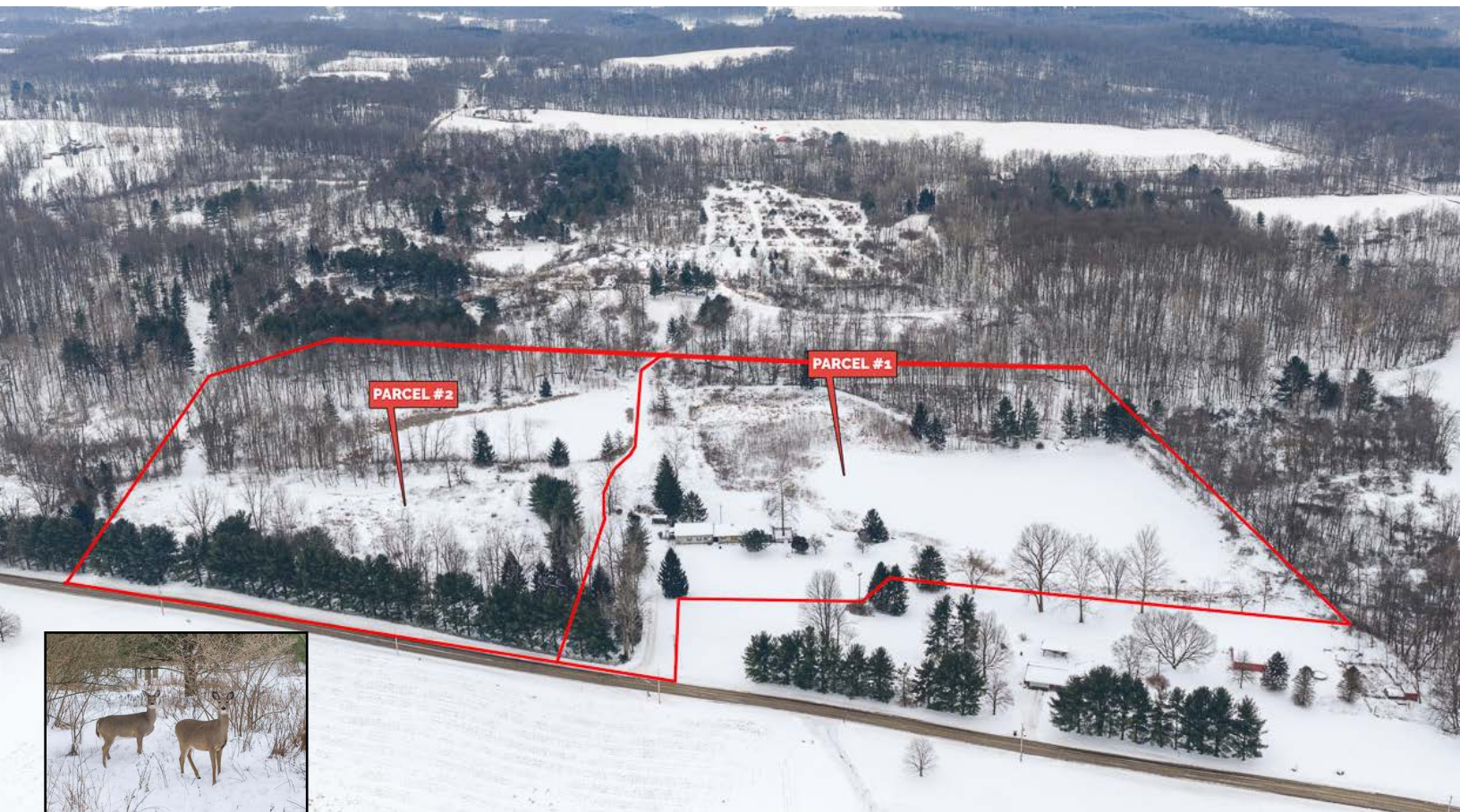


ABSOLUTE AUCTION

SATURDAY, FEBRUARY 28, 2026, 12:00 PM



LAND



LIVE AUCTION WITH ONLINE BIDDING

Real Estate: Exciting opportunity in Ashland County! 24.5 acres to be offered in 2 parcels. Ponds, privacy, and excellent building or recreational potential. Real estate features a nice blend of water, privacy, and versatile land use in a country setting. Featuring multiple ponds for fishing and wildlife, wooded acreage for hunting and outdoor recreation, and rolling terrain with scenic views, the property boasts potential for secluded homesites, private retreat, recreational getaway, or long-term investment. Well-constructed existing driveway servicing access to both parcels and adjoining neighbor's parcel.

Whether you are looking to build, invest, or enjoy the outdoors, this property offers the kind of flexible acreage and natural features that are becoming increasingly difficult to find in Ashland County. Buy one parcel or buy it all, you decide. Walk land at your convenience. Buildings will be open 9:00 am auction day.

24.5 ACRES IN 2 PARCELS

Woods, Ponds,
Homesites, Private
Setting, Hunting, Fishing

1117 COUNTY ROAD 2075,
ASHLAND, OH 44805

Real Estate To Be Offered As Follows:

Parcel 1: 14.7± acres. Approx 124' frontage. This parcel offers an exceptional blend of privacy, water, and building potential. Tucked away from the road, the property is surrounded by natural cover and scenic views. Parcel includes a 124' x 30' building, formerly operated as a military veteran retreat facility, which previously accommodated multiple bedrooms and common areas. The structure offers substantial square footage and presents opportunity for renovation as a private retreat, lodge-style use, specialty facility, or flexible recreational purposes. A large pond enhances the setting and provides fishing, wildlife attraction, and outdoor enjoyment.

