

**Tract 3 Kemper Hollow Build Site and Recreational Property**  
0 Kemper Hollow Road  
Gallipolis, OH 45631

**\$115,000**  
**17± Acres**  
**Gallia County**



## Tract 3 Kemper Hollow Build Site and Recreational Property

Gallipolis, OH / Gallia County

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### SUMMARY

#### **Address**

0 Kemper Hollow Road

#### **City, State Zip**

Gallipolis, OH 45631

#### **County**

Gallia County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### **Latitude / Longitude**

38.89245 / -82.223

#### **Acreage**

17

#### **Price**

\$115,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/tract-3-kemper-hollow-build-site-and-recreational-property-gallia-ohio/95788/>



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### **PROPERTY DESCRIPTION**

Take a look at this one-of-a-kind build site in Gallia County, Ohio. This exceptional 17 +/- acre property features flat to gently rolling terrain, making it ideal for a home, cabin, or camper setup. Mature timber provides a stunning backdrop and a true country feel, while the peaceful, quiet surroundings create a sense of seclusion rarely found so close to town! Located just minutes from Gallipolis, the property feels remote enough for relaxed country living yet remains highly accessible. Electric is available at the road, and existing trails wind through the beautiful timber, allowing easy access and enjoyment of the land. Wildlife is abundant, with deer rubs visible on pine trees right along the country lane, a clear sign of the area's strong whitetail population. This region is well known for producing big whitetail bucks and healthy turkey numbers, making it equally attractive for hunters. This tract would make an incredible build site with multiple possibilities. Additional adjacent land is available for purchase while it lasts, as this property is part of a larger tract currently being split. A rare opportunity to own a quiet, scenic Gallia County property with flexibility, wildlife, and location all in one. The wildlife photos are from the +/-92 acres which this tract is part of, they show the potential of the area. The property is less than 15 +/- minutes to Gallipolis and Bidwell and about an hour to Huntington, WV, and Chillicothe. "Sellers" mineral, oil and gas rights convey. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\)545-7764](tel:(937)545-7764) or Josh Grant at [\(330\)341-0997](tel:(330)341-0997).

