's check, or money order. Payment will be due no later than 4:00 PM on Monday, November 10, 2025.

#### **Special Assessments: Levied Before and After Forfeiture**

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the minimum sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "Subject to Reassessment."

Any special assessments that were levied after forfeiture and certified to the county auditor have been added to the appraised value and must be paid by the purchaser as part of the minimum sale price.

**Conditions:** Dakota County is not responsible for locating boundaries on tax-forfeited lands. The descriptions used are tax descriptions and have not been surveyed. Surveys are at the buyer's expense.

Sales are subject to the following restrictions on the use of the properties:

- (1) Existing leases
- (2) Easements obtained by a governmental subdivision or state agency for a public purpose, and private easements
- (3) Building codes and zoning laws

There is no guaranteed access to the property. The property is sold "as is, where is" and may not conform to local building or zoning codes. The County makes no representations regarding the soil conditions. All sales are final with no refunds or exchanges allowed.

Parcels Not Sold At Auction: Any parcels for which no bid is received during the public sale may be purchased over the counter beginning the next business day, November 12, 2025, 8:00 AM at the office of the Property Taxation. The sale price will remain the Estimated Market Value for the following thirty (30) days.

**Title, Proof of Ownership:** The Buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a State Quitclaim Deed after full payment is made. A State Deed has the characteristics of a patent from the State of Minnesota. Any questions as to the validity or marketability of a state deed should be directed to a competent real estate attorney.

**Unplatted Parcel Deeds:** Deeds for unplatted parcels will contain a restrictive covenant, which prohibits enrollment of the land in a state-funded program providing compensation for conservation of marginal land or wetlands.

### **Contact Us**

For information related to forfeited parcels, contact us at Dakota County Treasurer-Auditor, 1590 Highway 55, Hastings, MN 55033, 651-438-4576, or e-mail at <a href="mailto:taxation@co.dakota.mn.us">taxation@co.dakota.mn.us</a>.