

Dakota County Tax-Forfeited Land Auction
Monday, February 10, 2025, 10:00 a.m.
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.

The Dakota County Public Auction will be based on the parcel forfeiture date. The auction will begin at 10:00am for parcels that forfeited in 2024, at the minimum bid. When that auction closes, a subsequent auction will begin for parcels that forfeited prior to 2024, at the appraised value.

NOTICE IS HEREBY GIVEN, that the tax forfeited property shall be sold to the highest bidder for the Minimum Bid for parcels that forfeited in 2024. The minimum bid is the sum of delinquent taxes, special assessments, penalties, interest, and costs assigned to the parcel.

NOTICE IS HEREBY GIVEN, that the tax forfeited property shall be sold to the highest bidder for the Appraised Value for parcels that forfeited prior to 2024. The appraised value is the fair market value of the parcel that is determined by Assessing Services.

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.

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. 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 January 10, 2025.



Amy A. Koethe
Dakota County Auditor and Treasurer



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
02-82201-02-170	LOT 17 BLOCK 2 VISTA VIEW 2ND ADDITION PT OF 17 2 E OF L COM NL 15 FT W OF NE COR SE TO PT ON S L 15 FT WOFSECOR 17 2	\$228.71

CASTLE ROCK TOWNSHIP

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
07-01500-35-010	SECTION 15 TOWNSHIP 113 RANGE 19 PT NE 1/4 OF NW 1/4 COM NE CCR OF W 313.20 FT S 13.5 FT TO BEG N 88039M49S E 165 FT N 88D58M59S E 136.5 FT N 88056M07S E 89.5 FT N 89D 04M E 272 FT N 89D03M54S E 127.08 FT TO N LINE OF NW 1/4 WON N LINE TO PT 25 FTW OF PT OF COM S 0011M45S W 14.05 FT N 88039M49S E 25.01 FT TO BEG 15 113 19	\$215.26

EAGAN

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
10-04000-01-010	AUDITORS SUBDIVISION NO 43 1	\$228.71
10-14992-01-060	BRIAR HILL 3RD ADDITION LOT 6 BLK 1 EX SE'LY 5 FT 6 1	\$523.63
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
10-76900-03-072	TOMARK 1ST ADD CARRIAGE HILLS CONDOMINIUM GARAGE UNIT #1 .039% INTEREST BEING PT OF LOT 1 BLK 1 & OF LOT 1 BLK 2 TOMARK 1ST ADD & OF LOT 1 BLK 1 TOMARK 2ND ADD FILE #47 1 3	\$536.98

FARMINGTON

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

HAMPTON TOWNSHIP

PARCEL ID	PROPERTY DESCRIPTION	MINIMUM BID
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	\$206.57

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
20-66200-02-112	SARLES ADDITION LOT 11 BLK 2 EX N 1 FT SUBJ TO HGWY ESMNT 11 2	\$258.34
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
42-63450-07-170	A E REHNBERGS SOUTHVIEW ADD W 5 FT OF S 5 FT OF 17 7	\$256.30

APPRAISED VALUE PARCELS**BURNSVILLE**

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
02-01100-01-022	LOT 2 EXCEPT E 1351.10 FEET & EXCEPT W 355 FEET THEREOF & EXCEPT PARCEL 46A DAKOTA COUNTY R/W MAP 361 SECTION 11 TOWNSHIP 115 RANGE 21	\$54,800
02-15390-01-012	LOT 1 BLOCK 1 EXCEPT PART DESIGNATED AS PARCEL 45A DAKOTA COUNTY R/W MAP NO 365 BURNSVILLE COMMERCIAL PARK	\$30,100
02-15390-01-022	LOT 2 BLOCK 1 EXCEPT PARCEL 44A DAKOTA COUNTY R/W MAP 365 BURNSVILLE COMMERCIAL PARK	\$15,000
02-84820-00-020	OUTLOT B WOOD PARK PLAZA	\$2,400