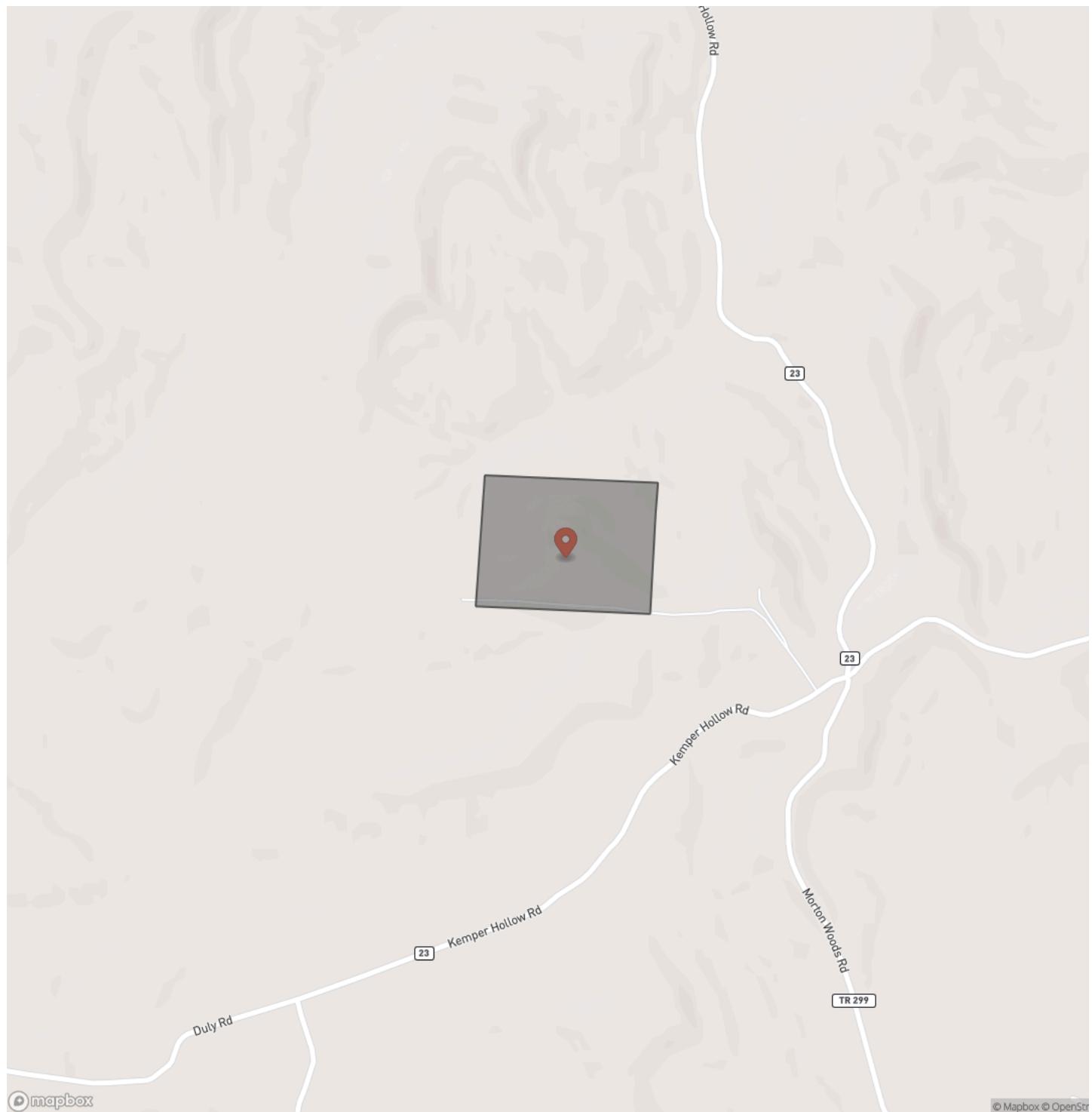
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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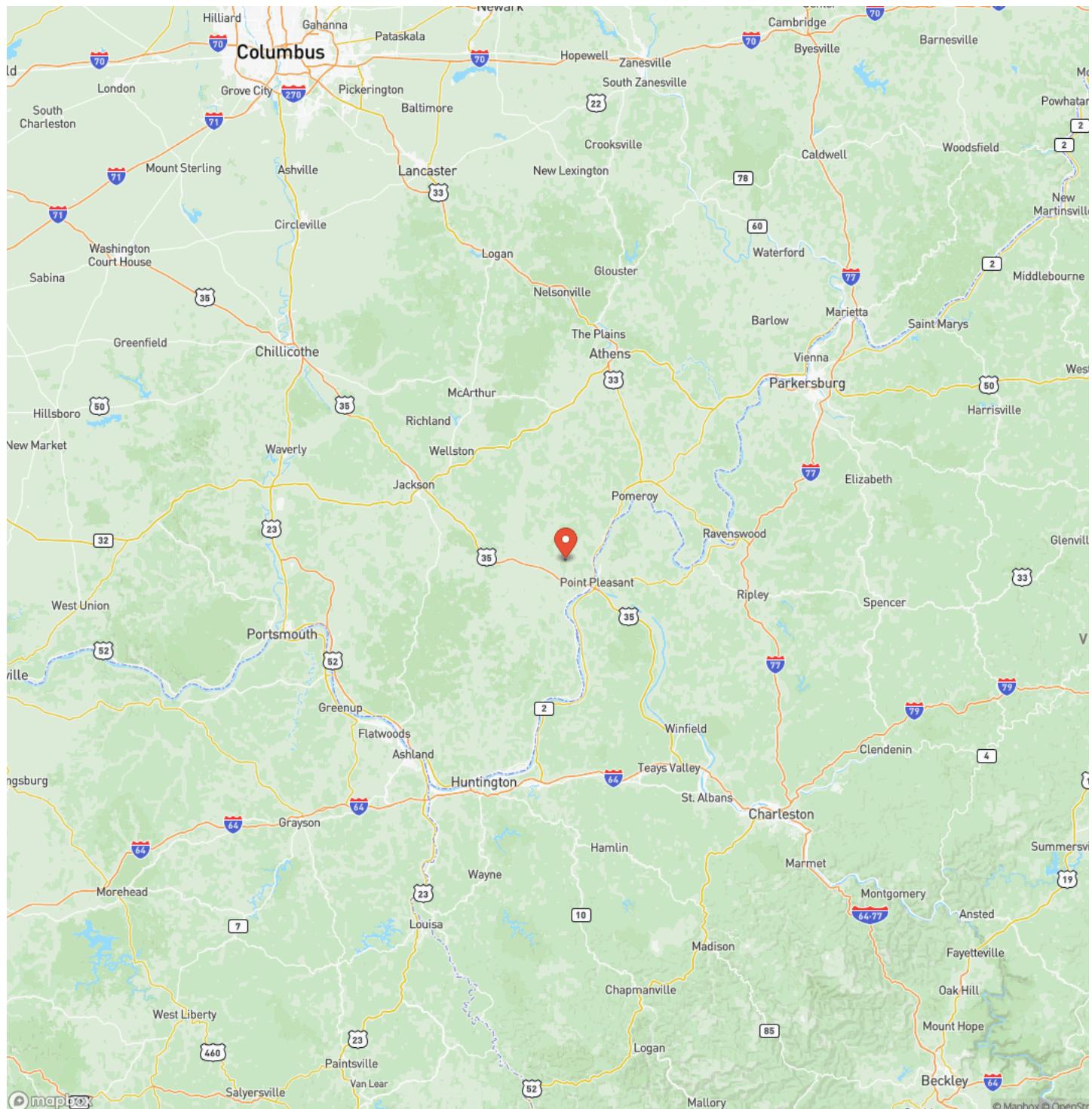
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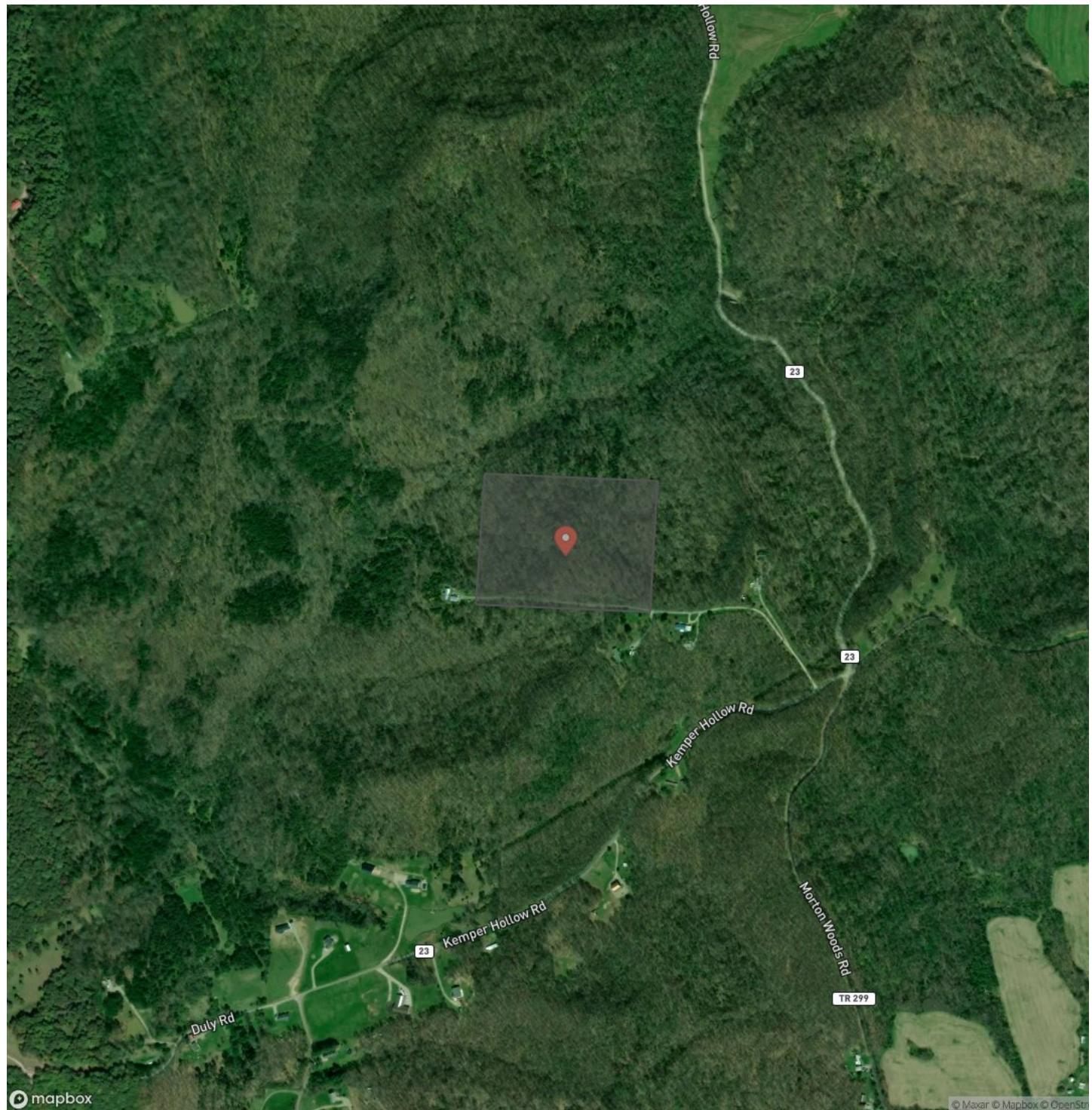
## Locator Map



## Locator Map



## Satellite Map



## **Tract 3 Kemper Hollow Build Site and Recreational Property Gallipolis, OH / Gallia County**

## **LISTING REPRESENTATIVE**

**For more information contact:**



## Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

## Address

**City / State / Zip**

## NOTES



## NOTES



**ARROWHEAD  
LAND COMPANY**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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