

Dakota County Tax-Forfeited Land Auction
Monday, October 5, 2026, 10:00 AM
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 not 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 October 5, 2026, 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, October 6, 2026, at 8:00 AM at the off 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 September 4th, 2026.



Amy A. Koethe
Dakota County Auditor and Treasurer

ESTIMATED MARKET VALUE

EAGAN

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	ASSESSMENTS CANCELED AT TIME OF FORFEITURE	SUBJECT TO REASSESSMENT
10-01800-57-010	SECTION 18 TWN 27 RANGE 23 PT OF LOT 8 COM WHERE RR INT W LINE OF HGWY SW ALONG RR 150 FT SE 75 FT NW 150 FT THENCE ALONG RD 75 FT TO BEG 18 27 23	\$600	\$0.00	\$0.00

FARMINGTON

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	ASSESSMENTS CANCELED AT TIME OF FORFEITURE	SUBJECT TO REASSESSMENT
14-19506-06-040	DAKOTA COUNTY EST 7TH ADD 4 6	\$278,400	\$1,975.75	\$0.00

HASTINGS

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	ASSESSMENTS CANCELED AT TIME OF FORFEITURE	SUBJECT TO REASSESSMENT
19-71025-00-070	SOUTH OAKS OF HASTINGS OUTLOT G	\$200	\$0.00	\$0.00

INVER GROVE HEIGHTS

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	ASSESSMENTS CANCELED AT TIME OF FORFEITURE	SUBJECT TO REASSESSMENT
20-01900-52-012	SECTION 19 TWN 27 RANGE 22 PT OF NW 1/4 OF SW 1/4 BEG NE COR W 417.4 FT S 417.4 FT E 417.4 FT TO E LINE N TO BEG EX PT E OF LINE PARR WITH & 50 FT W OF C/L RR 19 27 22	\$19,900	\$116.00	\$0.00

SOUTH ST. PAUL

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	ASSESSMENTS CANCELED AT TIME OF FORFEITURE	SUBJECT TO REASSESSMENT
36-41300-01-010	KASSAN CREST 1 1	\$7,500	\$0.00	\$0.00
36-70205-01-311	SOUTH PARK DIVISION NO 6 LOTS 30 & 31 1	\$41,300	\$0.00	\$0.00

WEST ST PAUL

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	ASSESSMENTS CANCELED AT TIME OF FORFEITURE	SUBJECT TO REASSESSMENT
42-83820-03-010	WESTTOWN 1ST ADD INTEREST ATTRIBUTABLE TO COMMON AREA KNOWN AS LOT 1 BLOCK 12 & LOT 9 BLK 3 & ALL OF 1 3	\$225,700	\$3,397.96	\$333.54

Tax-Forfeited Land Auction - Terms of Sale

Date and Time: Monday, October 5, 2026, at 10:00 AM.

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

Bid Number Registration: October 5, 2026, 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.

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:

Fee Type	Amount
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	\$54.00 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 4:00 PM on Monday, October 5, 2026.

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.

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