

75 acres - Ashtabula County
6231 Weaver rd
Conneaut, OH 44030

\$1,750,000
75± Acres
Ashtabula County



75 acres - Ashtabula County
Conneaut, OH / Ashtabula County

SUMMARY

Address

6231 Weaver rd

City, State Zip

Conneaut, OH 44030

County

Ashtabula County

Type

Recreational Land, Business Opportunity

Latitude / Longitude

41.871036 / -80.561309

Acreage

75

Price

\$1,750,000

Property Website

<https://americas.land/property/75-acres-ashtabula-county/ashtabula/ohio/100824/>



PROPERTY DESCRIPTION

75± Acres | 99-Site Campground | Near Conneaut, Ohio | Ashtabula County

Here's a rare opportunity to acquire an **established 75± acre campground investment property in Ashtabula County near Conneaut, Ohio**, located just **minutes from Lake Erie**. This well-positioned property features **99 active campsites with water and electric hookups**, making it an attractive opportunity for an investor or operator looking to grow and modernize an existing campground.

The campground is thoughtfully organized into **three designated areas-Camp A, Camp B, and Camp C-** allowing for efficient site management and a welcoming layout for seasonal or weekend campers. The property also features a **newly dug swimming pond designed for all ages**, creating a centerpiece recreational amenity for campers and families to enjoy.

Adding to the outdoor appeal, a **creek runs through the property**, and there are **multiple ponds that offer fishing opportunities**, providing a relaxing outdoor experience that campers seek. The natural setting combined with water features makes this property particularly appealing for outdoor recreation.

At the heart of the campground sits a **7,000-square-foot clubhouse**, which serves as the central gathering space. The building includes a **commercial kitchen**, a **large lounge and gathering area**, and space that currently operates as an **office and general store**. While the facility could benefit from updating, renovations have already been started, providing a strong foundation for further improvements.

Infrastructure is a major advantage of this property. The campground is supported by an **on-site wastewater treatment plant** and **five active wells**, providing the utilities necessary for continued operation and potential expansion.

Located **approximately five miles from Lake Erie**, the property benefits from close proximity to boating, fishing, beaches, and tourism along Ohio's northern shoreline-an area that draws campers and outdoor enthusiasts throughout the season.

With much of the infrastructure already in place and **room to add additional sites and amenities**, this property presents a **tremendous opportunity to expand a campground operation or develop a premier outdoor destination near Lake Erie**.

Property Highlights

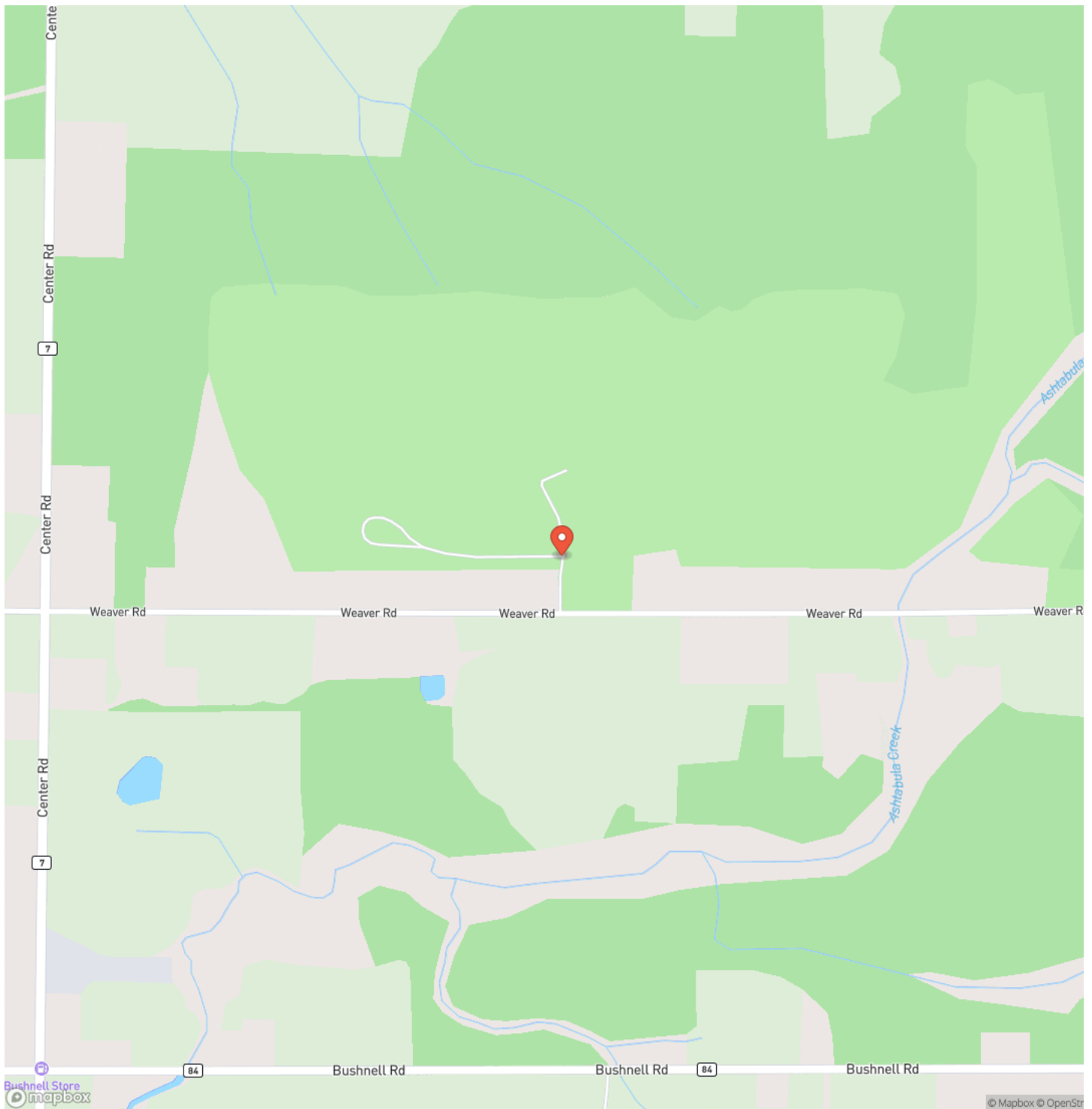
- **75± acres (subject to survey)**
- **99 active campsites** with water and electric
- Organized campground areas: **Camp A, Camp B, Camp C**
- **7,000± sq ft clubhouse** with commercial kitchen
- **Large lounge/gathering area**
- **Office and general store space**
- **Newly dug swimming pond** for all ages
- **Multiple fishing ponds**
- **Creek running through the property**
- **On-site wastewater treatment plant**
- **Five active wells**

