

MIDWEST LAND GROUP PRESENTS

50.5 ACRES IN

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# MIAMI COUNTY OHIO



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

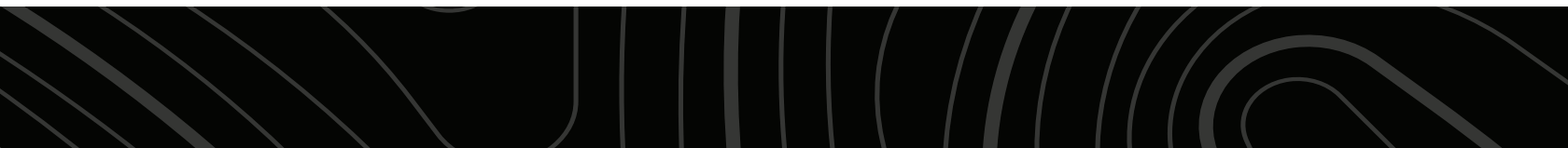
MIDWEST LAND GROUP IS HONORED TO PRESENT

# 50.5 +/- ACRE FARM WITH PRODUCTIVE TILLABLE & RECREATIONAL POTENTIAL

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Offering 50.5 +/- acres, this property presents an excellent opportunity to own a versatile farm with agricultural and recreational appeal. Approximately 44 acres are tillable, featuring productive soils and established drainage tile to support crop production. The acreage also offers potential for livestock grazing, providing flexibility for those looking to incorporate pasture or expand an existing farming operation. Adding to the property's character, a natural spring has been active for over 100 years. Beyond its agricultural value, the property offers exciting potential for the

recreational buyer. With multiple access points and room to create a layout tailored to your hunting style, this tract could be transformed into a quality whitetail hunting property. From establishing food plots and screening cover to creating strategic access routes and stand locations, the possibilities are there for someone looking to build a hunting property around their own vision. Whether you're farming, grazing livestock, or developing a recreational retreat, this farm offers the opportunity to make it your own.

