

MIDWEST LAND GROUP PRESENTS

84.54 ACRES IN

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# MUSKINGUM COUNTY OHIO



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PROVEN HUNTING TRACT WITH SUPERIOR WHITETAIL GENETICS AND GREAT ACCESS

This 84.54 +/- acre property just south of Zanesville, Ohio is a whitetail hunter's paradise, offering the ideal combination of habitat, access, and genetics. The rolling terrain is primarily covered in timber consisting of maple, beech, white oak, black oak, chestnut oak, and walnut. This property features multiple areas with established switchgrass for excellent security cover, while two established food plots create a consistent and reliable food source for deer.

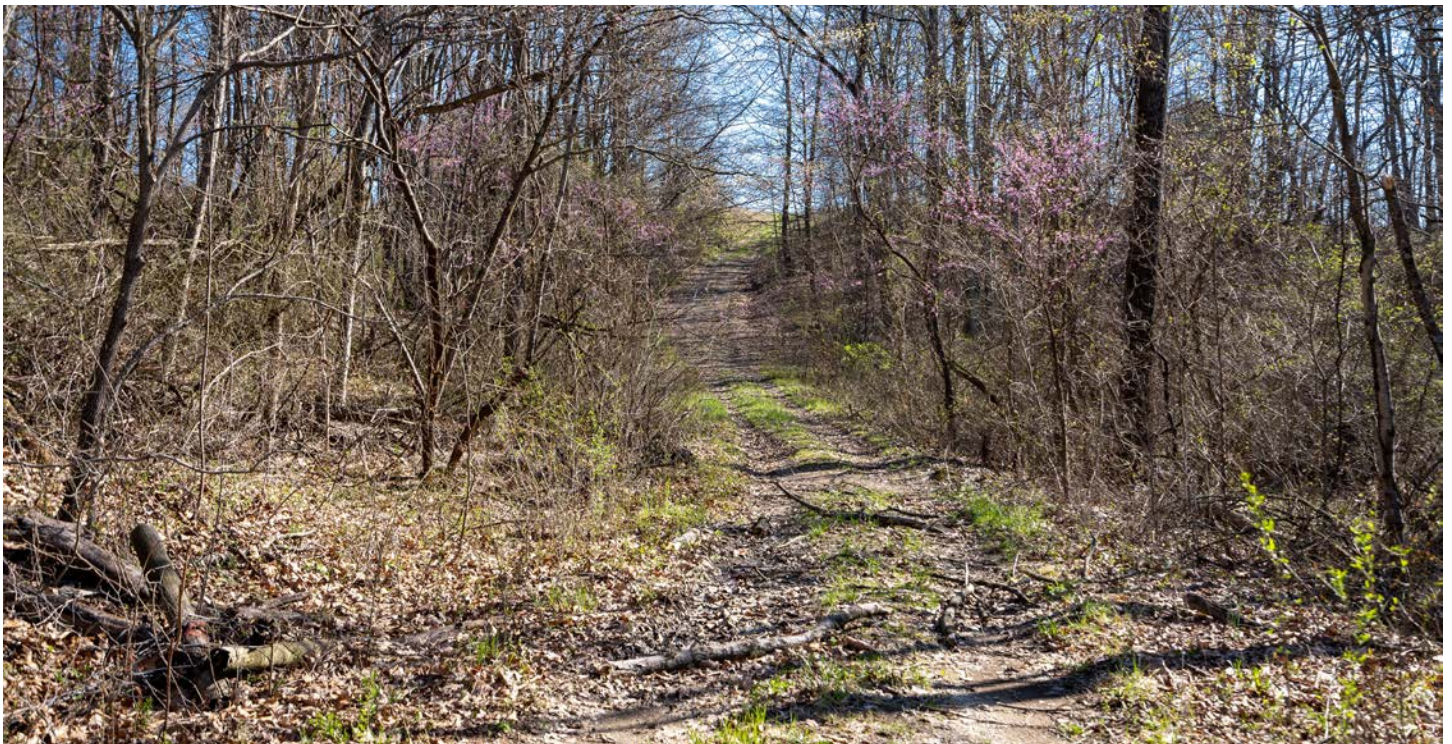
A well-maintained trail system allows for easy navigation throughout the property, and multiple access points give hunters the ability to approach stands from different

directions based on wind direction - an advantage rarely found in properties of this size.

This property is in a neighborhood known for producing giant whitetails. Trail camera and harvest photos showcasing the wildlife are available upon request.