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

HAMPTON TOWNSHIP

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
17-01800-02-012	SECTION 18 TWN 113 RANGE 18 E 44 FT OF N 990 FT OF NW 1/4 OF NE 1/4 EX PT IN N 1/2 OF NW 1/4 OF NE 1/4 18 113 18	\$100

INVER GROVE HEIGHTS

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
20-81400-03-010	LOT 1 BLOCK 3 VALLEY VIEW ADDITION	\$100
20-81403-00-020	OUTLOT B VALLEY VIEW 4TH ADDITION	\$3,700

LAKEVILLE

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
22-01600-54-013	SECTION 16 TWN114 RANGE 20 S 1/2 of N 1/2 of S 1/2 of NW 1/4 of SW 1/4 SUBJ TO HWY ESMT 1611420	\$122,000
22-13201-06-170	BARRETT 2ND ADDITION 17 6	\$100,000
22-21173-04-100	DONNAYS VALLEY PARK 4TH ADD 10 4	\$20,000
22-75890-03-040	LOT 4 BLOCK 3 & INTEREST ATTRIBUTABLE TO COMMON AREA KNOW AS OUTLOT E SUBJECT TO CIC #403 THE OAKS OF LAKEVILLE VILLA	\$50,000

MENDOTA CITY

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
26-77000-08-060	TOWN OF MENDOTA 6 8 EX RR & W 66 FT OF	\$500

MENDOTA HEIGHTS

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
27-71250-01-161	Lots 1 & 16 BLK 1 & Vac Lemay Ave ADJ (all Hwy) 16 1	\$100

RAVENNA TOWNSHIP

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
33-00700-76-010	SECTION 7 TWN 114 RANGE 16 E 33 FT OF SE 1/4 (PRIVATE RDWY) 7 114 16	\$100
33-02100-75-011	LOT 5 LESS RR EX BEG OF SW CORNER N 660 FT E 308.23 FT N 200 FT E 328 FT S 860 FT W 626.23 FT TO BEG EX E 328 FT OF W 1292.23 FT OF N 1170 FT OF S 2490 FT OF SE1/4 & EX N 660 FT OF S 1980 FT OF E 328 FT OF W 964.23 FT OF SE1/4 SUBJECT TO PARCEL 4 DAKOTA COUNTY R/W MAP 156 SECTION 21 TOWNSHIP 114 RANGE 16	\$3,000
33-66600-00-010	OUTLOT A SCOTT ACRES	\$100

ROSEMOUNT

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
34-00900-01-010	EAST ½ of GOVERNMENT LOT 1 SECTION 9 TOWNSHIP 115 RANGE 19	\$8,000
34-01000-25-010	SECTION 10 TOWNSHIP 115 RANGE 19	\$30,000

SOUTH ST. PAUL

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
36-45300-11-140	LOT 14 BLOCK 11 LINCOLN PARK ADDITION	\$10,000

WEST ST. PAUL

PARCEL ID	PROPERTY DESCRIPTION	BASIC BID PRICE
42-23700-03-110	EMERSON ESTATES 11 3	\$40,000
42-33400-02-060	HOFFMANS ADDITION S 30 FT OF LOT 5 BLK 2 & ALL OF 6 2	\$45,200
42-53701-03-090	OAKDALE 2ND ADDITION S 1/2 OF LOT 8 BLK 3 & ALL OF 9 3	\$35,000

Tax-Forfeited Land Auction - Terms of Sale

Date and Time: Monday, February 10, 2025, 10:00am

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

Bid Number Registration: February 10, 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 first parcel listing is for the minimum bid. The minimum bid is the basic sale price that is equal to the sum of delinquent taxes, special assessments, penalties, interest, and costs assigned to the parcel.

The second parcel listing is for the appraised value. The minimum bid is the appraised value that is equal to the fair market value of the parcel determined by Assessing Services.

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. Payment will be due no later than 4:00pm on Monday, February 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 basic 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 basic 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.

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