

MIDWEST LAND GROUP PRESENTS

138.86 ACRES

MUSKINGUM COUNTY, OH

000 PERL ROAD, CHANDLERSVILLE, OHIO 43727



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

138.86 +/- ACRES OF PRIME HUNTING AND TIMBER LAND IN MUSKINGUM COUNTY

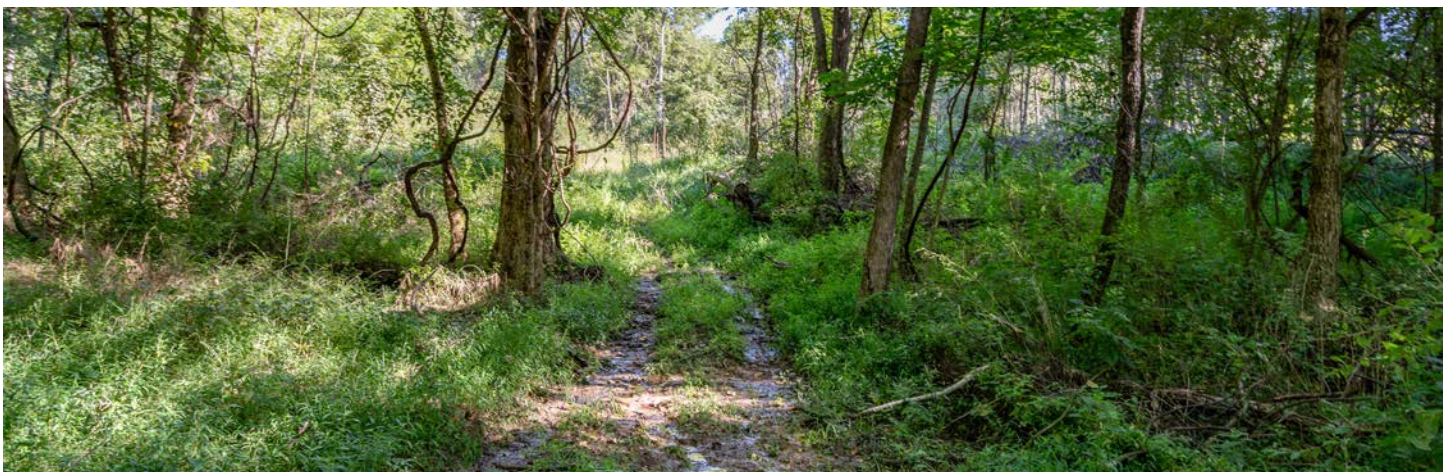
This 138.86 +/- acre Muskingum County property is a true turnkey hunting tract, ready for immediate enjoyment. The property features an established 4 +/- acre food plot, hunting blinds, and a network of trails throughout, providing everything needed to get in the field and start hunting. Adding significant value is the property's direct border with approximately 2,000 acres of unhunted land, providing a large area of adjacent, undisturbed habitat and an excellent setup for deer and turkey hunting.

Beyond the immediate hunting opportunity, this property offers significant long-term timber investment upside. The property contains quality hardwood timber, including an abundance of black walnut, white oak, red oak, and poplar, with many of the walnut trees offering future value as they continue to mature. The combination of a turnkey hunting setup, adjacency to thousands of acres of neighboring unhunted land, and quality hardwood timber makes this a unique opportunity for both the recreational buyer and the long-term investor.

PROPERTY FEATURES

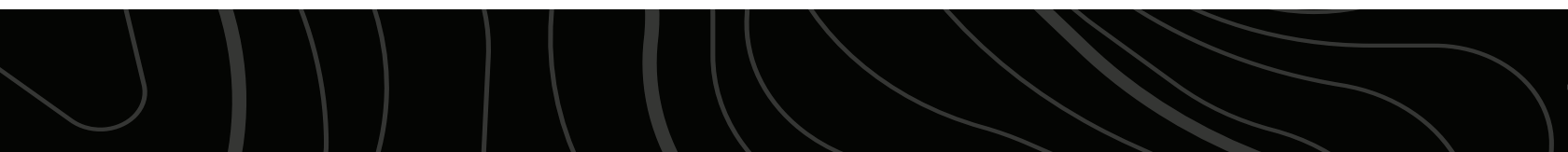
COUNTY: **MUSKINGUM** | STATE: **OHIO** | ACRES: **138.86**

- Turnkey hunting property
- 138.86 +/- acres
- 4 +/- acre food plot
- Strong deer and turkey population
- Walnut, white oak, red oak, poplar timber
- Several hunting blinds and stands in place
- Trails throughout for access
- Rolling terrain
- Lots of bedding cover
- Adjacent to 2,000 acres of unhunted land