In addition to its hunting appeal, the property features a 1/2-acre pond, offering great fishing and year-round recreational enjoyment.

Whether you're looking for a serious hunting property or a private outdoor retreat, this tract is well-positioned to deliver for years to come.



# PROPERTY FEATURES

COUNTY: **MUSKINGUM** | STATE: **OHIO** | ACRES: **84.54**

- Superior whitetail genetics
- Deer photos available upon request
- Several access points
- Trail system
- Mineral rights transfer to new owner
- 1/2-acre pond
- Creek
- 2-acre food plot, and 1/4-acre food plot
- Established switchgrass
- Rolling terrain
- Great bedding cover
- Desirable timber
- 15 minutes from Zanesville and I-70



# PRIMARYLY TIMBER

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The rolling terrain is primarily covered in timber consisting of maple, beech, white oak, black oak, chestnut oak, and walnut.



# 1/2 ACRE POND

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# ESTABLISHED FOOD PLOTS

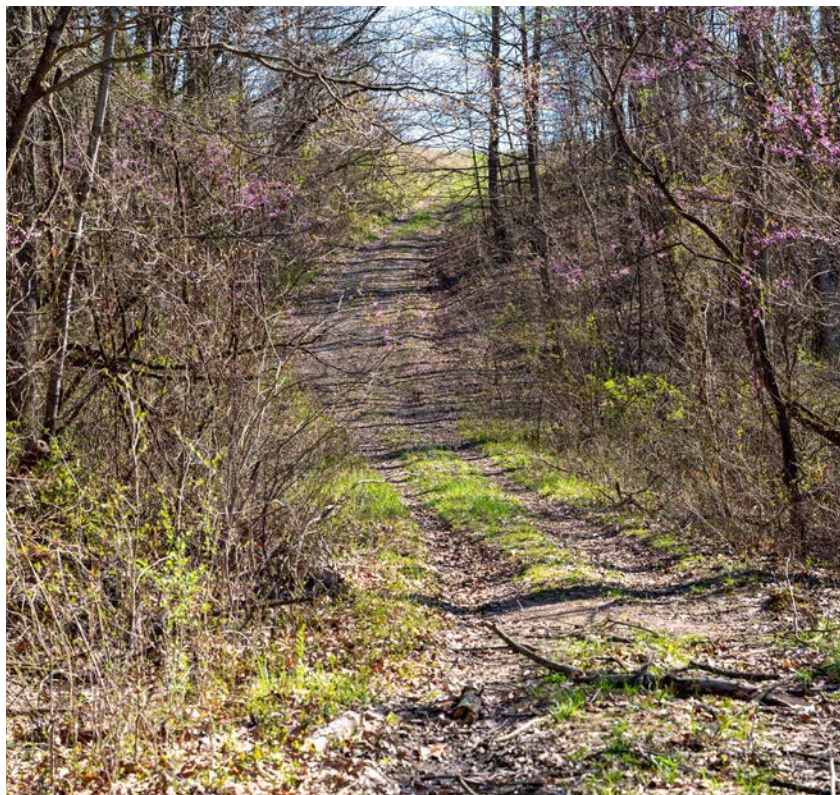
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# TRAIL SYSTEM

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A well-maintained trail system allows for easy navigation throughout the property, and multiple access points give hunters the ability to approach stands from different directions based on wind direction - an advantage rarely found in properties of this size.