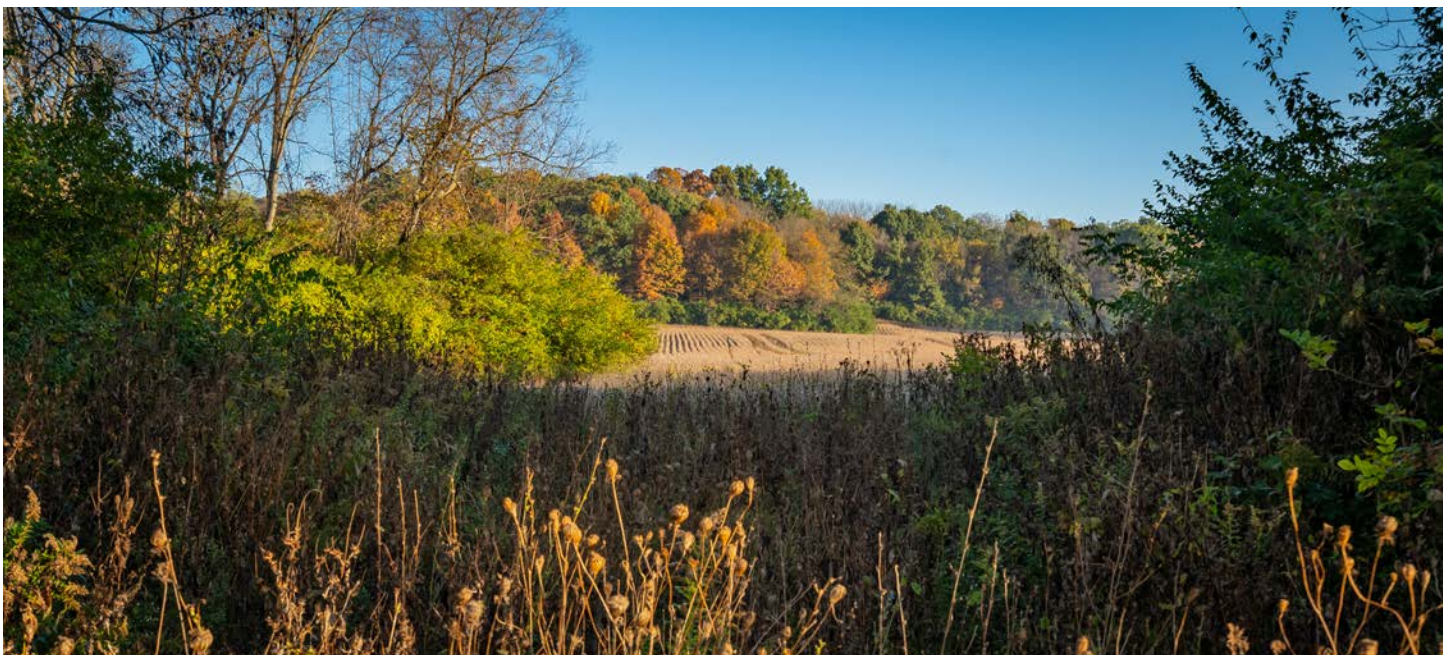


# PROPERTY FEATURES

COUNTY: **MIAMI** | STATE: **OHIO** | ACRES: **50.5**

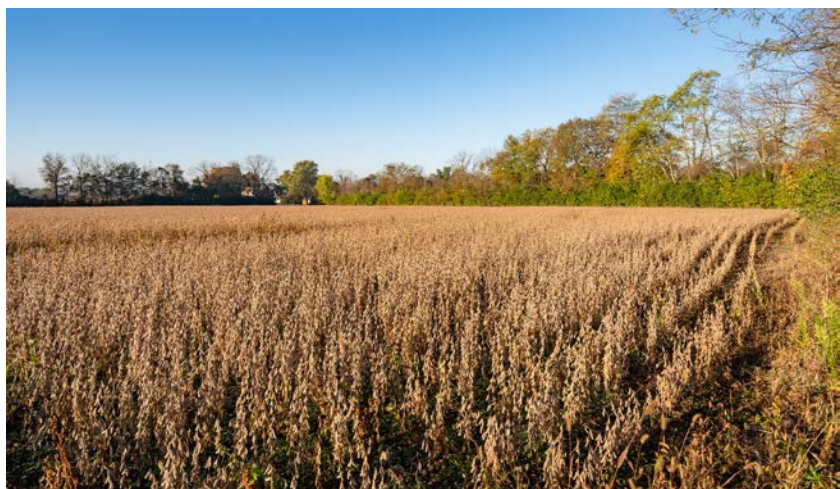
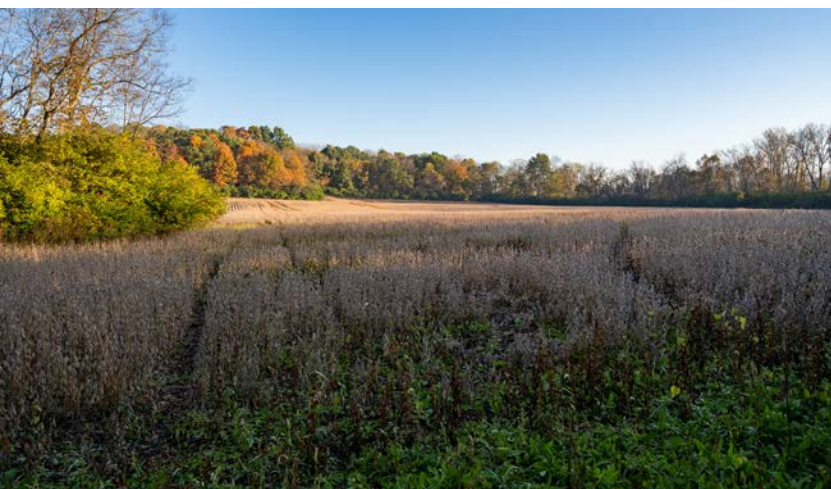
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- 44 +/- acres of tillable, 6.5 +/- acres of timber
- Productive tillable ground
- Drainage tile
- Average NCCPI: 67
- Potential for livestock production
- Multiple access points
- 5 miles from Tipp City
- Natural spring
- Secluded feel
- Great hunting potential
- Showing by appointment only



