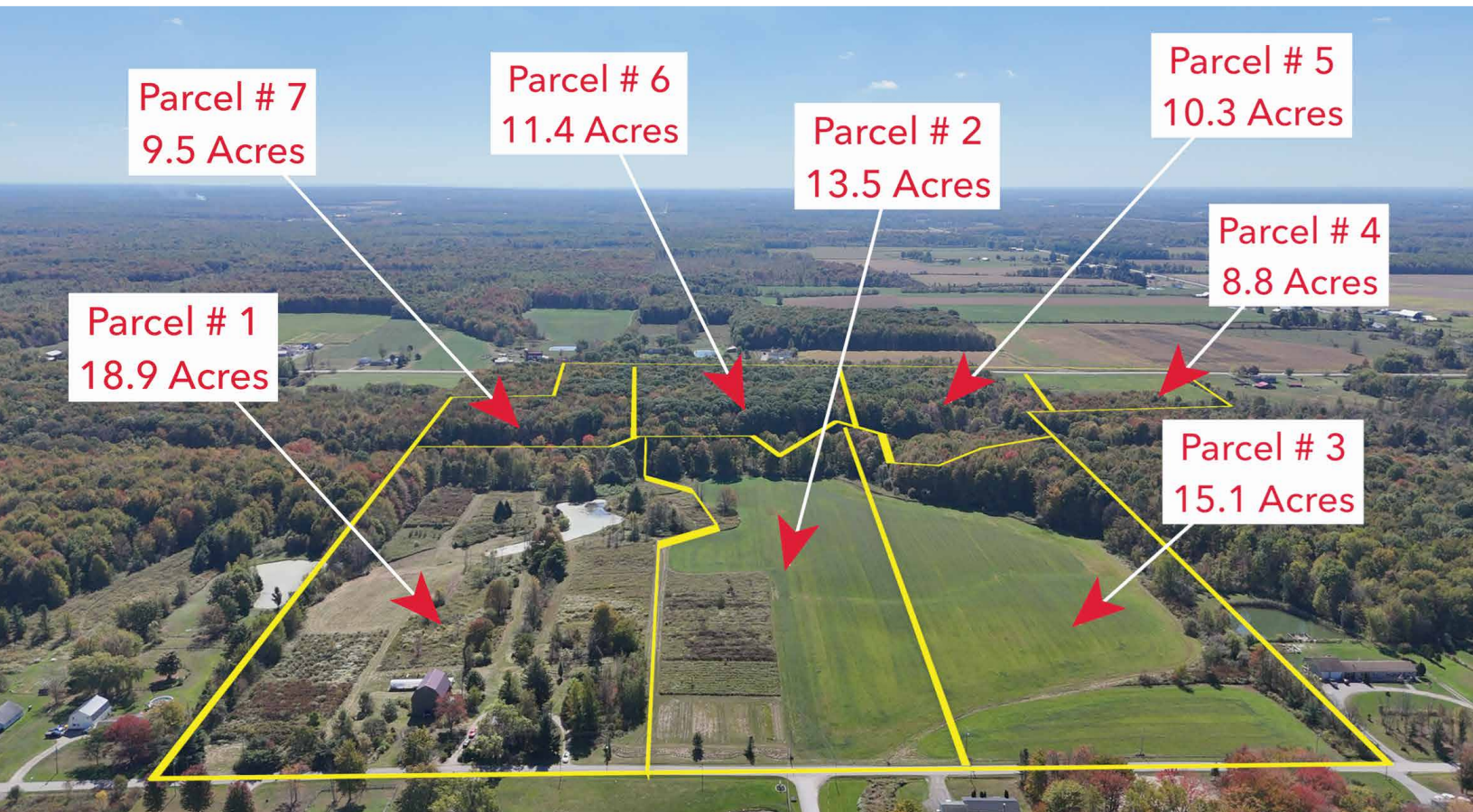


ABSOLUTE AUCTION

SATURDAY, NOVEMBER 8, 2025, 10:30 AM



REAL ESTATE



Attention Hunters,
Nature Enthusiasts
87+ Acre Farm With
Home & Barn

6232 WEAVER RD.,
CONNEAUT, OH 44030

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Open & Wooded Land
- Frontage On Two Roads
- Pond
- Trails
- Ashtabula Creek Runs Through
- Mineral Rights Transfer
- Ashtabula Co., Monroe Twp.
- Offered In 7 Parcels & As Unit, Multi Par Auction

www.kikoauctions.com | 800.533.5456

Information is believed to be
accurate but not guaranteed.
KIKO Auctioneers



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidders
on location.*

REAL ESTATE.