## BEDDING COVER

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## TROPHY WHITETAIL

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 20.0

Min: 872.3

Max: 1,053.2

Range: 180.9

Average: 974.7

Standard Deviation: 41.77 ft

0ft 457ft 914ft

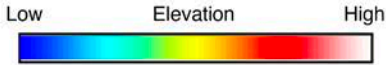
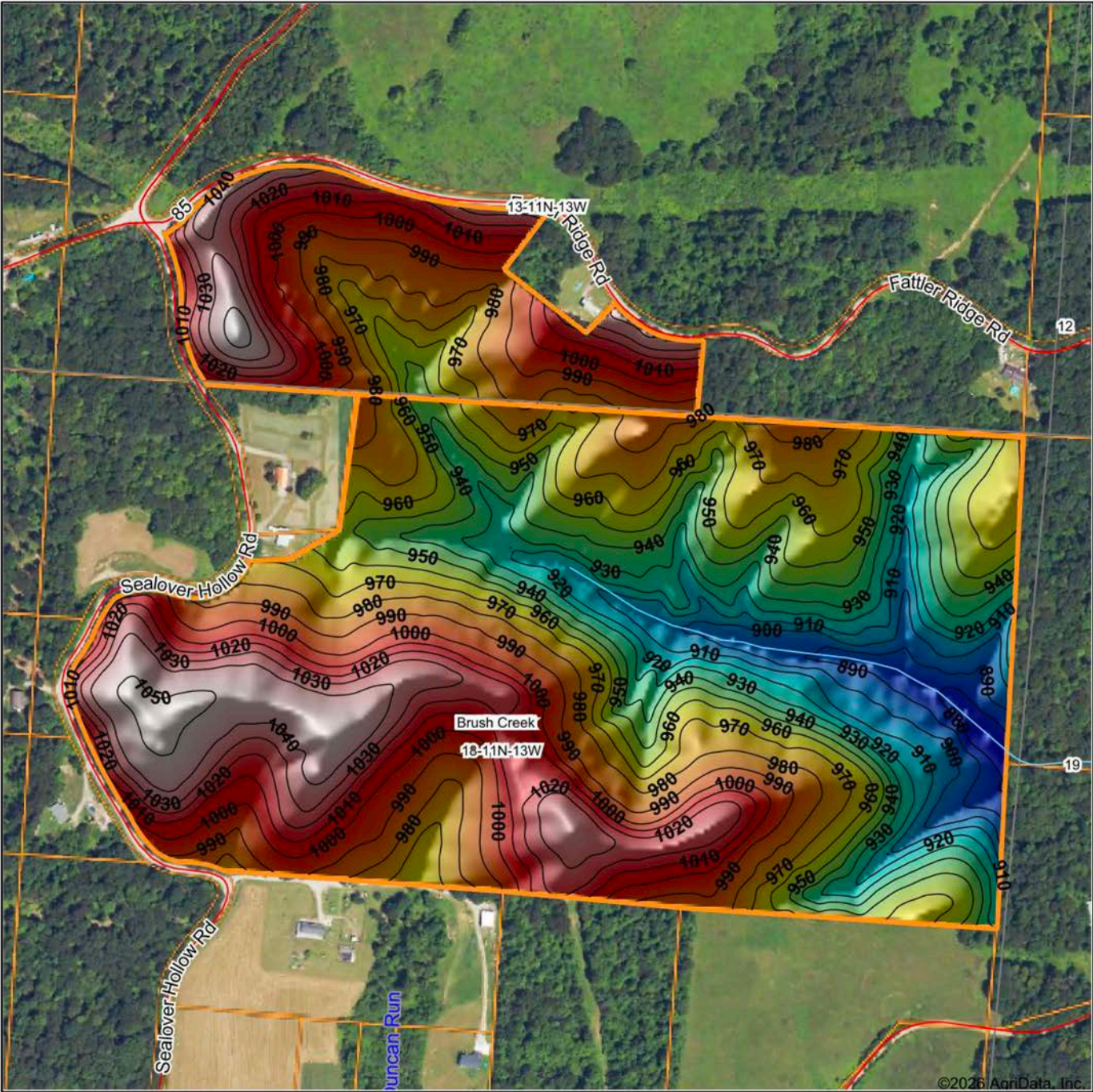


2/13/2026

18-11N-13W  
Muskingum County  
Ohio

Boundary Center: 39° 51' 15.43, -81° 57' 43.15

# HILLSHADE MAP



Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 872.3  
 Max: 1,053.2  
 Range: 180.9  
 Average: 974.7  
 Standard Deviation: 41.77 ft

