

MIDWEST LAND GROUP PRESENTS

36.7 ACRES IN

MARION COUNTY OHIO



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, FARM, HUNT JUST OUTSIDE OF MARION, OHIO

Just outside of Marion sits 36.7 acres with unlimited potential. Despite being on a major road, the property has a surprisingly secluded feel — the kind of place where you can set your home back off the road, watch the sunset over your own ground, and enjoy the peace of country living in a sought-after school district.

With approximately 22 acres of highly productive soil, this land gives you options. Plant crops and expand your

farming operation. Seed food plots and watch deer filter out on crisp fall evenings. Fence it for livestock. Or design the forever home you've always pictured — with room to breathe, roam, and grow.

Whether you're looking to build, farm, or create your own recreational retreat, this property offers the flexibility to make it exactly what you want — all in a prime location just minutes from town with endless opportunity.



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **OHIO** | ACRES: **36.7**

- 22 +/- tillable acres
- 6 miles from Marion, 4 miles from Waldo
- Mineral rights transfer to the new owner
- Highly productive soils - NCCPI: 72
- Secluded feeling
- Great deer population
- Great building site
- Potential for a walk-out basement
- Zoned agricultural - (C.A.U.V.)
- Hunting opportunities
- Livestock opportunities

GREAT BUILD SITE



SECLUDED FEELING



GREAT DEER POPULATION



MAINTAINED WATERWAY



22 +/- TILLABLE ACRES



AERIAL MAP



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Boundary Center: 40° 30' 53.83, -83° 5' 46.26

0ft 285ft 570ft



Maps Provided By:



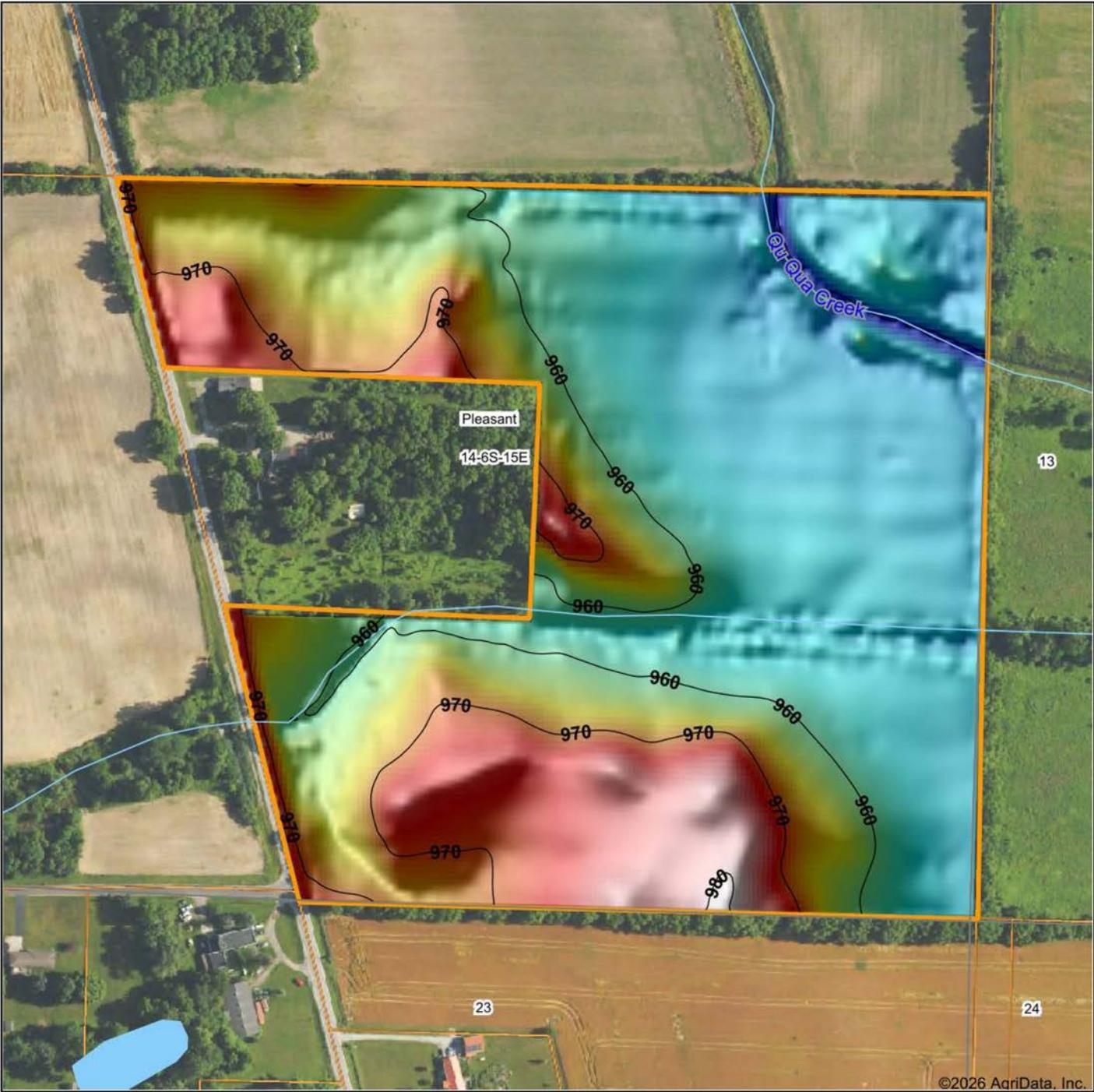
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14-6S-15E
Marion County
Ohio



