

Dakota County Notice of Public Sale

Tax-Forfeited Land Auction

Monday, Nov. 9, 2026, at 10 a.m.

Dakota County Administration Center – Board Room, 3rd
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 10:00 AM for parcels that forfeited in 2026, at the minimum bid. When that auction closes, a subsequent auction will begin for parcels that forfeited prior to 2026, 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 2026. 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 2026. 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.

Given under my hand and official seal this October 9, 2026.



Amy A. Koethe
Dakota County Auditor and Treasurer

Auction Details

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

Date and Time: Monday, Nov. 9, 2026, at 10 a.m.

Bid Number Registration: 9-9:45 a.m. the day of the auction at the Property Tax Services windows

Minimum Bid Parcels

Hastings

Parcel ID	Tax Description	Minimum Bid	Assessments Canceled upon Forfeiture	Subject to Reassessment
19-71025-00-070	SOUTH OAKS OF HASTINGS OUTLOT G	\$335.86	\$0.00	\$0.00

South St Paul

Parcel ID	Tax Description	Minimum Bid	Assessments Canceled upon Forfeiture	Subject to Reassessment
36-41300-01-010	KASSAN CREST 1 1	\$1,080.42	\$0.00	\$0.00
36-70205-01-311	SOUTH PARK DIVISION NO 6 LOTS 30 & 31 1	\$4,544.29	\$0.00	\$0.00

West St Paul

Parcel ID	Tax Description	Minimum Bid	Assessments Canceled upon 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	\$19,472.03	\$3,397.96	\$0.00

Appraised Value Parcels

Apple Valley

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
01-16403-00-010	CARROLLWOOD VILLAGE 4 TH ADDITION OUTLOT A	\$561.30	\$0.00	\$0.00
01-81760-01-020	VILLAGE POINTE PLAZA 2 1	\$830,00	\$672,385	\$672,385

Burnsville

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
02-76430-01-121	TIMBERLAND KNOLL ACRES OUTLOT 1 1	\$269.93	\$0.00	\$0.00

Eagan

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
10-04000-01-010	AUDITORS SUBDIVISION NO 43 1	\$292.96	\$0.00	\$0.00

Farmington

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
14-30100-00-010	GLENVIEW COMMERCIAL ADD OUTLOT A	\$279.81	\$0.00	\$0.00

Inver Grove Heights

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
20-02810-51-020	SECTION 28 TWN 28 RANGE 22 W 18.7 FT OF N 146.7	\$292.96	\$0.00	\$0.00
20-17100-03-102	CHOBANS LOOKOUT HILLS N 7 FT OF LOT 10 BLK 3 10 3	\$314.32	\$0.00	\$0.00

Lakeville

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
22-75890-03-040	THE OAKS OF LAKEVILLA LOT 4 BLK 3 & INTEREST ATTRIBUTABLE TO COMMON AREA KNOWN AS OUTLOT E SUBJ TO CIC #403 THE OAKS OF LAKEVILLA VILLAS 4 3	\$125,000	\$51,164.42	\$807.06

Mendota Heights

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
27-72700-00-030	STRATFORD WOODS OUTLOT C	\$298.54	\$0.00	\$0.00

South St Paul

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
36-41300-02-020	KASSAN CREST PT OF LOT 2 COM NW COR E ON N LINE 14 FT S AND PARR TO E LINE 6 FT W AND PARR TO N LINE TO W LINE NW TO BEG 2 2	\$278.18	\$0.00	\$0.00
36-46000-11-200	LORRAINE PARK ADDITION N 5 FT OF S 20 FT OF 20 11	\$451.46	\$0.00	\$0.00
36-48750-01-200	M D MILLERS SPRING PARK ADD TO SOUTH ST SUB TO HGWY ON ALL BUT N 1 FT 20 1	\$299.49	\$0.00	\$0.00
36-70209-10-610	SOUTH PARK DIVISION NO 10 61 10	\$469.40	\$0.00	\$0.00

West St Paul

Parcel ID	Tax Description	Appraised Value	Assessments Canceled upon Forfeiture	Subject to Reassessment
42-17800-00-012	CITY CENTER ADDITION PT OF OUTLOT A N OF W'LY EXT OF N LINE LOT 2 BLK 1 EXTENDED TO W LINE SAID OUTLOT A A	\$279.51	\$0.00	\$0.00
42-47500-00-141	MARKOES ADDITION LOT 14 EX S 10 FT 14	\$5,000	\$0.00	\$0.00
42-53701-03-090	OAKDALE 2ND ADDITION S 1/2 OF LOT 8 BLK 3 & ALL OF 9 3	\$57,825	\$32,432.84	\$1,225.72

Terms of Sale

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.

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.

Sale Price, Payment and Fees

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.

Payment Terms:

- Full payment at sale – Cash, cashier's check, or money order
- Due no later than 4 p.m. on Monday, Nov. 9, 2026

State Costs

Deed Fee	Surcharge
\$25	3.0% of the sale price

Recording Fees

Deed Tax	Conservation Fee	Recorders Fee	Well Certificate
0.33% of sale price (minimum of \$1.65)	\$5	\$46 (minimum)	\$54 may be required if there is a well on the property (minimum applicable)

Questions

For information related to forfeited parcels, contact Property Taxation by:

Mail: 1590 Highway 55
Hastings, MN 55033

Phone: 651-438-4576

Email: taxation@co.dakota.mn.us