TURNKEY HUNTING PROPERTY

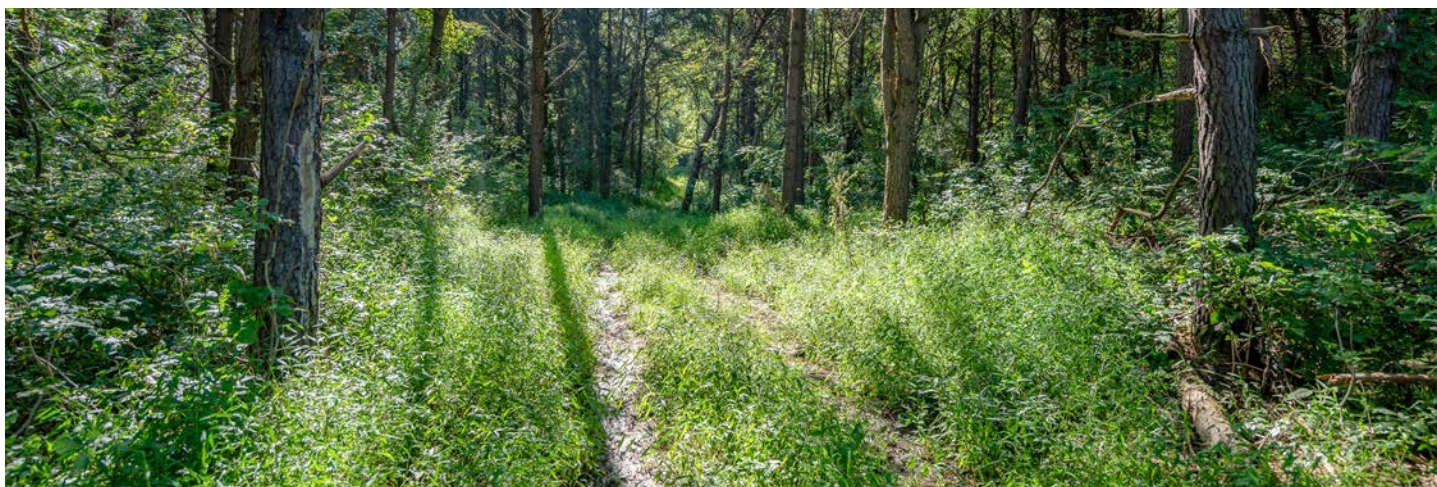
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ROLLING TOPOGRAPHY