Parcel 2: 9.8+/- acres. Approx 524' frontage. Features include pond and open ground. Wooded areas add to the versatility of the parcel, making it well suited for a weekend getaway, hunting or recreational use. You decide.

Note: Parcels 1 & 2 will be offered separate then together through our multi-par system. Bank financing available to qualified bidders. Call auctioneer for details on how to use your current property to buy this one!

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.

www.kikoauctions.com | 800.533.5456

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



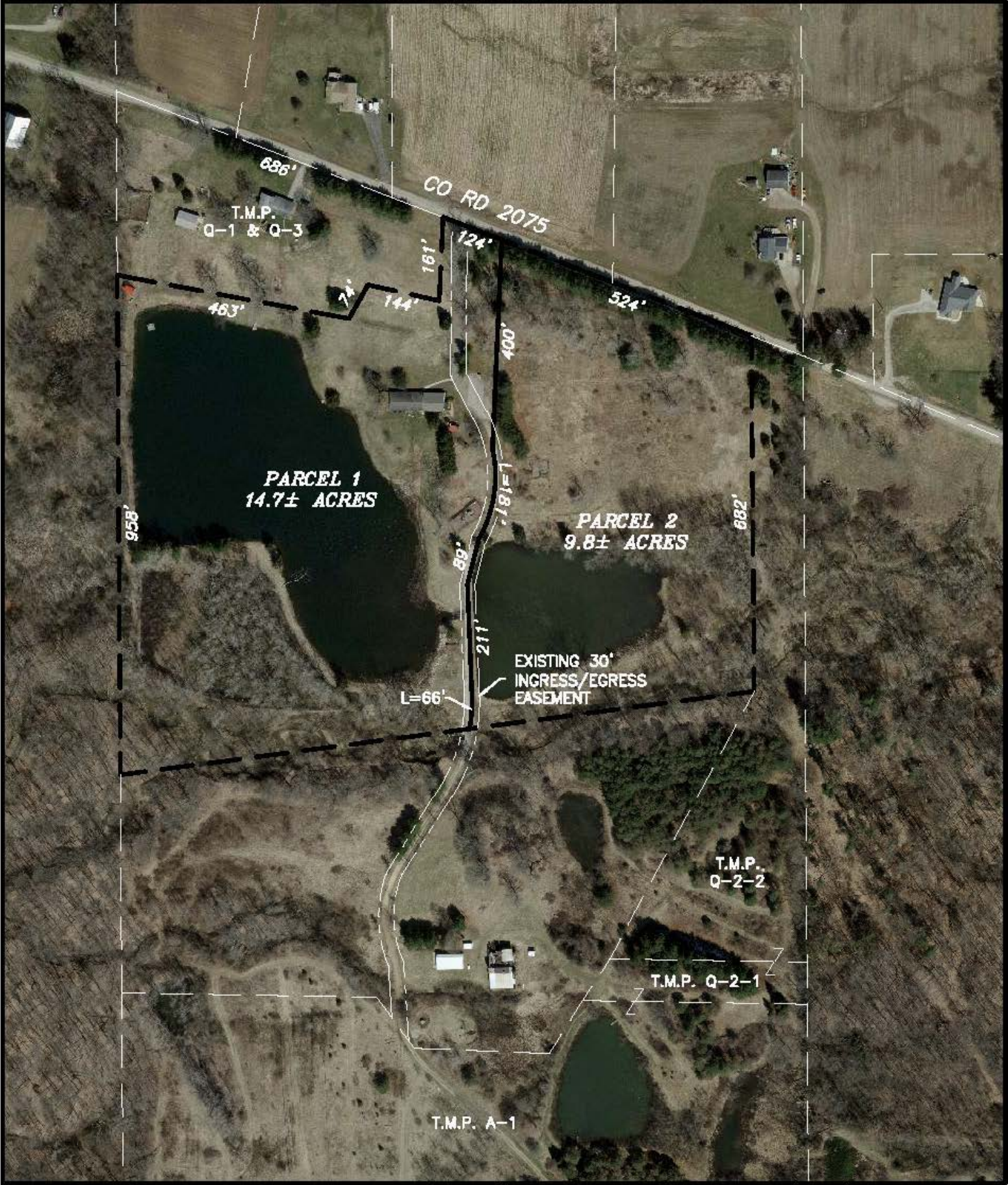
Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidder.



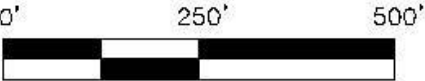
PROPOSED AUCTION PARCELS ZITO VENTURES, LLC

O.R. V-0993, P-4855
SE 1/4, SEC. 24 & NE 1/4, SEC. 25, T-23-N, R-17-W,
MIFFLIN TWP., ASHLAND COUNTY, OHIO



ROAD CENTER LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE

PHOTOGRAPHY IS FROM THE 2019 (O.S.I.P)



02/19/2026



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REALTORS
AUCTIONEERS
ADVISORS

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