

Over the Counter Tax-Forfeited Parcels for Sale

Oct. 6, 2026, at 8 a.m.

Dakota County Administration Center – Property Tax Services

1590 Highway 55, Hastings, MN 55033

Any parcels for which no bid is received during the public sale may be purchased over the counter beginning on **Oct. 6, 2026, at 8 a.m.** at the **Office of Property Taxation & Records**. The sale price will remain the **Estimated Market Value** for the following 30 days.

Sale Details – Where to purchase

Location: Property Tax Services window

Dakota County Administration Center

1590 Highway 55

Hastings, MN 55033

Date and Time: Tuesday, Oct. 6, 2026, at 8 a.m. – Friday, Nov. 6, 2026, 4:00 p.m.

Hastings

Parcel ID	Tax Description	Estimated Market Value	Subject to Reassessment & Fees
19-71025-00-070	SOUTH OAKS OF HASTINGS OUTLOT G	\$200	\$0

South St Paul

Parcel ID	Tax Description	Estimated Market Value	Subject to Reassessment & Fees
36-41300-01-010	KASSAN CREST 1 1	\$7,500	\$0
36-70205-01-311	SOUTH PARK DIVISION NO 6 LOTS 30 & 31 1	\$41,300	\$0

West St Paul

Parcel ID	Tax Description	Estimated Market Value	Subject to Reassessment & Fees
42-83820-03-010	WESTOWN 1ST ADD INTEREST ATTRIBUTABLE TO COMMON AREA KNOWN AS LOT 1 BLOCK 12 & LOT 9 BLK 3 & ALL OF 1 3	\$225,700	\$333.54

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

All parcels offered over the counter are sold at the minimum sale price (estimated market value) that is shown on the list of tax-forfeited land.

Payment Terms: Full payment at sale – Cash, cashier's check, or money order.

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