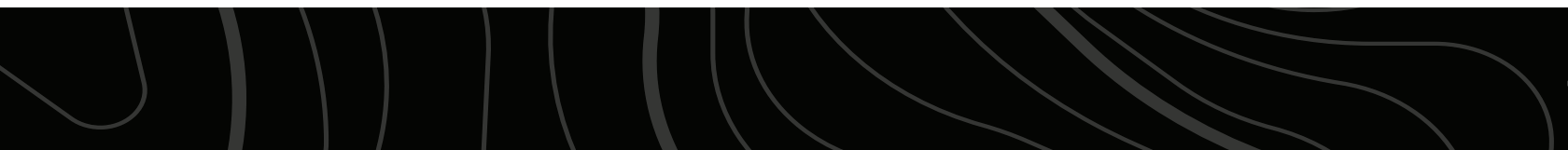


TRAILS THROUGHOUT FOR ACCESS



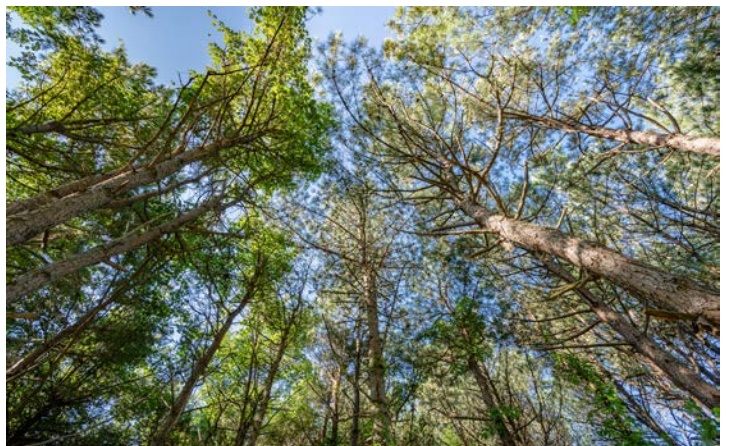
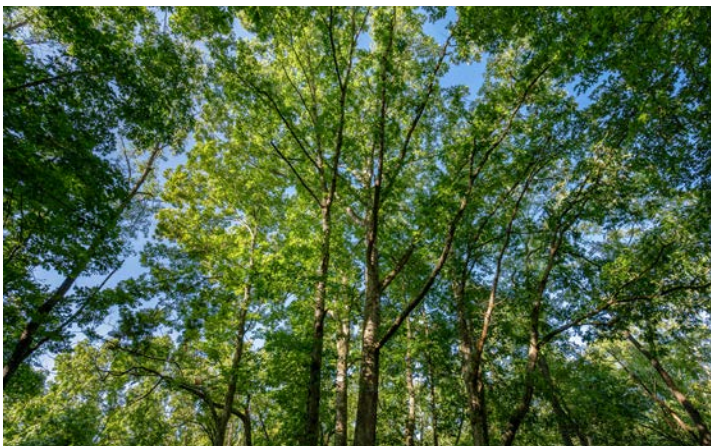
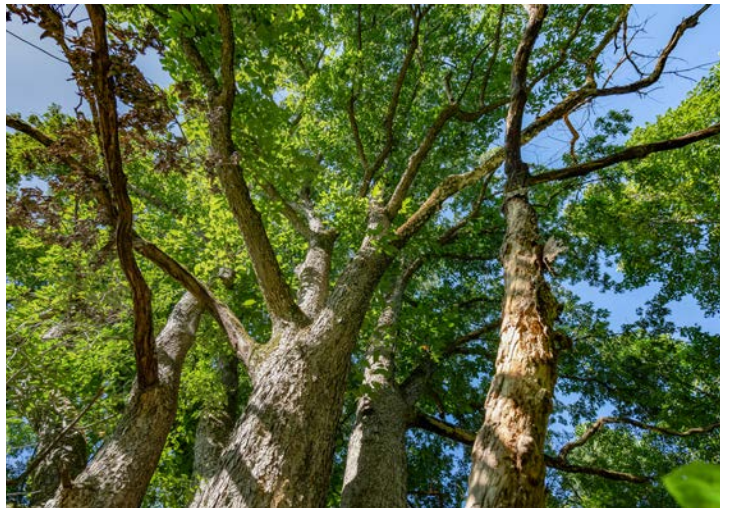
ADJACENT TO UNHUNTED LAND

Adding significant value is the property's direct border with approximately 2,000 acres of unhunted land, providing a large area of adjacent, undisturbed habitat and an excellent setup for deer and turkey hunting.

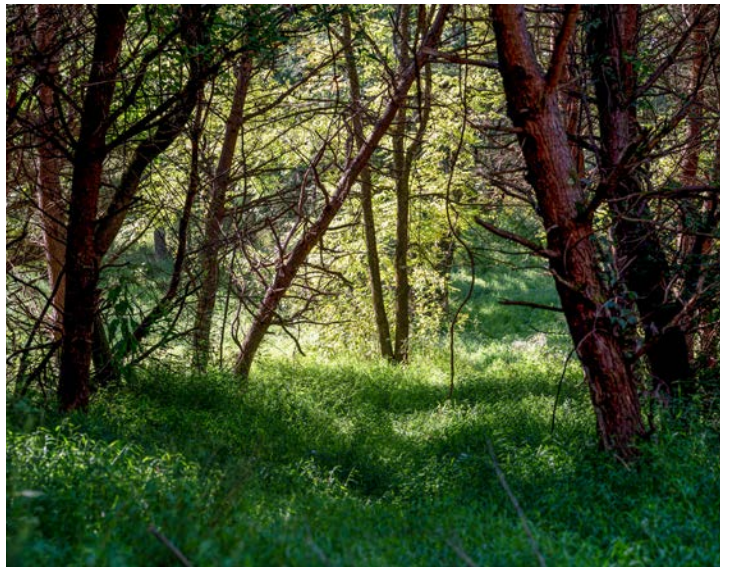


MATURE TIMBER

The property contains quality hardwood timber, including an abundance of black walnut, white oak, red oak, and poplar, with many of the walnut trees offering future value as they continue to mature.



