

Breathtaking hilltop views, year-round streams and ponds. Over 100 acres are farmed, surrounded by paths for walking or ATVs, with perimeters cleared to maximize every view. The estate's grounds were designed and installed by a landscape architect, whose vision shaped this property into a sanctuary of serenity. Every path, pond, and planting contribute to an experience of nature. An irreplaceable opportunity. This is more than simply real estate. It is a living legacy. A place where history, craftsmanship, and nature converge in perfect harmony. There are no comparables. A must see.

Farm to be offered in two parcels separately and then together and will sell the way it brings the most.

Parcel #1. 81 Acres With Home, Farmland, Woods, 2,900 Ft. Road Frontage.

Parcel #2. 104 Acres With Barn & Cabin, 1,400 Ft. Road Frontage. Back 40 acres of this parcel is in the Killbuck land conservancy.

Note: Mineral rights currently owned by seller will transfer. Call auctioneer for details on how to use your current property to trade for this one.

Referred By: Tiffany S Meyer, Realtor.

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.

Also Selling Onsite: Polaris Ranger 1000 like new; John Deere 3020 Gas, restored, WF, remote hydraulic; Land Pride RCR3596, 8 ft. pull type brush mower; 3 pt. 8 ft. rear blade; like new DR Pro Max 34 walk behind mower w/ snowplow attachment; Stihl MS290 & 180 chainsaws; Ferris 15X800 Zero Turn, 27 hp, 52 inch, 568 hrs.; Cub Cadet LT50 XT1 lawn tractor, 260 hrs.; miscellaneous tools.

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Acres Of Diamonds, LLC.



PETER R. KIKO SR.
AUCTIONEER/REALTOR®
330.705.5996
peter@kikocompany.com



KRISTEN KIKO
AUCTIONEER/REALTOR®
330.234.7110
kristen@kikocompany.com



JACOB WHITACRE
AUCTIONEER/REALTOR®
330.417.9123
jwhitacre@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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KIKO Auctioneers



ABSOLUTE AUCTION

FRIDAY, NOVEMBER 28, 12:00 PM
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



REAL ESTATE



ATTENTION LAND SEEKERS,
NATURE LOVERS,
HUNTERS, FARMERS
Rare Opportunity Presents
185-Acre Scenic Farm
Offered In 2 Parcels
Mohican Twp., Ashland County
Hillsdale LSD

112 STATE ROUTE 95,
JEROMESVILLE, OH 44840

www.kikoauctions.com | 800.533.5456

AUCTION HIGHLIGHTS

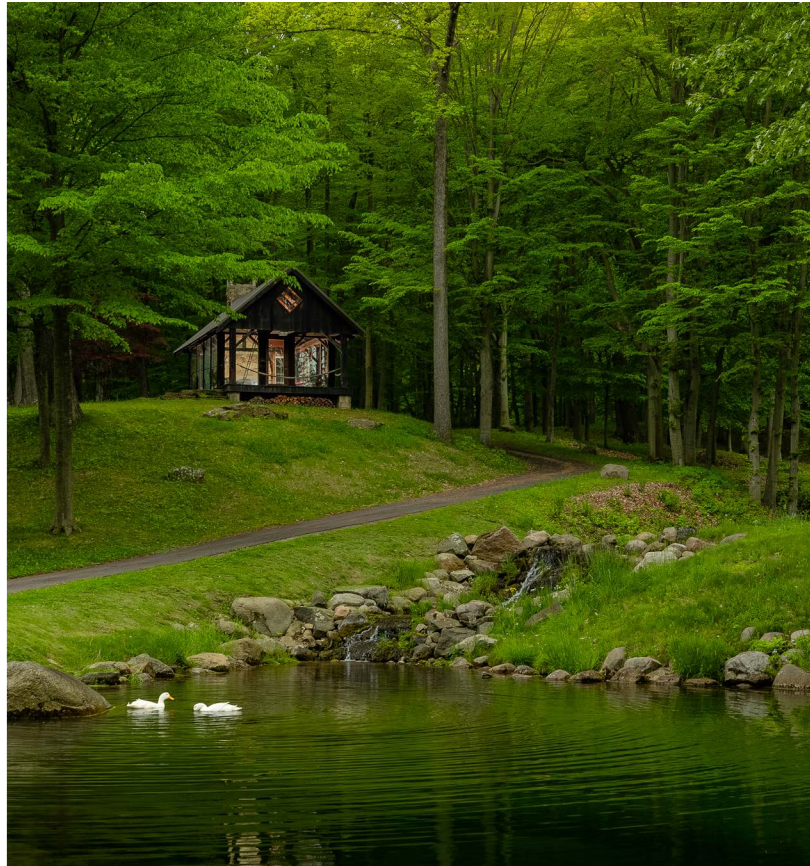
- Renovated 1850s Home
- Bank Barn With Lower Level Apartment
- Groomed Trails
- Unique Glass Enclosed Cabin
- Stately Maintained Woods
- Productive Crop Land
- Breath Taking Views
- Ponds & Streams

Also Selling Onsite: JD 3020 Tractor, Ferris Zero Turn, Tools, Etc.



Scan for auction details, including directions.

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



Real Estate Sells First
Open House & ATV Tours: Saturday,
November 22, 2025, 10:00 AM-12:00 PM

Real Estate. An extraordinary 185-acre private estate. There are no comparables. A Legacy of Craftsmanship. For more than a quarter of a century, this remarkable 185-acre property spanning both sides of SR-95 in the rolling hills of Southeast Ashland County has been transformed from a working farm into a pristine parklike estate.



At the heart of the estate stands a beautifully restored 1850s historic farmhouse blending period character with modern refinement. This 3-bedroom, 3-bath residence retains original wood details while offering upgrades including a complete 2021 kitchen renovation. The home features a cherry-paneled, glass-enclosed porch with sliding doors and a rebuilt steel-beamed basement for enduring strength. All electric heat with central air.



The 1850s barn adds rustic charm and function complete with a furnished groundskeeper's apartment. Hidden among the woods, a custom-crafted, glass-enclosed cabin offers a peaceful retreat with a grand fireplace, lighted wood-beamed ceilings, and a solid cement-block foundation.