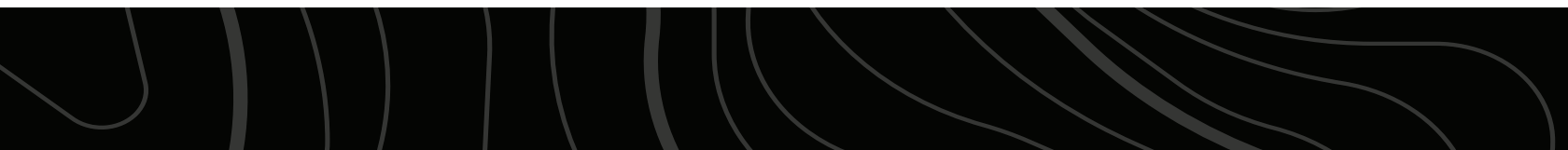
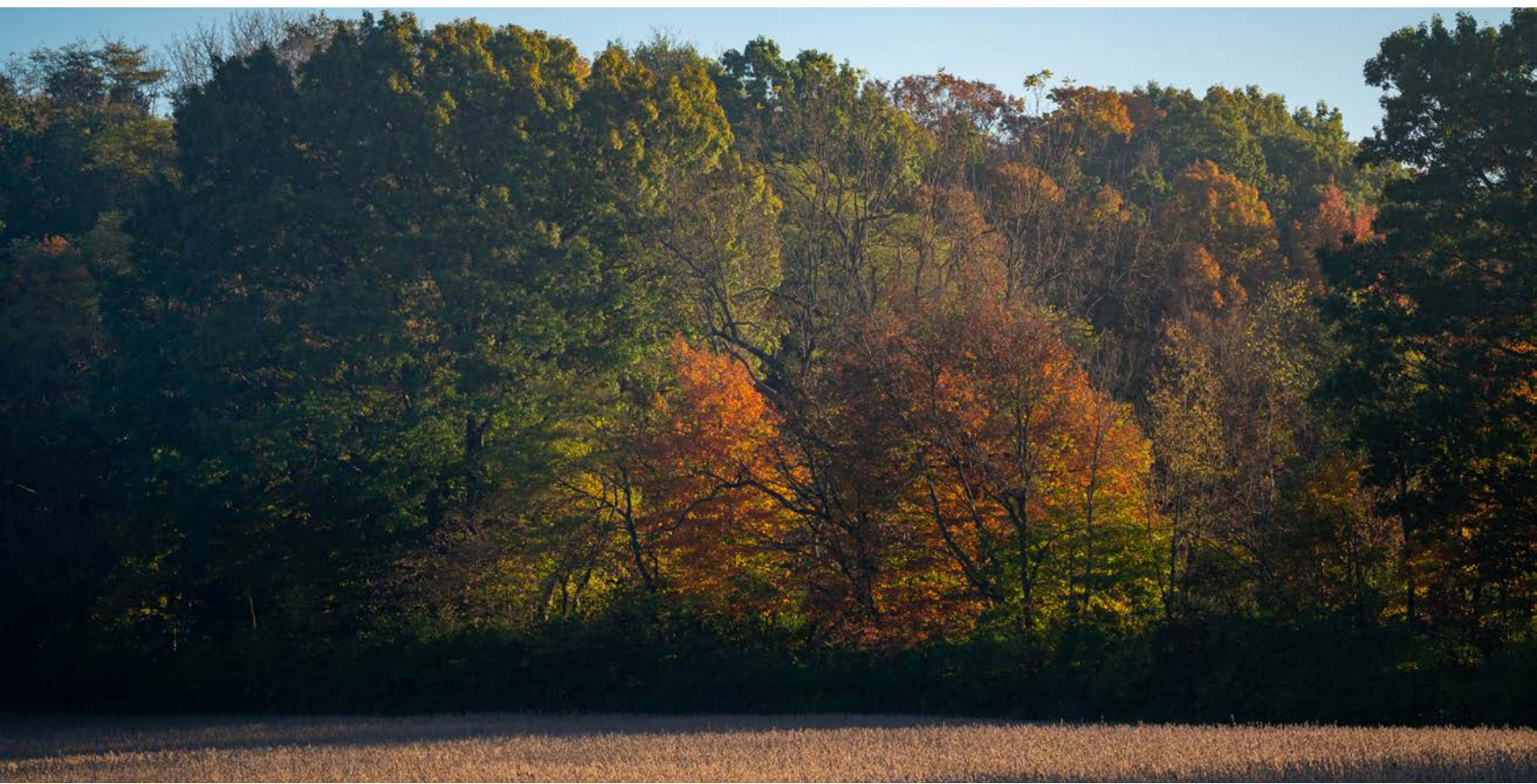
# 44 +/- ACRES OF TILLABLE