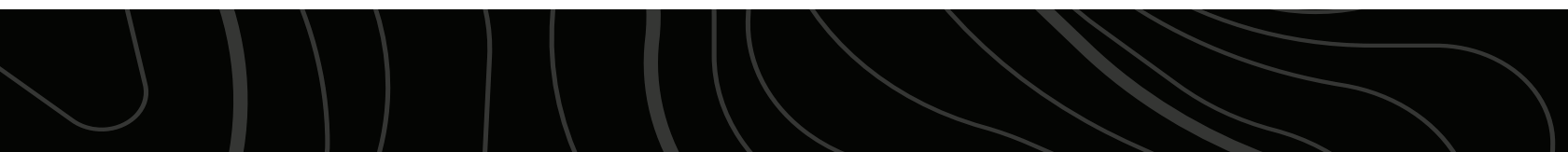


**18-11N-13W**  
**Muskingum County**  
**Ohio**

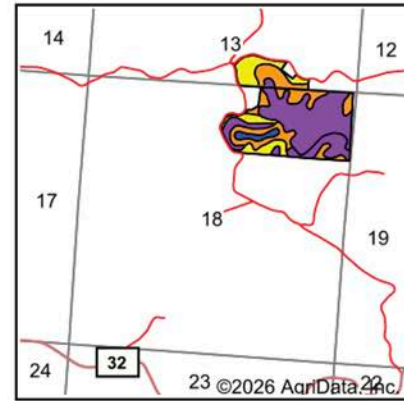
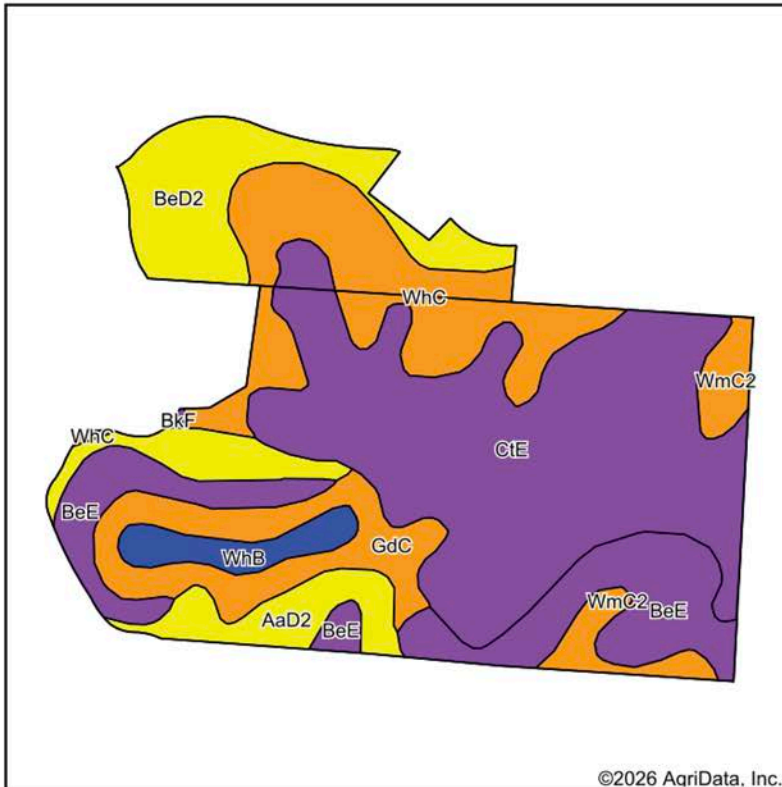
Boundary Center: 39° 51' 15.43, -81° 57' 43.15



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



State: **Ohio**  
 County: **Muskingum**  
 Location: **18-11N-13W**  
 Township: **Brush Creek**  
 Acres: **83.61**  
 Date: **2/13/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

