



MIDWEST LAND GROUP
PRESENTS

HURON COUNTY OHIO

80.52 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE TILLABLE FARM IN NORTHERN HURON COUNTY

Opportunities like this are becoming increasingly rare. Offering 80.52 +/- acres with approximately 79 +/- acres of productive tillable ground, this exceptional farm presents a chance to own a large, highly efficient tract in one of Huron County's desirable agricultural areas.

Designed for long-term productivity, the farm features systematic field tile, helping maximize drainage and crop performance. The predominant soil types are Bennington Silt Loam and Pewamo Silty Clay Loam, with an impressive average NCCPI rating of 75, reflecting the property's strong agricultural capability.

Along the north boundary of the field, a drainage ditch provides an important outlet for the farm's drainage system. Bordering the ditch is approximately 1 acre enrolled in the Conservation Reserve Program (CRP),

offering environmental benefits while generating annual CRP income. The current CRP contract is in place through 2030.

In addition to its productive soils, the property offers extensive road frontage, providing outstanding accessibility and long-term flexibility for farming operations, equipment access, or future ownership opportunities.

Whether you're looking to expand your farming operation, diversify your investment portfolio, or secure a high-quality agricultural asset, this farm checks all the boxes. Large, contiguous tracts of this caliber seldom come to market, making this a truly exceptional opportunity to invest in productive Ohio farmland.



PROPERTY FEATURES

COUNTY: **HURON** | STATE: **OHIO** | ACRES: **80.52**

- Productive soils (NCCPI: 76)
- Bennington Silt Loam, Pewamo Silty Clay Loam
- Investment opportunity
- Systematic field tile
- Flat terrain
- Tons of road frontage
- Great access
- Drainage ditch
- ~1 acre in CRP until 2030
- 2.5 miles from Monroeville
- 5 miles from Norwalk



PRODUCTIVE SOILS (NCCPI: 76)



INVESTMENT OPPORTUNITY



FLAT TERRAIN



TONS OF ROAD FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 41° 17' 0.43, -82° 41' 39.66

0ft 469ft 937ft



Maps Provided By:



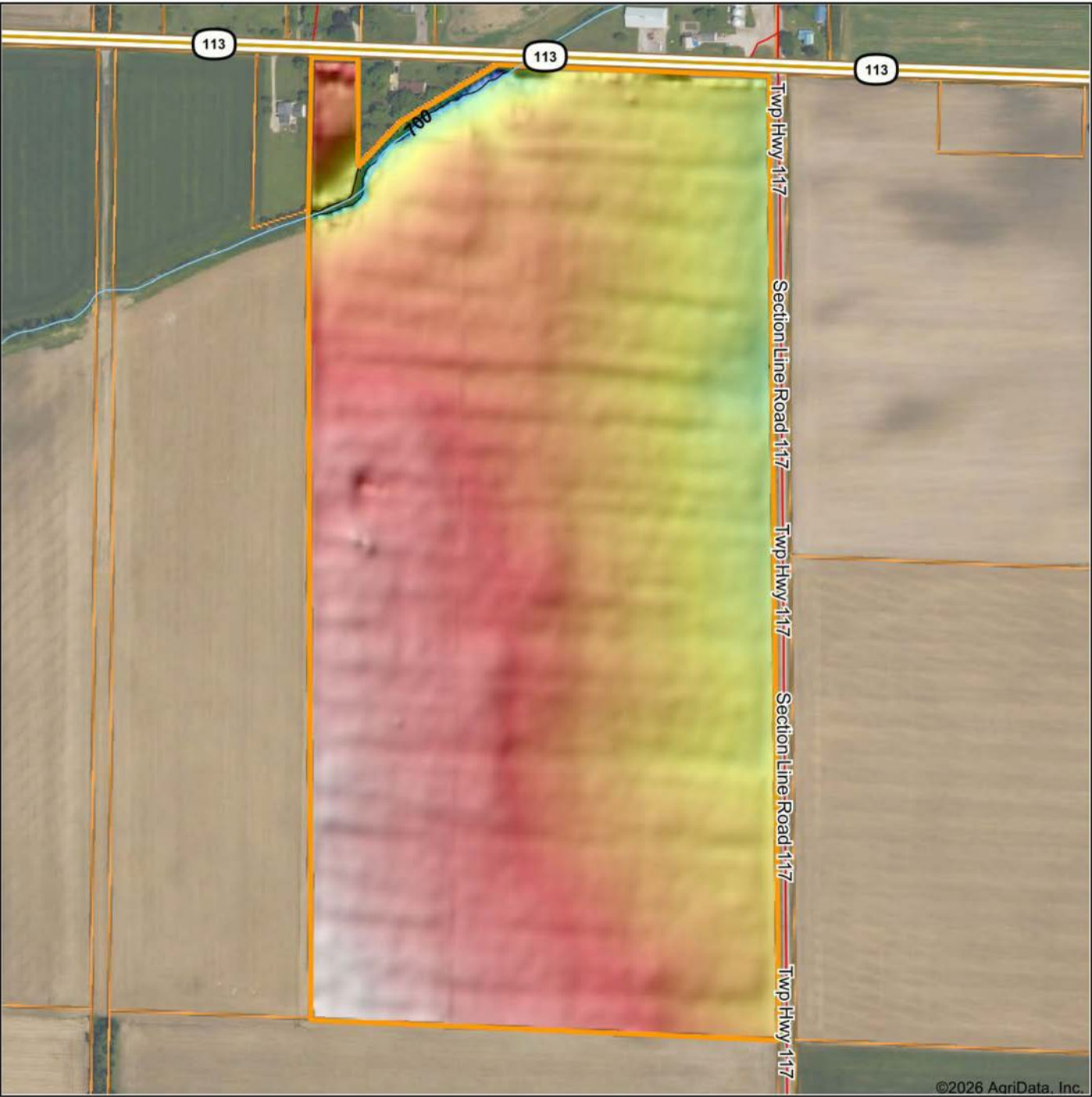
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Huron County
Ohio



