

Dakota County Tax-Forfeited Land Auction

Monday, January 6, 2025, 10:00am
Dakota County Administration Center – Board Room, 3rd 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 10:00am, on January 6, 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, January 7, 2025, at 8:00am 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 December 6, 2024.



Amy A. Koethe
Dakota County Auditor and Treasurer



PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
<u>APPLE VALLEY</u>			
01-16403-00-010	OUTLOT A CARROLLWOOD VILLAGE 4 TH ADDTION	\$200.00	\$115.94
01-23200-00-010	OUTLOT A EASTWOOD RIDGE	\$200.00	\$122.46
01-27502-00-010	OUTLOT A EX PT LYING BETWEEN N'LY EXTENSION OF THE WEST LINE OF LOT 8 BLK 3 APPLE VALLEY 3 RD ADD & N'YL EXTENSION OF THE EAST LINE LOT 7 APPLE VALLEY 3 RD ADD	\$300.00	\$122.46
<u>BURNSVILLE</u>			
02-67400-00-010	OUTLOT A SGARLATA PARK	\$100.00	\$122.46
02-76430-01-121	OUTLOT 1 TIMBERLAND KNOLL ACRES	\$100.00	\$114.86
02-82201-02-170	PT OF 17 2 E OF L COM N L 15 FT W OF NE COR SE TO PT ON S L 15 FT W OF SE COR	\$300.00	\$122.46
<u>CASTLE ROCK TOWNSHIP</u>			
07-01500-35-010	SECTION 15 TOWNSHIP 113 RANGE 19	\$500.00	\$122.46
<u>EAGAN</u>			
10-00300-75-040	N 642 FT OF E 475 FT OF SE ¼ SECTION 3 TWN 27 RANGE 23 EX N 458.5 FT EX ANY PART LYING WITHIN N 183.48 FT OF S 2158.28 FT OF 474.83 FT EX HWY	\$200.00	\$122.46
10-04000-01-010	LOT 1 AUDITOR'S SUBDIVISION NO. 43	\$300.00	\$122.46
10-14992-01-060	LOT 6 EXCEPT THE SOUTHEASTERLY 5 FEET THEREOF, BLOCK 1 BRIAR HILL 3 RD ADDITION	\$4,700.00	\$122.46
10-22525-00-010	OUTLOT A EAGANDALE LEMAY LAKE 1 ST ADD	\$300.00	\$122.46
10-42500-00-010	OUTLOT A KNOB HILL OF EAGAN	\$400.00	\$122.46
10-76900-03-072	LOT 1 BLOCK 3 TOMARK 1 ST ADDITION GARAGE UNIT #1	\$2,900.00	\$177.46
<u>EUREKA TOWNSHIP</u>			
13-00800-76-010	THAT PART OF ABANDONED R/W OF CMSTP & P RR BEING IN SE ¼ OF SE ¼ SECTION 8 TWN 113 RANGE 20	\$200.00	\$114.86
<u>FARMINGTON</u>			
14-30100-00-010	OUTLOT A GLENVIEW COMMERCIAL ADD	\$100.00	\$122.46
14-51250-00-080	OUTLOT H MYSTIC MEADOWS FIRST ADDITION	\$200.00	\$122.46
<u>HAMPTON TOWNSHIP</u>			
17-01600-03-020	SECTION 16 TWN 113 RANGE 18 PT OF SW ¼ OF NE ¼ COM AT SE COR N 16 FT W 16 FT S 16 FT E 16 FT TO BEG	\$100.00	\$113.77
<u>INVER GROVE HEIGHTS</u>			
20-02810-51-020	THE WEST 18.7 FEET OF THE NORTH 146.7 FEET OF THE S ½ OF THE SW ¼ OF THE SW ¼ OF SECTION 28 T. 28 N., R 22 W	\$200.00	\$122.46
20-17100-03-102	THE NORTH 7 FEET OF LOT 10 BLOCK 3 CHOBANS LOOKOUT HILLS	\$800.00	\$114.86
20-31000-03-120	THE WEST 10 FEET OF THE EAST 110 FEET OF THE NORTH 180.5 FEET OF LOT 3 GREENWOOD	\$400.00	\$115.94
20-51000-00-040	NELSONS MERRIMAC OUTLOT 4	\$3,200.00	\$122.46
20-66200-02-112	LOT 11 BLOCK 2, EXCEPT THE NORTH 1 FOOT SUBJECT TO HIGHWAY EASEMENT, SARLES ADDITION	\$800.00	\$114.86
20-76500-00-010	OUTLOT A TIMBER PONDS	\$400.00	\$122.46

