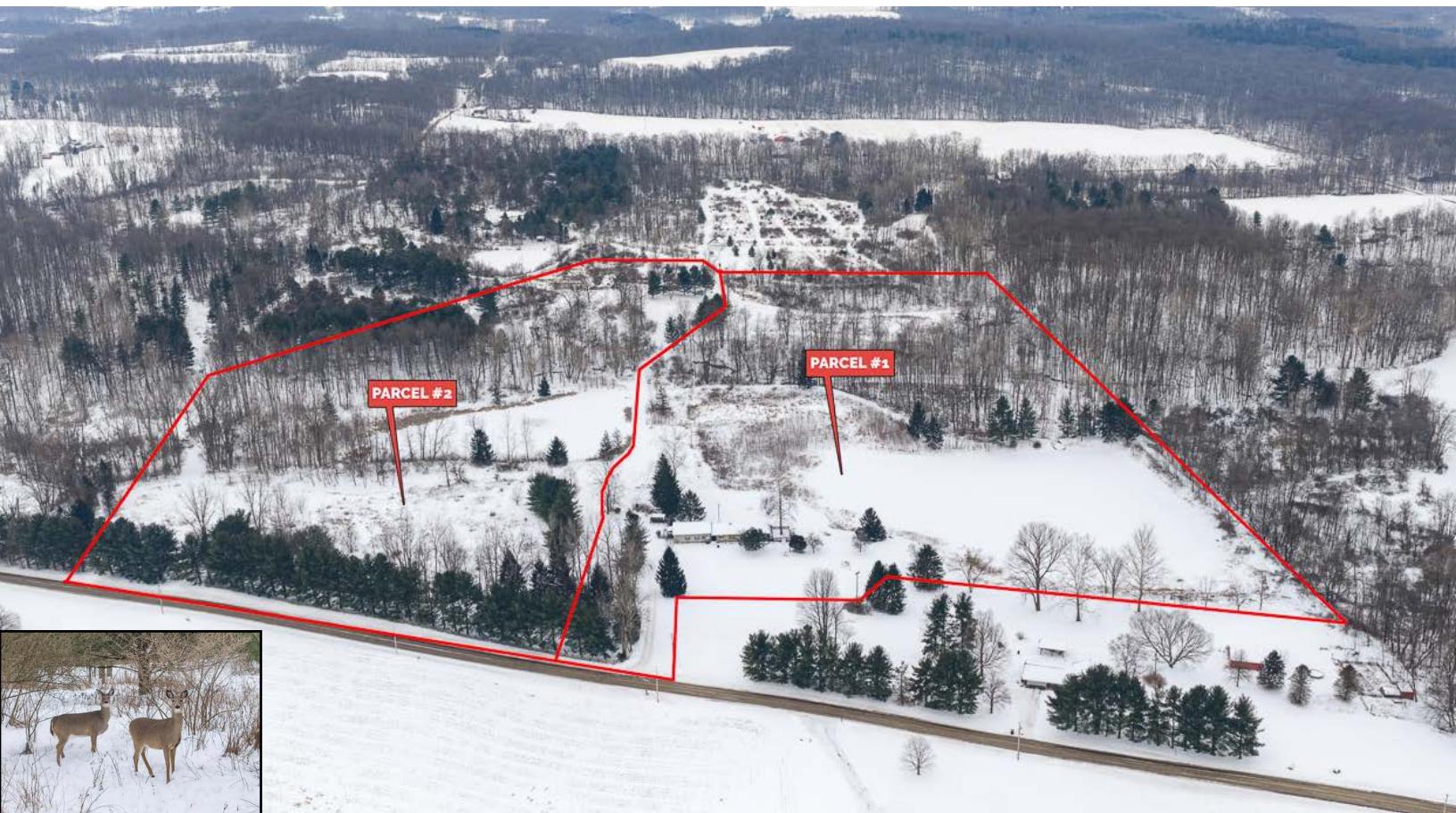


# ABSOLUTE AUCTION

SATURDAY, FEBRUARY 28, 2026, 12:00 PM



## LIVE AUCTION WITH ONLINE BIDDING

**Real Estate:** Exciting opportunity in Ashland County! 38+/- 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.

## 38+/- ACRES IN 2 PARCELS

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

1117 COUNTY ROAD 2075,  
ASHLAND, OH 44805

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



Scan for auction  
details, including  
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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

NORTH



### ROAD CENTER LINE

*EXISTING PROPERTY LINE*

*PROPOSED PROPERTY LINE*

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

0' 250'

250'

500'

01/27/2026



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REALTORS  
AUCTIONEERS  
ADVISORS



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