5/22/2026

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 696.0
Max: 706.8
Range: 10.8
Average: 703.1
Standard Deviation: 1.57 ft

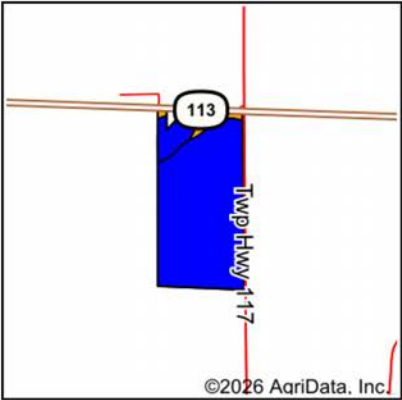
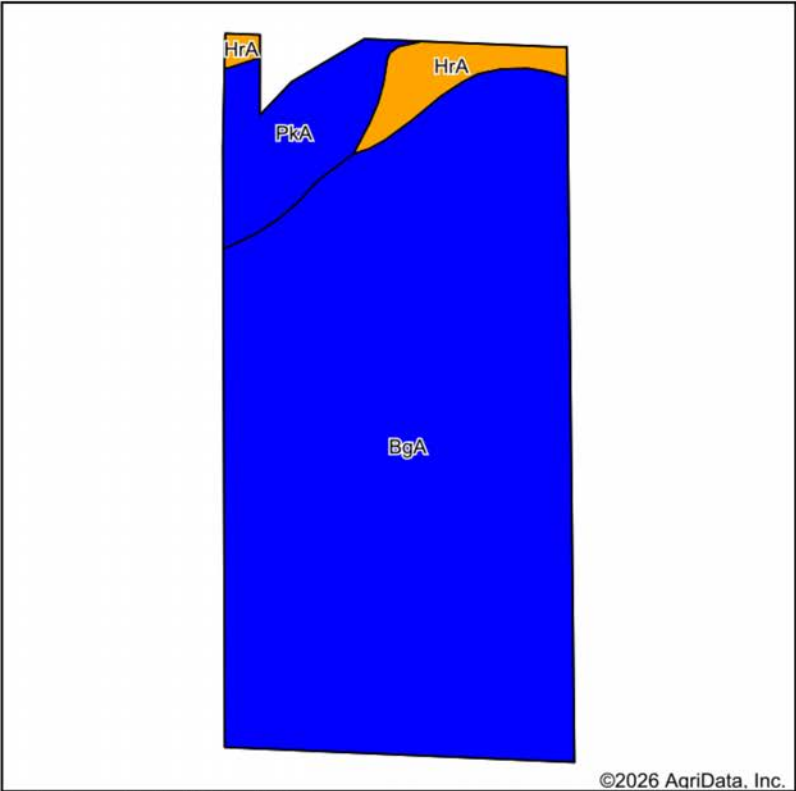


5/22/2026

Huron County
Ohio

Boundary Center: 41° 17' 0.43, -82° 41' 39.66

SOILS MAP



State: **Ohio**
County: **Huron**
Location: **41° 17' 0.43, -82° 41' 39.66**
Township: **Ridgefield**
Acres: **80.07**
Date: **5/22/2026**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OH077, Soil Area Version: 25

