

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
CONTINUED

PARCEL ID	TAX DESCRIPTION	ESTIMATED MARKET VALUE	SUBJECT TO REASSESSMENT & FEES
<u>SOUTH ST. PAUL</u>			
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 EXEPTING 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
<u>WEST ST. PAUL</u>			
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.

Minimum 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 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, 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