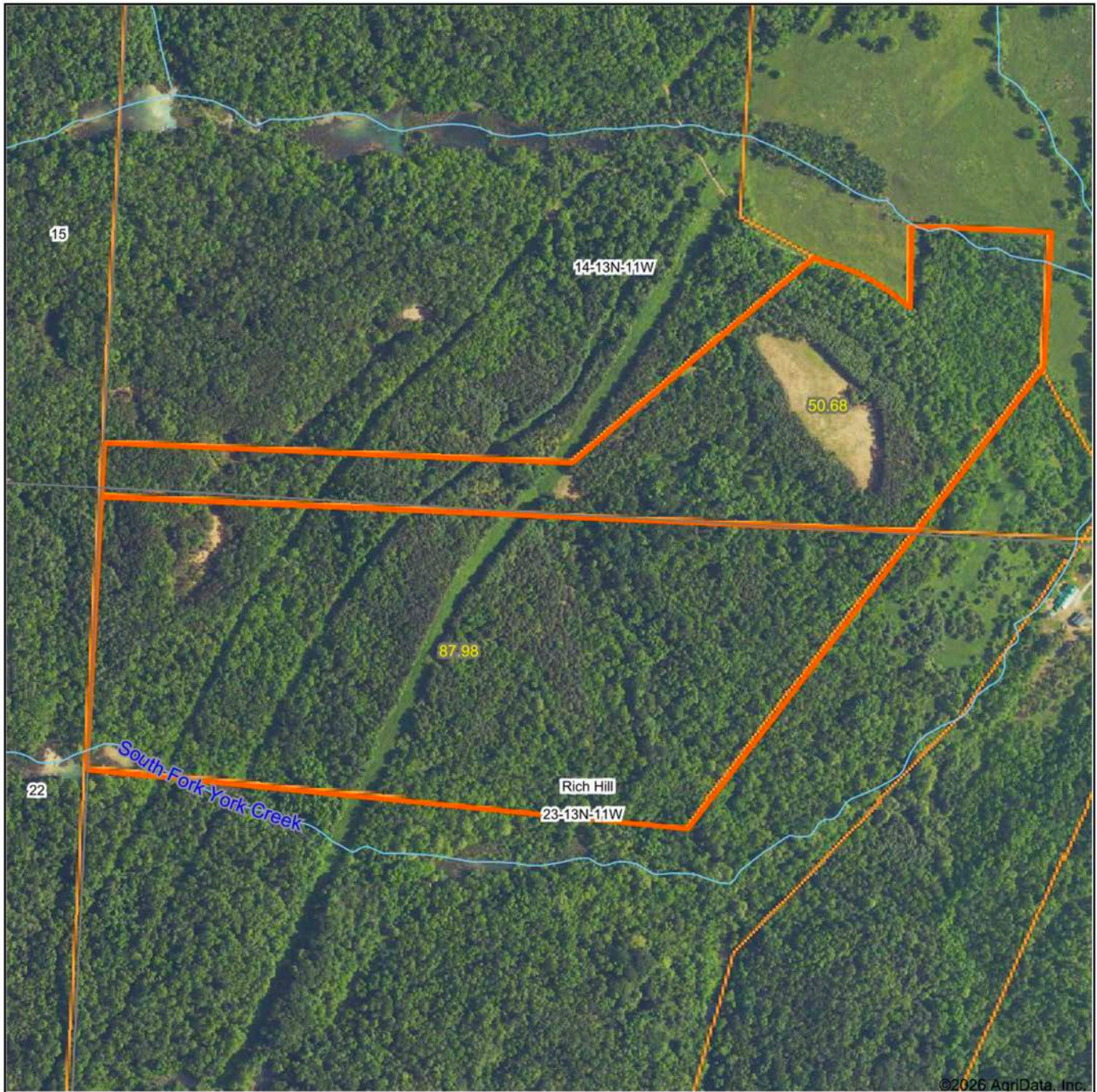
DIVERSE HABITAT



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 53' 15.65, -81° 43' 26.22

