75 acre - Ashtabula County
6231 Weaver Rd
Conneaut, OH 44030

$1,750,000
75± Acres
Ashtabula County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
6231 Weaver Rd

City, State Zip
Conneaut, OH 44030

County
Ashtabula County

Type
Commercial

Latitude / Longitude
41.871036 / -80.561309

Acreage
75

Price
$1,750,000

Property Website
https://americas.land/property/75-acre-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**





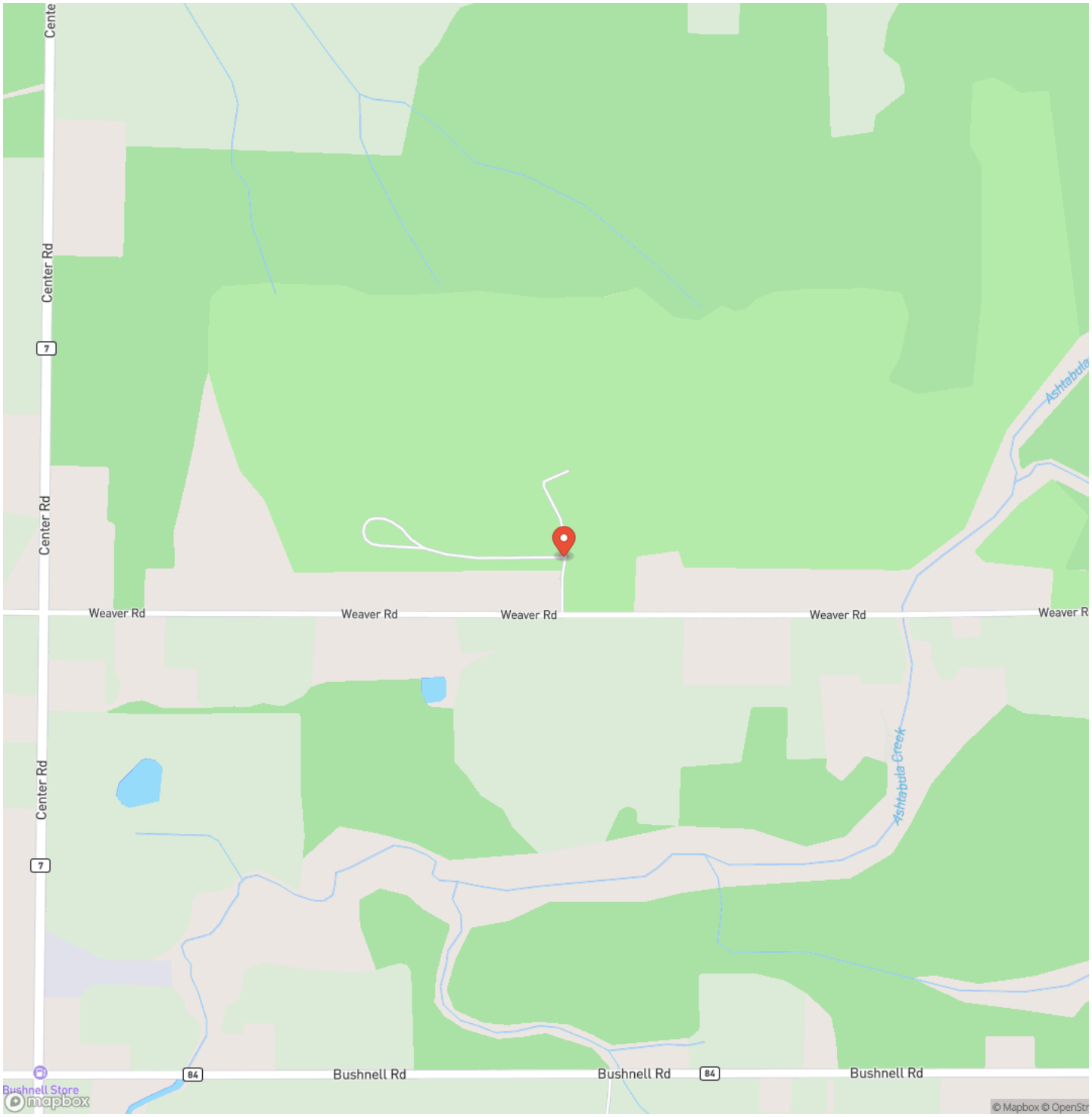




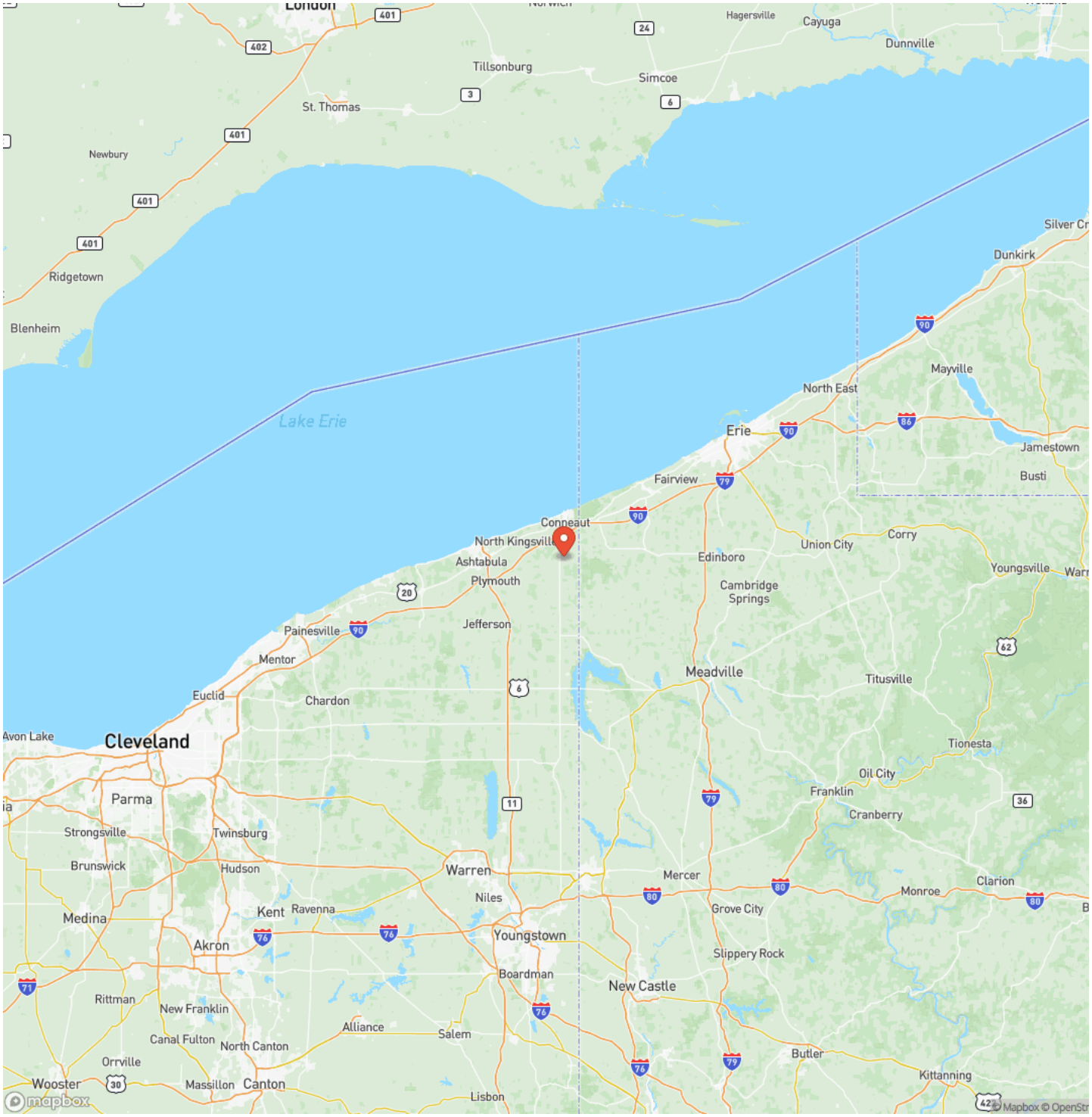



BLACK ROCK
ADVENTURE PARK
+ CAMPGROUND

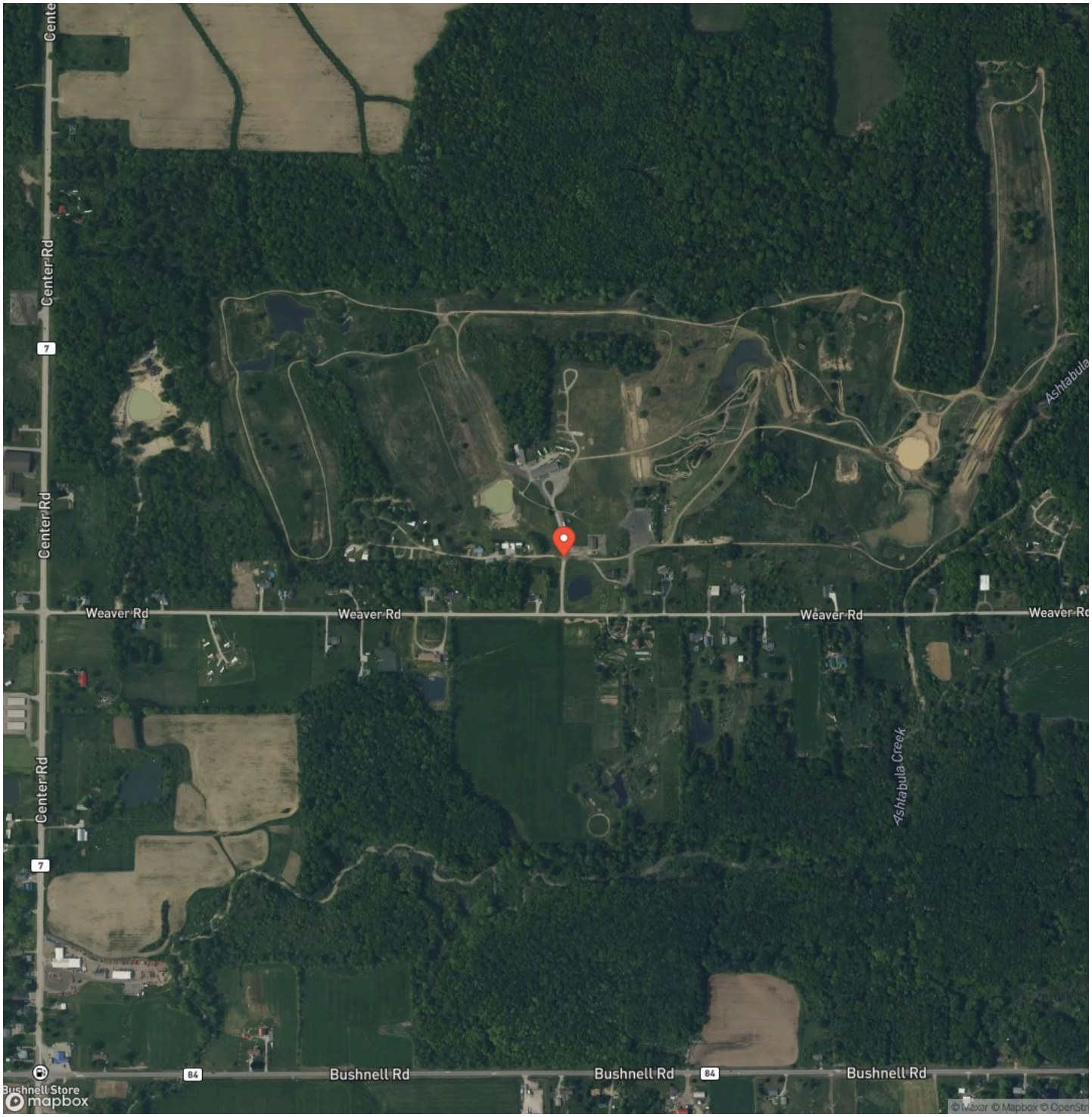