- Room for **future campground expansion**
- Located **approximately 5 miles from Lake Erie**
- Strong **investment and development potential**

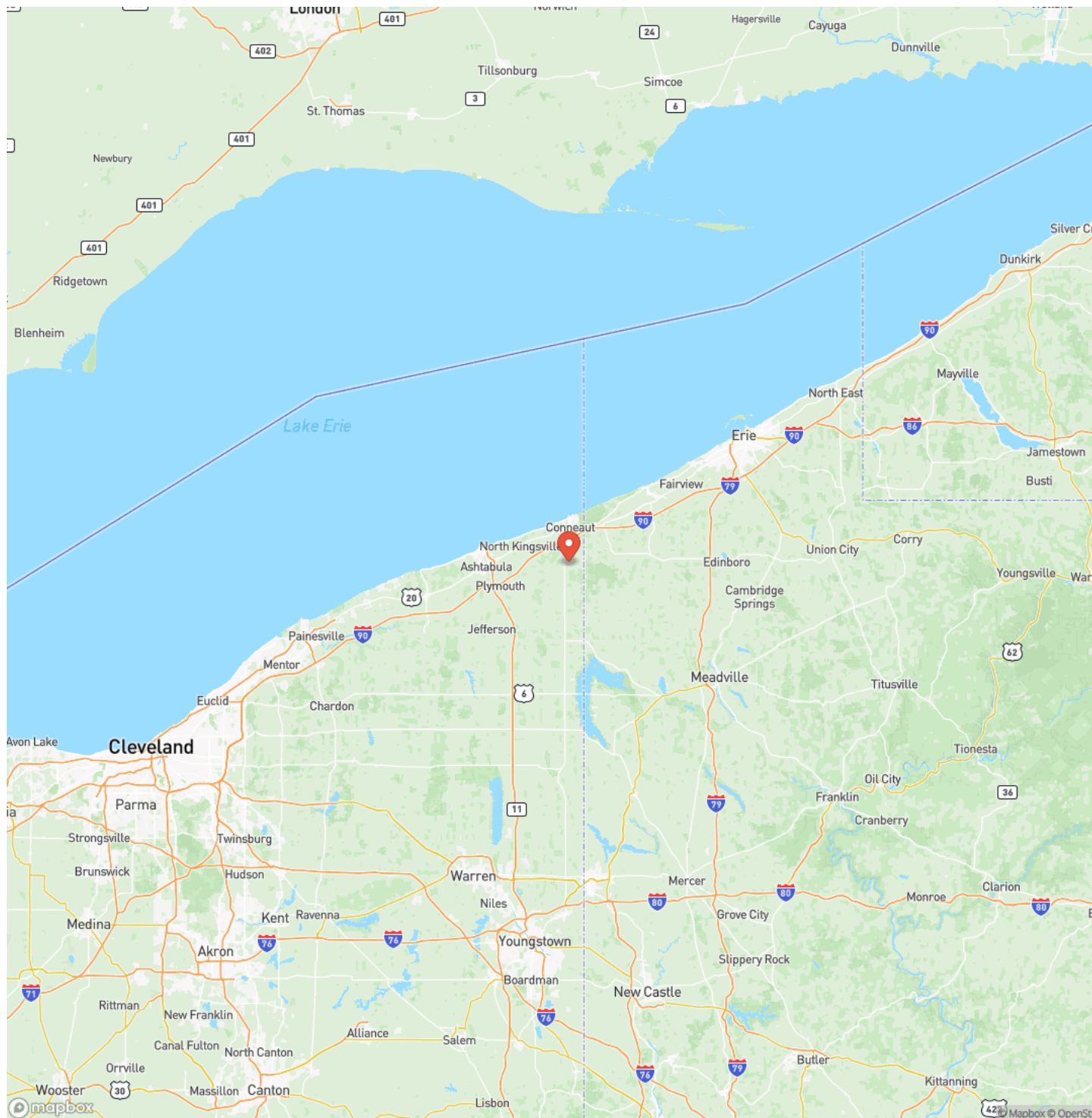
75 acres - Ashtabula County
Conneaut, OH / Ashtabula County