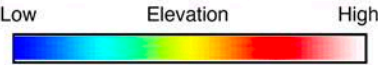
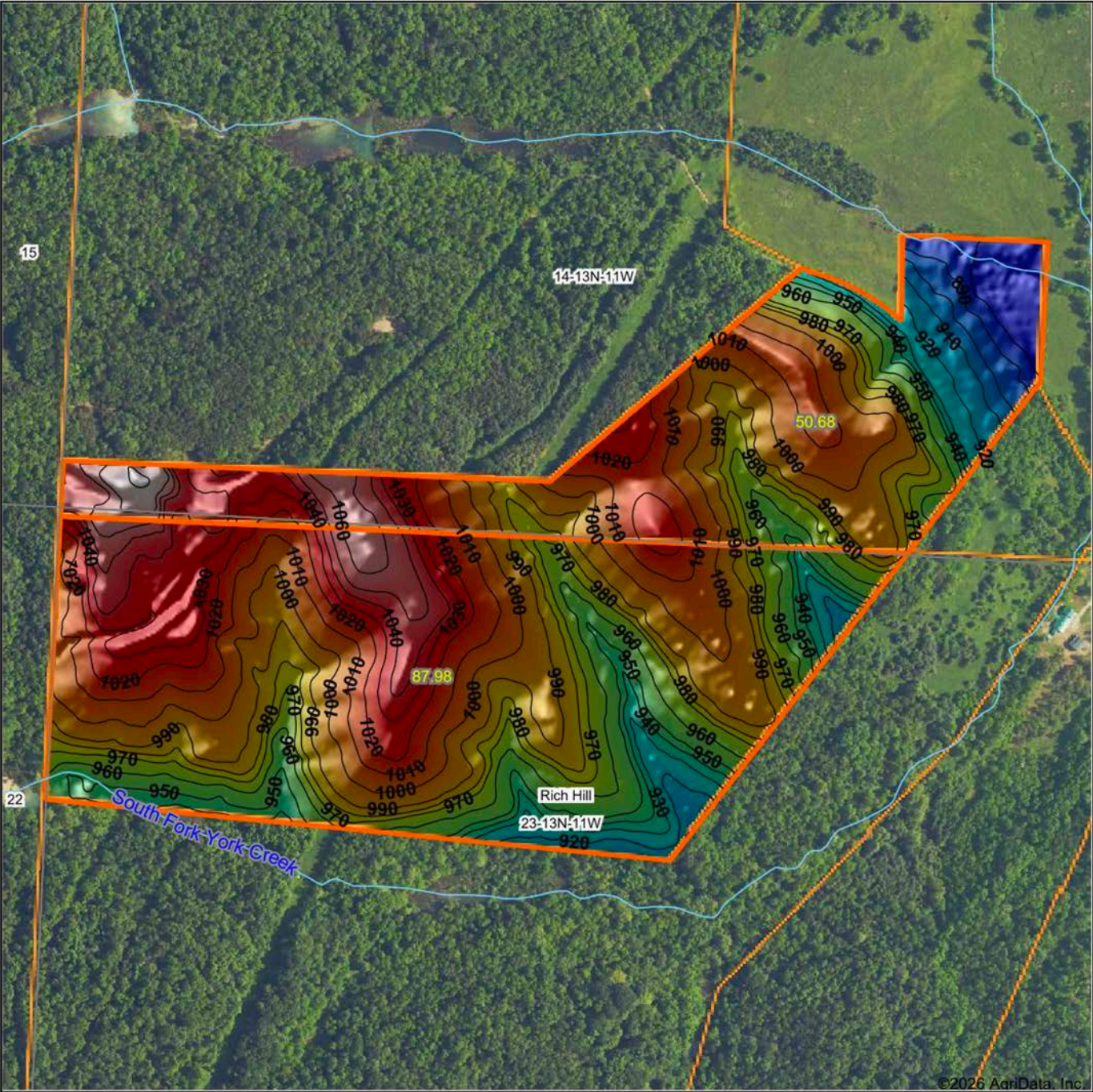
23-13N-11W
Muskingum County
Ohio