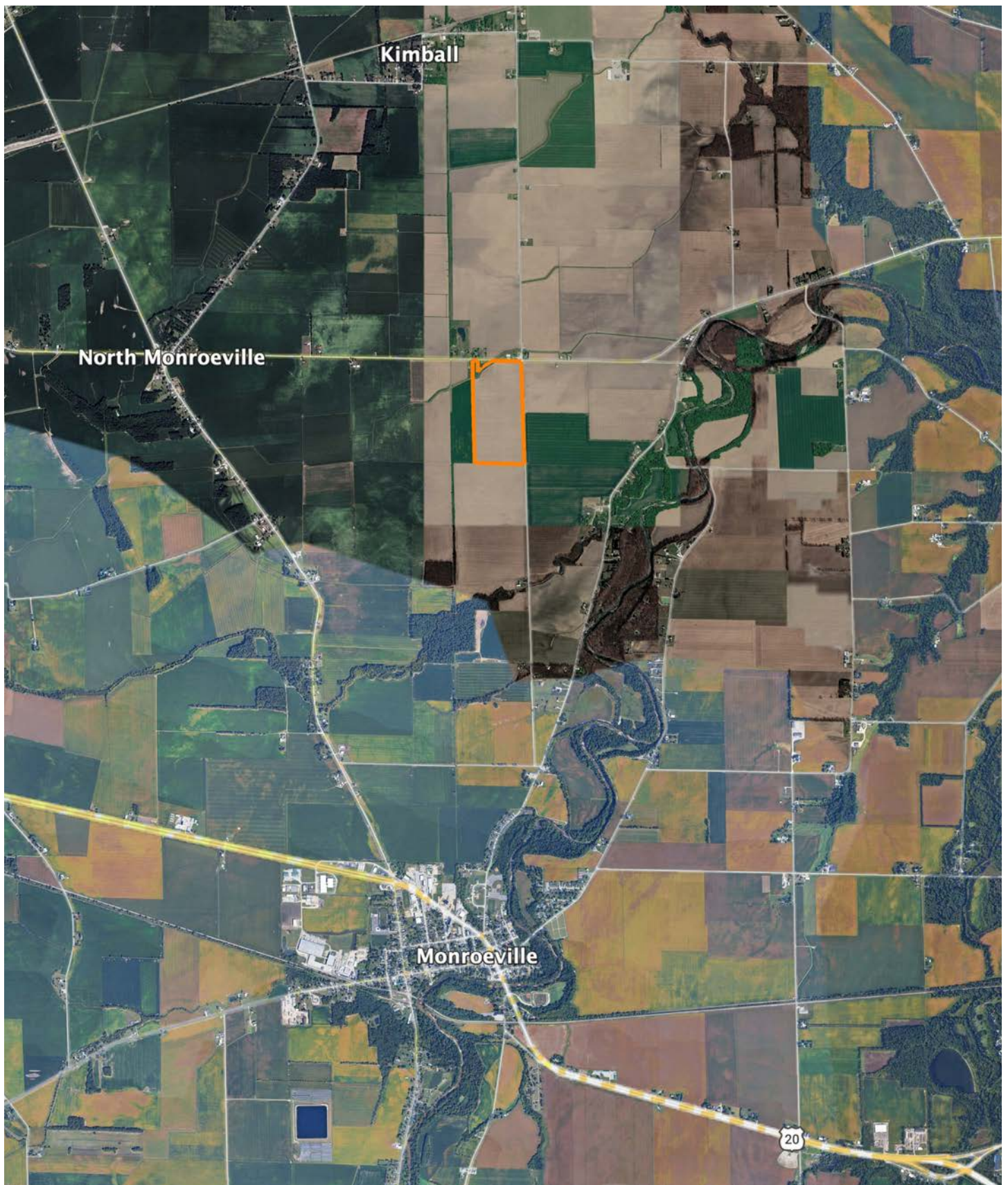
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BgA	Bennington silt loam, 0 to 2 percent slopes	70.20	87.7%		> 6.5ft.	IIw	76	76	70
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	6.64	8.3%		> 6.5ft.	IIw	75	73	63
HrA	Hornell silty clay loam, 0 to 2 percent slopes	3.23	4.0%		2.5ft. (Paralithic bedrock)	IIIw	49	49	38
Weighted Average						2.04	*n 74.8	*n 74.7	*n 68.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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