LAKEVILLE

22-10350-03-061	LOTS 1 & 3 THRU 6 BLK 3 ACORN HEIGHTS EXCEPT PART PLATTED AS REPLAT OF ACORN HEIGHTS ADDITION	\$300.00	\$122.46
22-30950-00-030	OUTLOT C GREENWOOD ESTATES	\$300.00	\$122.46
22-31502-00-020	OUTLOT B HARRIS ACRES THIRD ADDITION	\$200.00	\$122.46
22-44311-01-180	LOT 18 BLOCK 1 LAKE-VALE TOWNHOMES 2 ND ADDITION	\$5,000.00	\$122.46
22-48200-00-020	OUTLOT B MEADOWS WEST	\$300.00	\$122.46

MENDOTA HEIGHTS

27-40100-00-034	THE NORTH 81.90 FEET OF THE SOUTH 413.80 FEET OF LOTS 2 & 3 EX PART HWY EX PARCEL 209 OF STH R/W PLAT NO 19-38	\$400.00	\$122.46
27-41601-04-086	UNIT 86 CONDOMINIUM NUMBER 109 KENSINGTON CARRIAGE HOMES CONDOMINIUM, A CONDOMINIUM	\$164,000.00	\$413.46

ROSEMOUNT

34-03010-77-010	THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TWN 115, RANGE 19, DAKOTA COUNTY, MINNESOTA LYING WESTERLY OF LOT 1, BLOCK 1 BROBACK TENTH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, AND BETWEEN THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1	\$300.00	\$122.46
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SOUTH ST. PAUL

36-17000-04-120	THE NORTH 1.72 FEET OF LOTS 6 THRU 12 BLK 4 CHADWICKS ADDITION	\$100.00	\$115.94
36-41300-02-020	LOT 2 BLOCK 2 KASSAN CREST	\$200.00	\$115.94
36-46000-11-200	LOT TWENTY EXCEPTING THEREFROM THE NORTH TWENTY FEET AND ALSO EXCEPTING THEREFROM THE SOUTH FIFTEEN FEET THEREOF, IN BLOCK ELEVEN IN LORRAINE PARK ADDITION TO THE CITY OF SOUTH ST. PAUL	\$900.00	\$114.86
36-70204-03-250	LOT 25 BLOCK 3 EXCEPT THE NORTH 35 FEET THEREOF & VACATED ALLEY ADJ, SOUTH PARK DIVISION NO 5	\$900.00	\$114.86
36-70209-10-610	LOT 61 BLOCK 10 SOUTH PARK DIVISION NO 10	\$2,100.00	\$118.12
36-70209-10-630	LOTS 62 AND 63 BLOCK 10, SOUTH PARK NO. 10	\$3,100.00	\$118.12

WEST ST. PAUL

42-17800-00-012	THAT PART OF OUTLOT A NORTH OF THE W'LY EXTENSION OF THE NORTH LINE OF LOT 2 BLK 1 EXTENDED TO THE WEST LINE OF SAID OUTLOT A, CITY CENTER ADDITION	\$100.00	\$122.46
42-63450-07-170	THE WEST 5 FEET OF THE SOUTH 5 FEET OF LOT 17, BLOCK 7, A.E. REHNBERGS SOUTHVIEW ADDITION	\$200.00	\$122.46

Tax-Forfeited Land Auction - Terms of Sale

Date and Time: Monday, January 6, 2025, 10:00am.

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

Bid Number Registration: January 6, 2025, from 9:00am – 9:45am at the Property Tax Services windows, Dakota County Administration Center, 1590 Highway 55, Hastings MN 55033.

Basic Sale Price: All parcels offered at public auction are sold to the highest bidder. The minimum sale price acceptable is the estimated market 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	\$25.00
State Deed Tax	0.33% of sale price (minimum of \$1.65)
Conservation 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 sale –Cash, cashier’s check, or money order. Payment will be due no later than 4:00pm on Monday, January 6, 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, January 7, 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