0ft 668ft 1336ft



8/12/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10

Min: 874.6

Max: 1,081.5

Range: 206.9

Average: 987.9

Standard Deviation: 40.58 ft

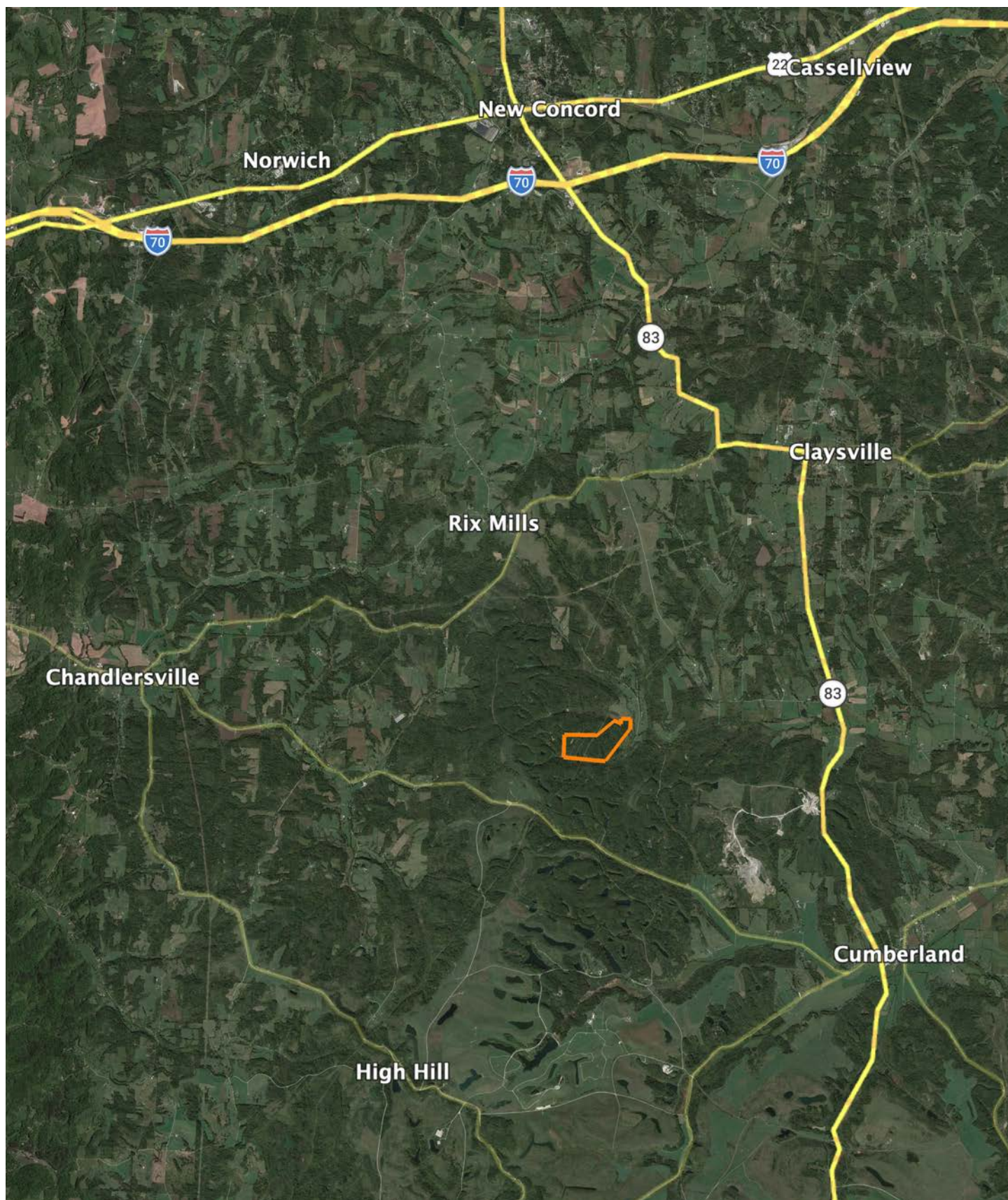


8/12/2026

23-13N-11W
Muskingum County
Ohio

Boundary Center: 39° 53' 15.65, -81° 43' 26.22

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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