2/10/2026

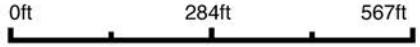
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 949.0
 Max: 980.5
 Range: 31.5
 Average: 962.1
 Standard Deviation: 6.82 ft



14-6S-15E
Marion County
Ohio

Boundary Center: 40° 30' 53.83, -83° 5' 46.26

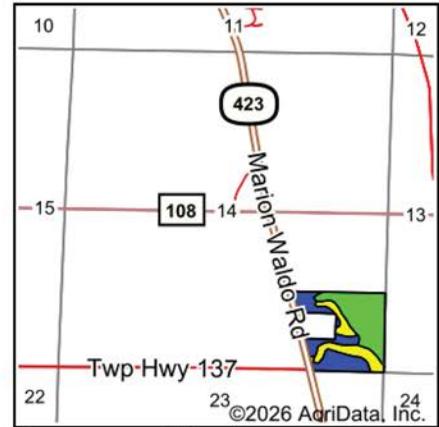


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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Marion**
 Location: **14-6S-15E**
 Township: **Pleasant**
 Acres: **36.67**
 Date: **2/10/2026**



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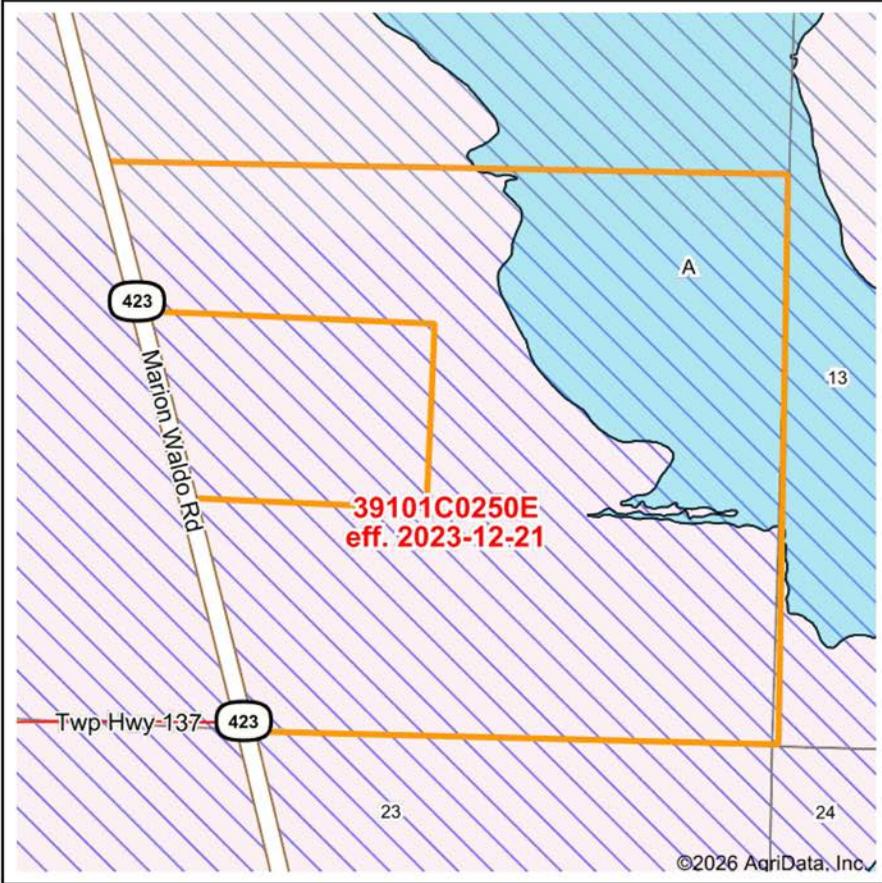
Area Symbol: OH101, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Me	Medway clay loam, rarely flooded	15.31	41.7%		> 6.5ft.	I	74	74	71
KeD2	Kendallville loam, 12 to 18 percent slopes, eroded	8.09	22.1%		> 6.5ft.	IVe	66	66	53
KeB	Kendallville loam, 2 to 6 percent slopes	5.67	15.5%		> 6.5ft.	Ile	75	75	67
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	4.04	11.0%		2.8ft. (Densic material)	Ile	67	67	54
SkA	Sleeth loam, 0 to 3 percent slopes	3.24	8.8%		> 6.5ft.	IIw	80	80	72
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.32	0.9%		2.4ft. (Densic material)	IIle	58	58	36
Weighted Average						2.03	*n 72	*n 72	*n 64.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 40° 30' 54.06, -83° 5' 46.11
 State: OH Acres: 36.67
 County: Marion Date: 2/10/2026
 Location: 14-6S-15E
 Township: Pleasant