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## 6.5 +/- ACRES OF TIMBER

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## MULTIPLE ACCESS POINTS

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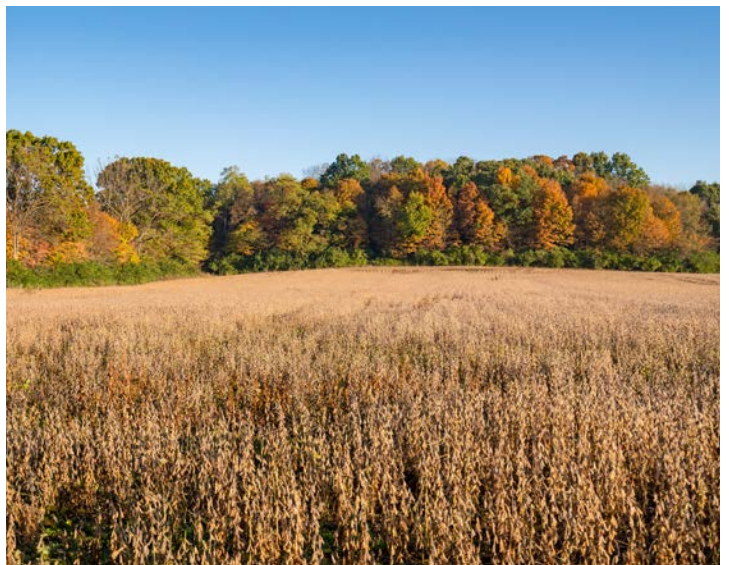
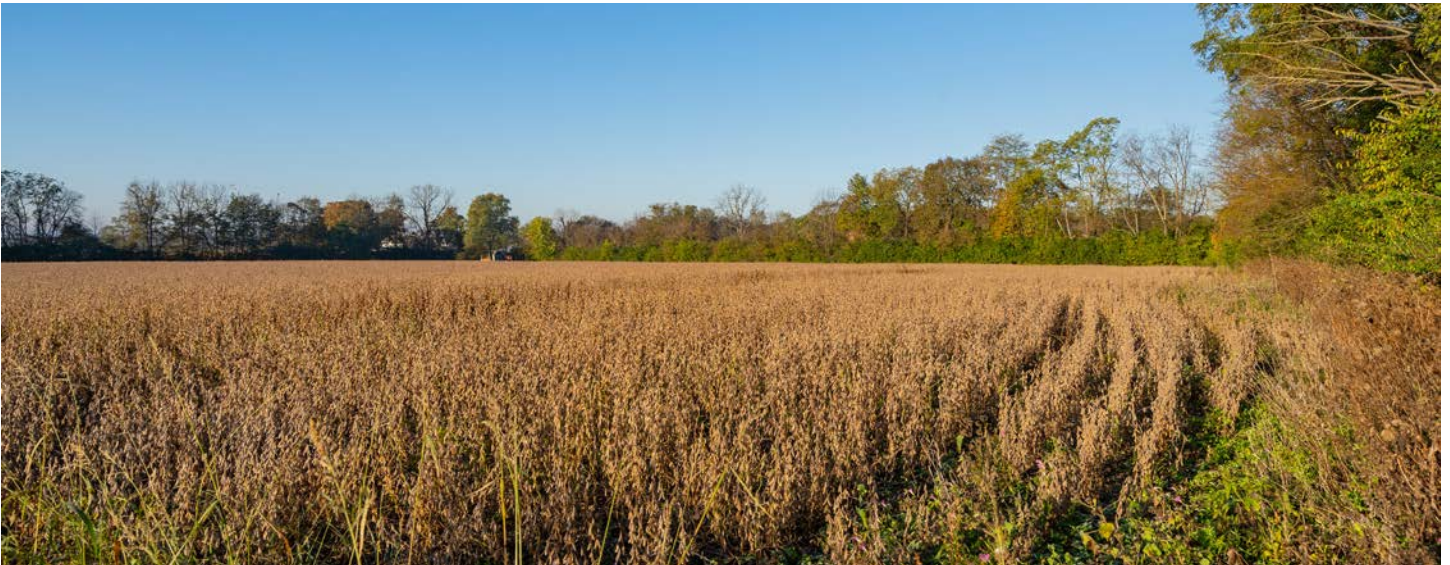
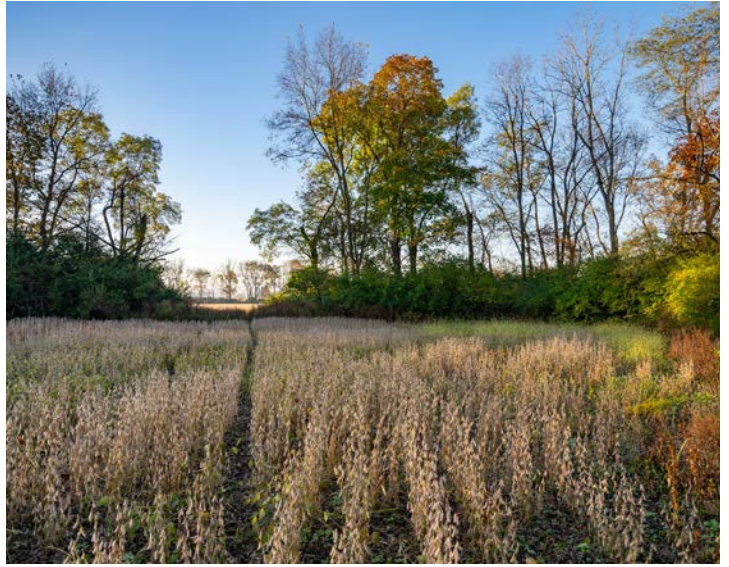
## GREAT HUNTING POTENTIAL

