OVER THE COUNTER TAX-FORFEITED PARCELS FOR SALE

November 12, 2025, at 8:00 AM
Dakota County Property Taxation & Records
1590 Highway 55, Hastings, MN 55033

ESTIMATED MARKET VALUE BID PARCELS

MENDOTA HEIGHTS

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT
27-72700-00-030	OUTLOT C, STRATFORD WOODS	$497.00	$0.00

SOUTH ST. PAUL

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT
36-48750-01-200	LOT 20, BLOCK 1, M. D. MILLER'S SPRING PARK ADDITION TO SOUTH ST. PAUL	$200.00	$0.00

WEST ST. PAUL

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT
42-15600-01-030	LOT 3 BLOCK 1 CECELIA RE-ARRANGEMENT	$61,200.00	$216.00
42-47500-00-141	LOT 14 EXCEPT THE SOUTH 10 FEET OF MARKOES ADDITION	$13,900.00	$0.00

Tax-Forfeited Land Over the Counter - Terms of Sale

Basic Sale Price: All parcels offered over the counter are sold at the Estimated Market Value sale price that is shown on the list of tax-forfeited land.

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	State Deed Tax	Conservation Fee	Recording Fee	Well Certificate
$25.00	0.33% of sale price (minimum of $1.65)	$5.00	$46.00 (minimum)	$50.00 may be required if there is a well on the property (minimum applicable)

Payment Terms: Full payment at sale –Cash, cashier's check, or money order.

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, at 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.

For information related to forfeited parcels, contact us at Dakota County Treasurer-Auditor, 1590 Highway 55, Hastings, MN 55033, 651-438-4576, or email at Taxation@co.dakota.mn.us