87+ acre farm with century home with kitchen with chestnut timber framed exposed beam ceiling, SS countertops, bar, appliances including gas range, living room with gas stove, hand-hewn beam ceiling, main-level bedroom with access to covered deck, built-in storage, large main-level full bath with laundry, walk-up loft with second full bath, skylights, replacement windows, covered deck off of every entry, unfinished basement, FA gas heat, free gas off of the well. Vinyl siding, steel roof, water well, septic was put in after 2000. 32 X 48 bank barn, drive-in top with several sections. Lower level set up for storage or livestock. Adaptable to many uses. 16 X 75 heated greenhouse. The land around the home and buildings most recently planted with a variety of perennials/ornamental plants including holly plants, day lilies, and several varieties of hostas with several mowed paths that lead back to a large pond with bridge and pavilion. The balance of the acreage is approx. half wooded and half open farmland with frontage on Weaver Rd. and Bushnell Rd. with Ashtabula Creek running through the property.

PARCEL #1

18.9 acres with home and buildings and pond mentioned above. Gas well heats the home. This parcel has all the perennials/ornamental plants/vegetation mentioned above.

PARCEL #2

13.5 acres. Over 80% tillable. Frontage on Weaver Rd.

PARCEL #3

15.1 acres. 2/3 tillable, wooded in back. Frontage on Weaver Rd.

PARCEL #4

8.8 acres on Bushnell Rd. Nearly all open farmland.

PARCEL #5

10.3 acres. All wooded. Frontage on Bushnell Rd. Some mature timber.

PARCEL #6

11.4 acres. All wooded. Frontage on Bushnell Rd. Nice timber, nice approach to creek.

PARCEL #7

9.5-acre hideaway. Very scenic, beautiful view of creek, mature timber. Frontage on Bushnell Rd.

NOTE

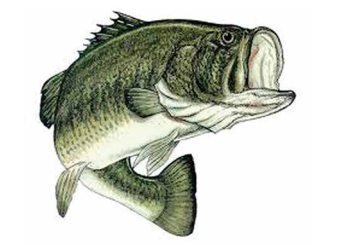
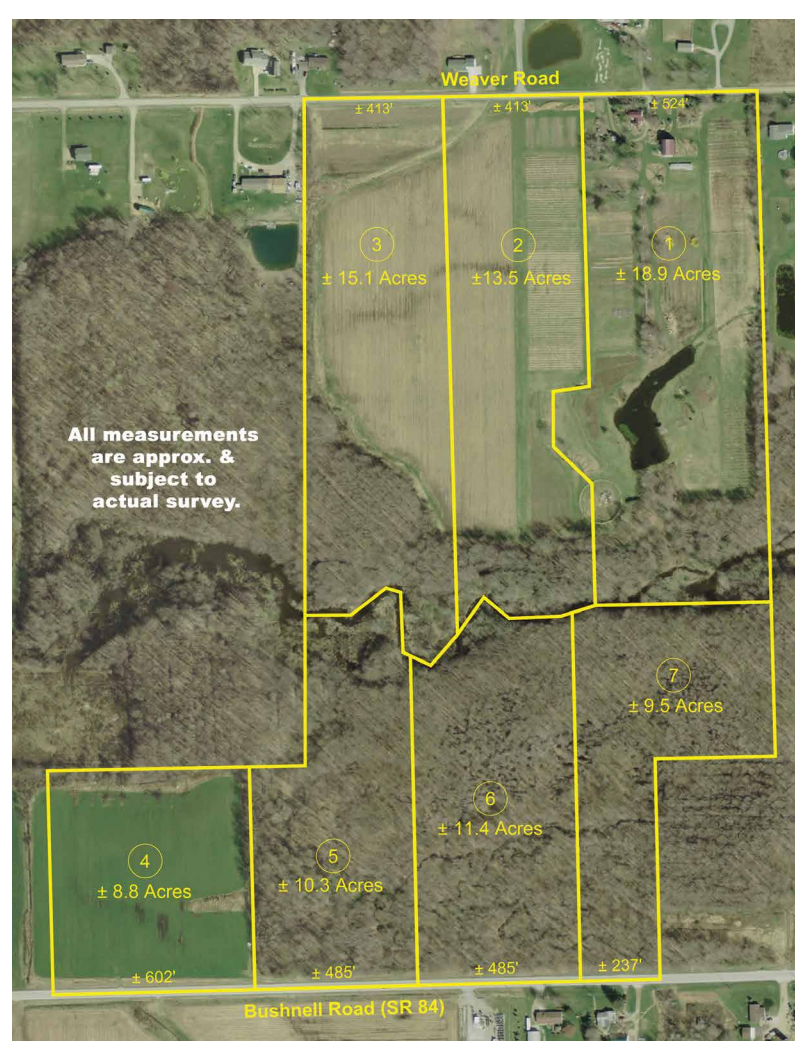
All parcels except #4 touch Ashtabula Creek. You'll like these tracts. Buy one or all or any combination. Walk the parcels at your leisure. Quiet rural setting but conveniently located close to I-90, Lake Erie, etc. Home shown by appointment or open 8:30 AM auction day.

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most. All acreage is approximate and subject to final survey.

AUCTION BY ORDER OF

Gary Inkel



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REALTORS
AUCTIONEERS
ADVISORS

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