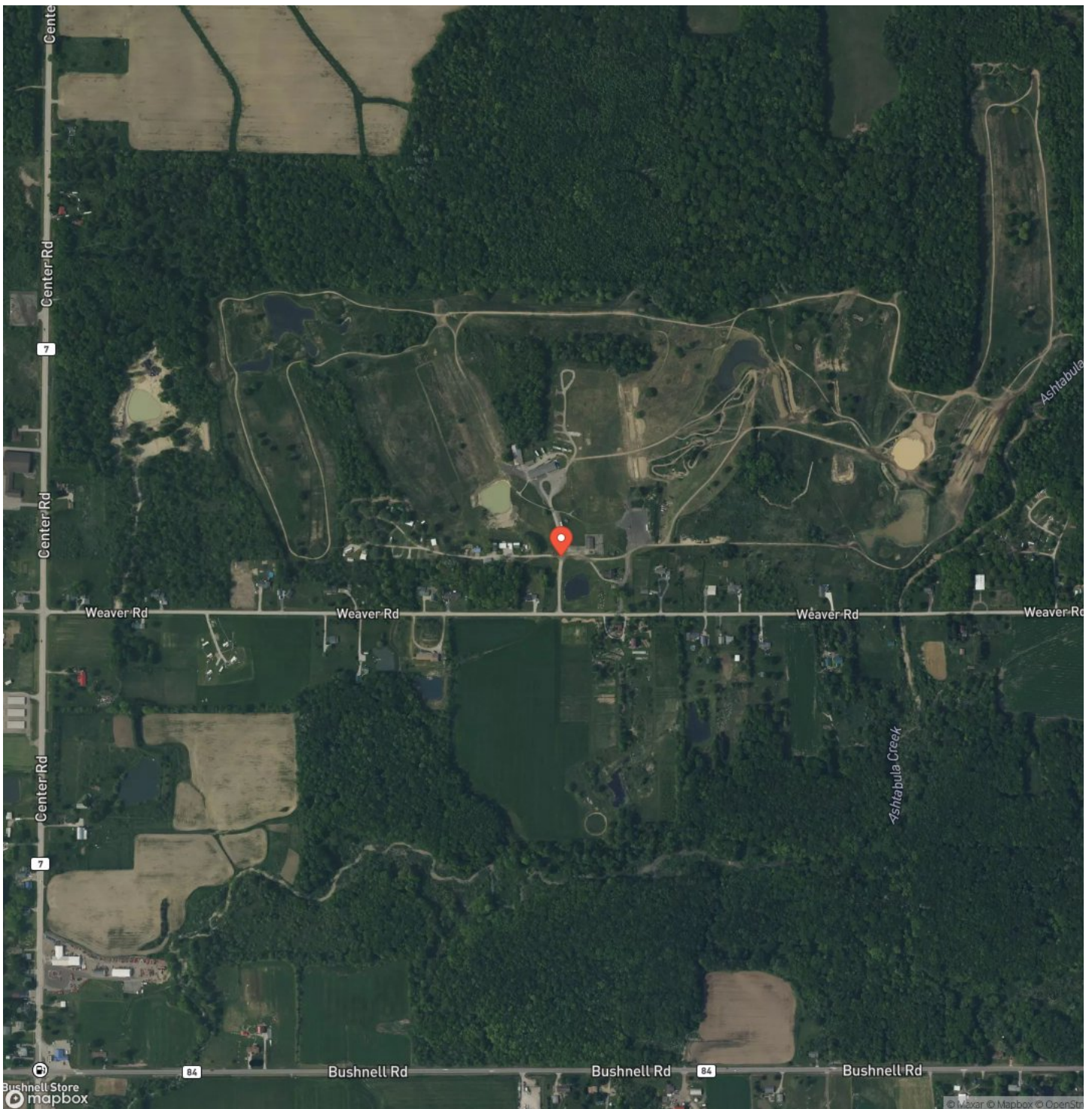
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Mount Orab, OH 45154

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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