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 39° 58' 30.09, -84° 5' 37.78

0ft 352ft 704ft



Maps Provided By:



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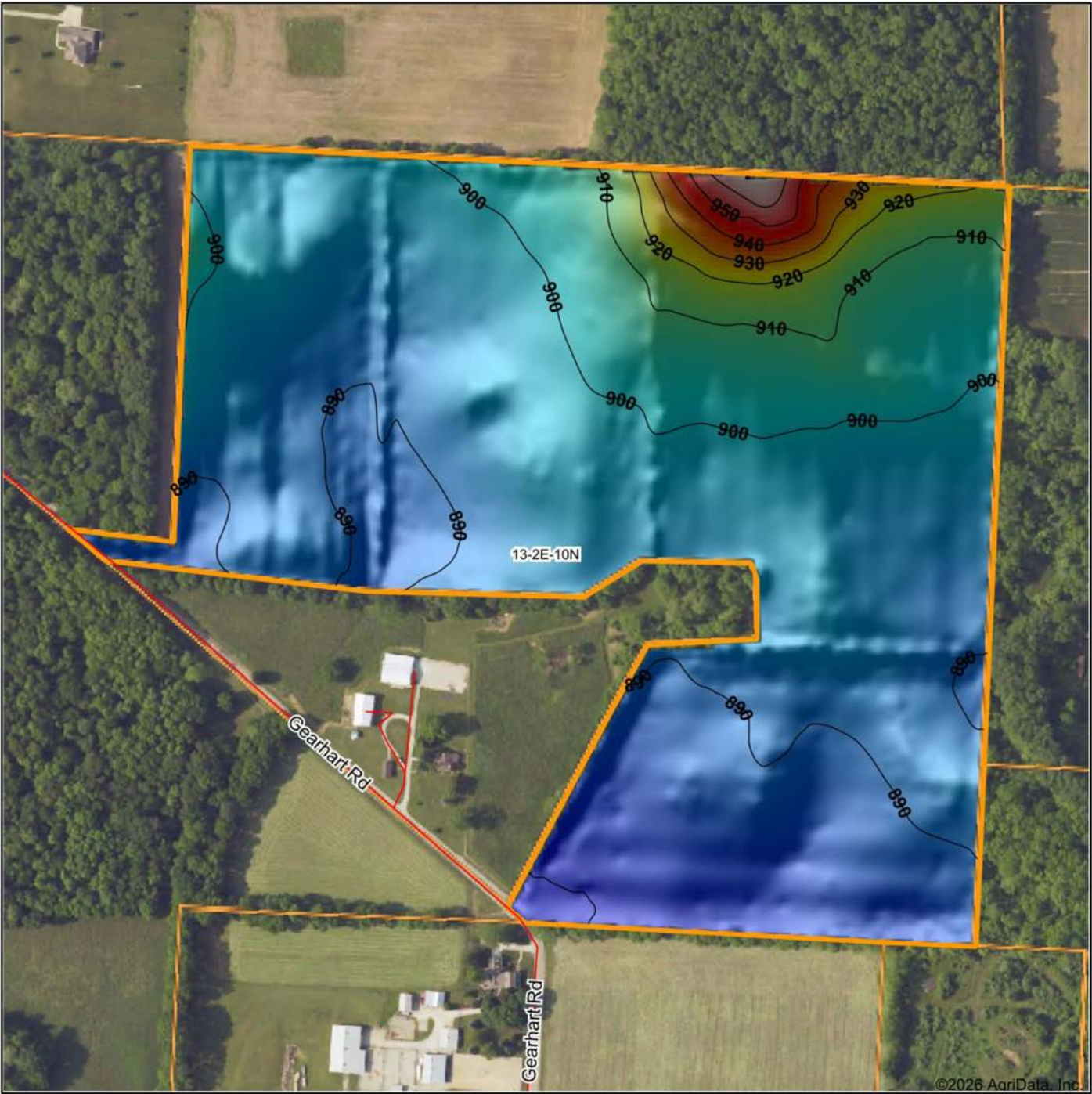
www.AgriDataInc.com