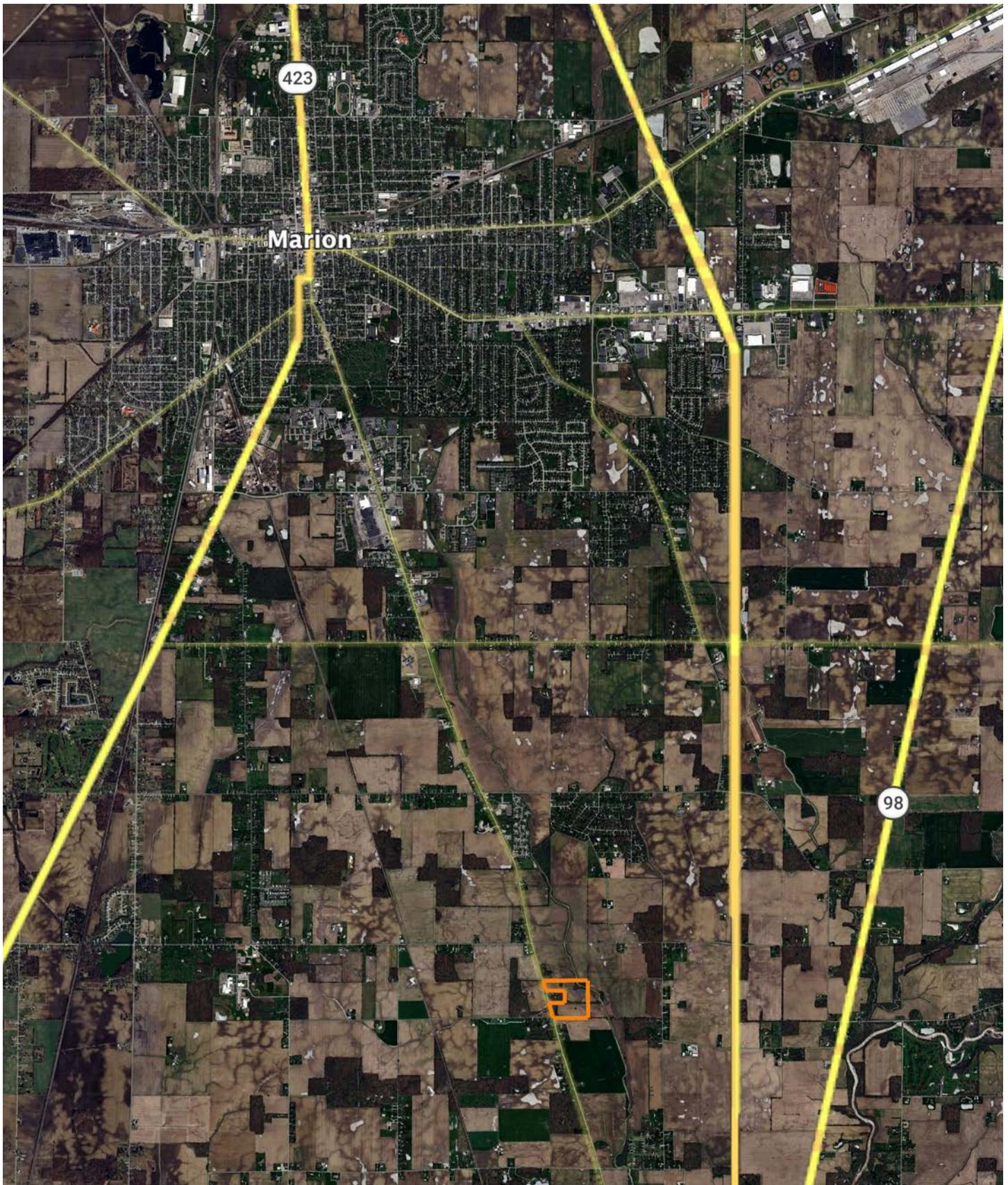


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Name	Number	County	NFIP Participation	Acres	Percent
Marion County	390774	Marion	Regular	36.67	100%
Total				36.67	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	26.89	73.3%	
A		100-year Floodplain	9.78	26.7%	
Total			36.67	100%	
Panel	Effective Date	Acres	Percent		
39101C0250E	12/21/2023	36.67	100%		
Total		36.67	100%		

OVERVIEW MAP



AGENT CONTACT

Born in Aurora and now living in Norwalk, Ohio, Sam Roliff brings a lifetime of outdoor experience and a deep connection to rural land. He grew up bowhunting whitetails on his family's property in eastern Ohio, where he learned firsthand the importance of land stewardship, wildlife management, and understanding how deer move through a landscape.

Sam went on to earn a degree in Agricultural Systems Management with a minor in Agribusiness from The Ohio State University, building a strong foundation in agricultural operations, land use, and business principles. After graduating, he applied that knowledge on a yearling Angus cattle grazing operation in Wyoming. There, he managed livestock, grazing rotations, and land resources while strengthening his problem-solving skills through backcountry elk hunting and solo adventures in rugged terrain.

Professionally, Sam has also played key roles in multiple start-up businesses, giving him a business-minded approach that translates directly to helping clients clarify goals and maximize the value of their land. His ability to assess wildlife potential, identify agricultural strengths, and envision meaningful improvements sets him apart.

Driven, relationship-focused, and always willing to go the extra mile, Sam is committed to delivering exceptional results for every client he serves. If you're considering buying or selling land, Sam would be honored to put his passion, knowledge, and hard work to work for you.



SAM ROLIFF

LAND AGENT

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