

Foundation Issues Are Driving Sellers in Lakeville, Eagan, and Belle Plaine to Take Cash Offers

Minnesota homes with structural problems aren't passing inspection—and cash buyers are becoming the only way out



Minneapolis, Minnesota Nov 2, 2025 ([Issuewire.com](https://www.issuewire.com)) - As the weather cools and soil conditions shift, more Minnesota homeowners are discovering cracks, water intrusion, and sinking foundations—and for many in **Lakeville, Eagan, and Belle Plaine**, the cost to fix it is too high. That's why a growing number of sellers are turning to local cash buyers to offload properties that can't be financed or insured.

"We're getting more calls from people who say, 'My basement wall is bowing, and no one will buy the house,'" said a spokesperson for Sell House Fast MN. "We buy houses Lakeville with structural problems, failing slabs, or shifting footings. The truth is: if a home can't pass inspection, a cash offer might be the only way out."

What Structural Issues Are Making Homes Unsellable in 2025?

- Horizontal or stair-step cracks in foundation walls
- Sloping floors and shifting beams

- Water in basements and mold from hydrostatic pressure
- Bowing walls or crumbling concrete
- Improper settling or sinking corners

In **Eagan** and **Belle Plaine**, homes built before 1990 are showing signs of long-term structural fatigue. Traditional buyers are backing out during inspections—or struggling to get financing approved.

Why Sellers Are Choosing As-Is Sales With Cash Buyers

Sellers in **Lakeville** or **Eagan** often get bids of \$15,000–\$50,000 for foundation repairs. And even after repairs, they're not guaranteed a clean home inspection or FHA approval.

"We buy houses Eagan where the seller was told to install wall anchors and fully excavate the back wall of their home," the rep said. "They chose to sell as-is and walk away, which saved them tens of thousands."

Sell House Fast MN Buys Homes With Foundation Problems

The company works with homeowners to sell homes that are structurally compromised—without judgment, inspections, or repairs. Offers are made within 24 hours, and closings can happen in as little as 7 days.

"Most traditional buyers aren't equipped to take on a home with structural risk," the spokesperson added. "We are."

Need to Sell a Home With Foundation Issues?

If your house has cracks, shifting, or structural concerns, Sell House Fast MN is buying properties in **Lakeville**, **Eagan**, and **Belle Plaine** in any condition.

Looking to sell house fast in Minnesota? Get your no-obligation cash offer today from a trusted local buyer.

[Sell House Fast MN](#) buys homes directly in:

- Lakeville, MN
- Eagan, MN
- Belle Plaine, MN

About [Sell House Fast MN](#)

Sell House Fast MN is a trusted home buying company helping Minnesota homeowners sell their houses fast, regardless of condition or situation. The company operates across Scott and Dakota County, including **Lakeville**, **Eagan**, **Belle Plaine**, **Savage**, **Shakopee**, and surrounding areas.



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