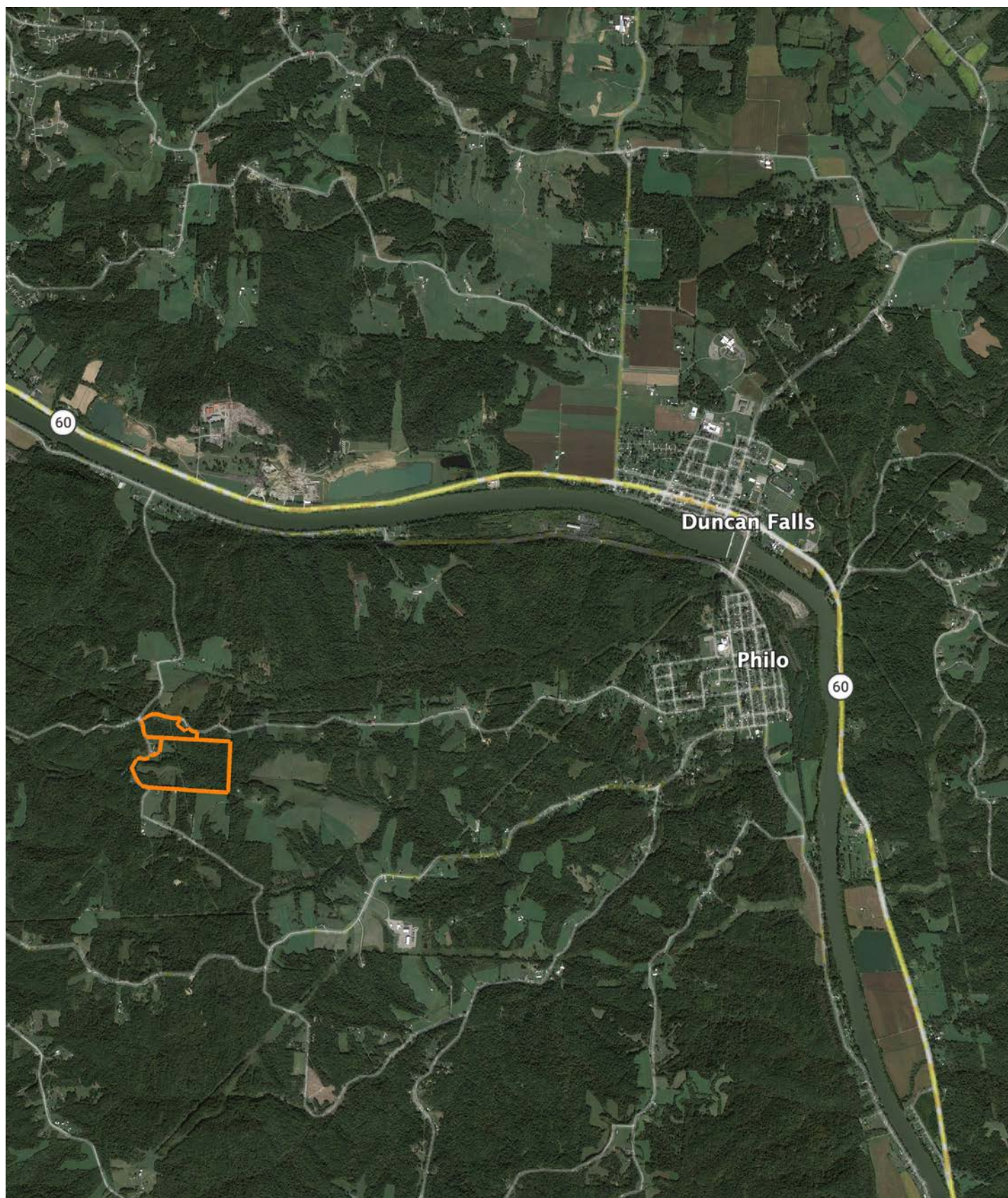
Area Symbol: OH119, Soil Area Version: 21

| 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 |
|-------------------------|--|-------|------------------|----------------------|-----------------------------|------------------|------------------|----------------|-------------------|
| CtE                     | Coshocton-Westmoreland silt loams, 25 to 40 percent slopes | 31.37 | 37.6%            |                      | 4.9ft. (Paralithic bedrock) | Vle              | 14               | 14             | 7                 |
| WhC                     | Wellston silt loam, 8 to 15 percent slopes                 | 12.39 | 14.8%            |                      | 3.7ft. (Lithic bedrock)     | Ille             | 57               | 53             | 46                |
| BeE                     | Berks channery silt loam, 25 to 35 percent slopes          | 12.05 | 14.4%            |                      | 2.6ft. (Lithic bedrock)     | Vle              | 8                | 8              | 3                 |
| BeD2                    | Berks channery silt loam, 15 to 25 percent slopes, eroded  | 8.22  | 9.8%             |                      | 2.9ft. (Paralithic bedrock) | IVe              | 28               | 28             | 18                |
| GdC                     | Gilpin silt loam, 8 to 15 percent slopes                   | 7.27  | 8.7%             |                      | 2.5ft. (Paralithic bedrock) | Ille             | 47               | 47             | 35                |
| AaD2                    | Aaron silt loam, 15 to 25 percent slopes, eroded           | 6.59  | 7.9%             |                      | 3.8ft. (Paralithic bedrock) | IVe              | 42               | 42             | 28                |
| WmC2                    | Westgate silt loam, 6 to 15 percent slopes, eroded         | 3.20  | 3.8%             |                      | 6.2ft. (Paralithic bedrock) | Ille             | 76               | 76             | 57                |
| WhB                     | Wellston silt loam, 3 to 8 percent slopes                  | 2.46  | 2.9%             |                      | 3.7ft. (Lithic bedrock)     | Ile              | 60               | 54             | 49                |
| BkF                     | Berks-Westmoreland complex, 40 to 70 percent slopes        | 0.06  | 0.1%             |                      | 1.8ft. (Paralithic bedrock) | Vlle             | 10               | 10             | 4                 |
| <b>Weighted Average</b> |  |       |                  |                      |                             | <b>4.71</b>      | <b>*n 29.7</b>   | <b>*n 28.9</b> | <b>*n 20.5</b>    |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# 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

**419.964.6717**

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**MidwestLandGroup.com**

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