**13-2E-10N**  
**Miami County**  
**Ohio**



10/12/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10

Min: 878.8

Max: 970.2

Range: 91.4

Average: 897.2

Standard Deviation: 12.04 ft

0ft 341ft 682ft

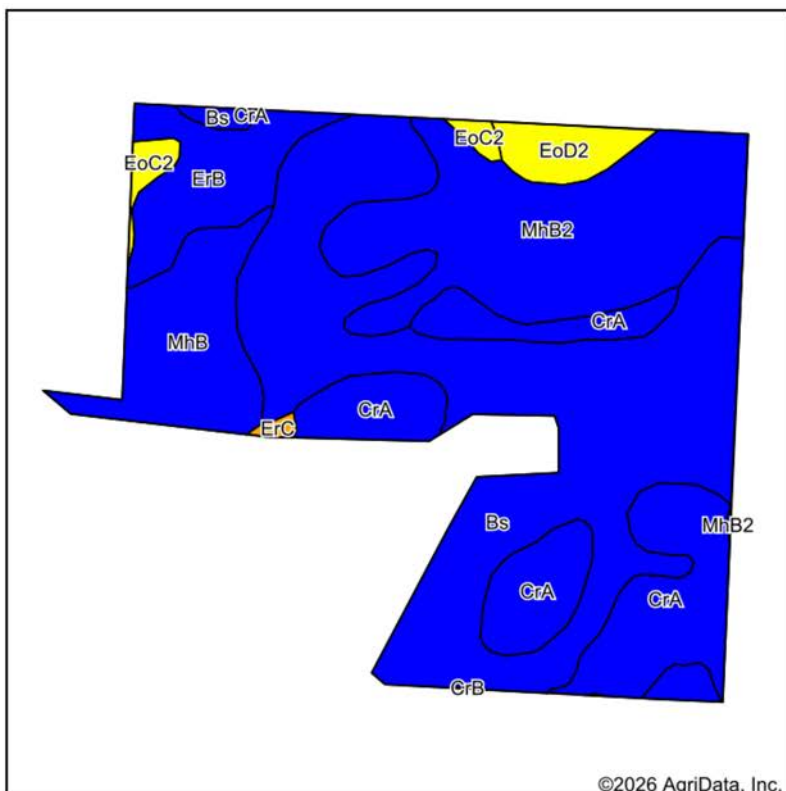


10/12/2026

**13-2E-10N**  
**Miami County**  
**Ohio**

Boundary Center: 39° 58' 30.09, -84° 5' 37.78

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**  
 County: **Miami**  
 Location: **13-2E-10N**  
 Township: **Elizabeth**  
 Acres: **52.77**  
 Date: **10/12/2026**



Maps Provided By:



Area Symbol: OH109, Soil Area Version: 24

| 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 Small Grains | *n NCCPI Soybeans |
|------------------|-------------------------------------------------------------------------|-------|------------------|----------------------|-------------------------------------------------------|------------------|------------------|---------------|-----------------------|-------------------|
| Bs               | Brookston silty clay loam, fine texture, 0 to 2 percent slopes          | 22.19 | 42.0%            |                      | > 6.5ft.                                              | Ilw              | 70               | 70            | 55                    | 64                |
| MhB2             | Miamian silt loam, 2 to 6 percent slopes, eroded                        | 10.78 | 20.4%            |                      | 2.7ft. (Densic material)                              | Ile              | 62               | 62            | 51                    | 47                |
| CrA              | Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes       | 9.42  | 17.9%            |                      | 3ft. (Densic material)                                | Ilw              | 69               | 69            | 62                    | 55                |
| MhB              | Miamian silt loam, 2 to 6 percent slopes                                | 4.69  | 8.9%             |                      | 3ft. (Densic material)                                | Ile              | 73               | 73            | 58                    | 63                |
| ErB              | Eldean-Miamian complex, 2 to 6 percent slopes                           | 3.49  | 6.6%             |                      | 2.4ft. (Strongly contrasting textural stratification) | Ile              | 64               | 64            | 56                    | 60                |
| EoD2             | Eldean-Casco gravelly loams, 12 to 18 percent slopes, moderately eroded | 1.38  | 2.6%             |                      | 2.1ft. (Strongly contrasting textural stratification) | Ive              | 44               | 44            | 37                    | 41                |
| EoC2             | Eldean-Casco gravelly loams, 6 to 12 percent slopes, moderately eroded  | 0.68  | 1.3%             |                      | 1.9ft. (Strongly contrasting textural stratification) | Ive              | 47               | 47            | 40                    | 45                |
| ErC              | Eldean-Miamian complex, 6 to 12 percent slopes                          | 0.14  | 0.3%             |                      | 2ft. (Strongly contrasting textural stratification)   | Ille             | 59               | 59            | 51                    | 55                |
| Weighted Average |                                                                         |       |                  |                      |                                                       | 2.08             | *n 67.1          | *n 67.1       | *n 55.1               | *n 57.7           |

\*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

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# 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**

[SRoliff@MidwestLandGroup.com](mailto:SRoliff@MidwestLandGroup.com)



## MidwestLandGroup.com

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