Locator Map


Center Rd
Center Rd
Center Rd
7
7
Weaver Rd
Weaver Rd
Weaver Rd
Weaver Rd
Weaver R
Ashtabula Creek
Bushnell Rd
Bushnell Rd
Bushnell Rd
84
84
Bushnell Store
mapbox
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Locator Map


London
Hagersville
Cayuga
Dunnville
Tillsonburg
Simcoe
St. Thomas
Newbury
Ridgetown
Blenheim
Lake Erie
Silver Cr
Dunkirk
Mayville
North East
Erie
Jamestown
Busti
Fairview
Conneaut
North Kingsville
Ashtabula
Plymouth
Union City
Corry
Edinboro
Youngsville
Cambridge Springs
Painesville
Jefferson
Mentor
Euclid
Chardon
Meadville
Titusville
Avon Lake
Cleveland
Tionesta
Oil City
Franklin
Cranberry
Parma
Strongsville
Twinsburg
Brunswick
Hudson
Warren
Mercer
Clarion
Monroe
Niles
Medina
Kent
Ravenna
Grove City
Akron
Youngstown
Slippery Rock
Boardman
New Castle
Rittman
New Franklin
Alliance
Salem
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Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Billy Maxfield

Mobile
(937) 618-9136

Email
bmaxfield@americas.land

Address

City / State / Zip
Mount Orab, OH 45154

NOTES

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America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
https://americas.land/