

# OVER THE COUNTER TAX-FORFEITED PARCELS FOR SALE

February 11, 2025, at 8:00 a.m.

Dakota County Property Taxation & Records  
1590 Highway 55, Hastings, MN 55033

## MINIMUM BID PARCELS

### APPLE VALLEY

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
01-16403-00-010	OUTLOT A CARROLLWOOD VILLAGE 4TH ADDTION	\$505.31
01-23200-00-010	OUTLOT A EASTWOOD RIDGE	\$226.25

### BURNSVILLE

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
02-76430-01-121	OUTLOT 1 1 TIMBERLAND KNOLL ACRES	\$213.95

### EAGAN

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
10-04000-01-010	AUDITORS SUBDIVISION NO 43 1	\$228.71
10-42500-00-010	OUTLOT A KNOB HILL OF EAGAN SUBJ TO HWY ESMT OVER ALL PARCEL 4 DC R/W MAP 26 A	\$230.95

### FARMINGTON

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
14-30100-00-010	GLENVIEW COMMERCIAL ADD OUTLOT A	\$215.26

### INVER GROVE HEIGHTS

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
20-02810-51-020	SECTION 28 TOWNSHIP 28 RANGE 22 W 18.7 FT OF N 146.7 FT OF S 112 OF SW 1/4 OF SW 114 28 28 22	\$228.71
20-17100-03-102	CHOBANS LOOKOUT HILLS N 7 FT OF LOT 10 BLK 3 10 3	\$258.34
20-31000-03-120	GREENWOOD W 10 FT OF E 110 FT OF N 180.5 FT OF 3	\$226.90
20-76500-00-010	OUTLOT A TIMBER PONDS	\$233.42

### SOUTH ST PAUL

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
36-41300-02-020	KASSAN CREST PT OF LOT 2 COM NW COR EON N LINE 14 FT S AND PARR TO E LINE 6 FT WAND PARR TO N LINE TO W LINE NW TO BEG 22	\$222.19
36-46000-11-200	LORRAINE PARK ADDITION N 5 FT OF S 20 FT OF 20 11	\$395.48
36-70204-03-250	SOUTH PARK DIVISION NO 5 EX N 35 FT OF LOT 25 BLK 3 & VAC ALLEY ADJ 25 3	\$311.07
36-70209-10-610	SOUTH PARK DIVISION NO 10 61 10	\$409.83
36-70209-10-630	SOUTH PARK DIVISION NO 10 ALL OF LOTS 62 BLK 10 & 63 10	\$517.25

### WEST ST PAUL

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
42-17800-00-012	CITY CENTER ADDITION PT OF OUTLOT A N OF WL Y EXT OF N LINE LOT 2 BLK 1 EXTENDED TO W LINE SAID OUTLOT A A	\$215.26

## APPRAISED VALUE PARCELS

### FARMINGTON

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
14-00500-25-016	SECTION 5 TWN 113 RANGE 19 W330 FT OF S ½ OF NW ¼ LYINH N OF S 808.5 FT & LYING S OF N 222 FT 5 113 19	\$2,800

### Tax-Forfeited Land Over the Counter - Terms of Sale

**Basic Sale Price:** All parcels offered over the counter are sold at the minimum sale price (minimum bid or appraised value) 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	Recorders 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, February 11, 2025, at 8:00am 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 [e-mail at taxation@co.dakota.mn.us](mailto:taxation@co.dakota.mn.us)