

Tract 1 Kemper Hollow South-Facing Hunting Farm
0 Kemper Hollow Road
Gallipolis, OH 45631

\$175,000
40± Acres
Gallia County



**Tract 1 Kemper Hollow South-Facing Hunting Farm
Gallipolis, OH / Gallia County**

SUMMARY

Address

0 Kemper Hollow Road null

City, State Zip

Gallipolis, OH 45631

County

Gallia County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.8957 / -82.2195

Acreage

40

Price

\$175,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-kemper-hollow-south-facing-hunting-farm/gallia/ohio/95785/>



Tract 1 Kemper Hollow South-Facing Hunting Farm Gallipolis, OH / Gallia County

PROPERTY DESCRIPTION

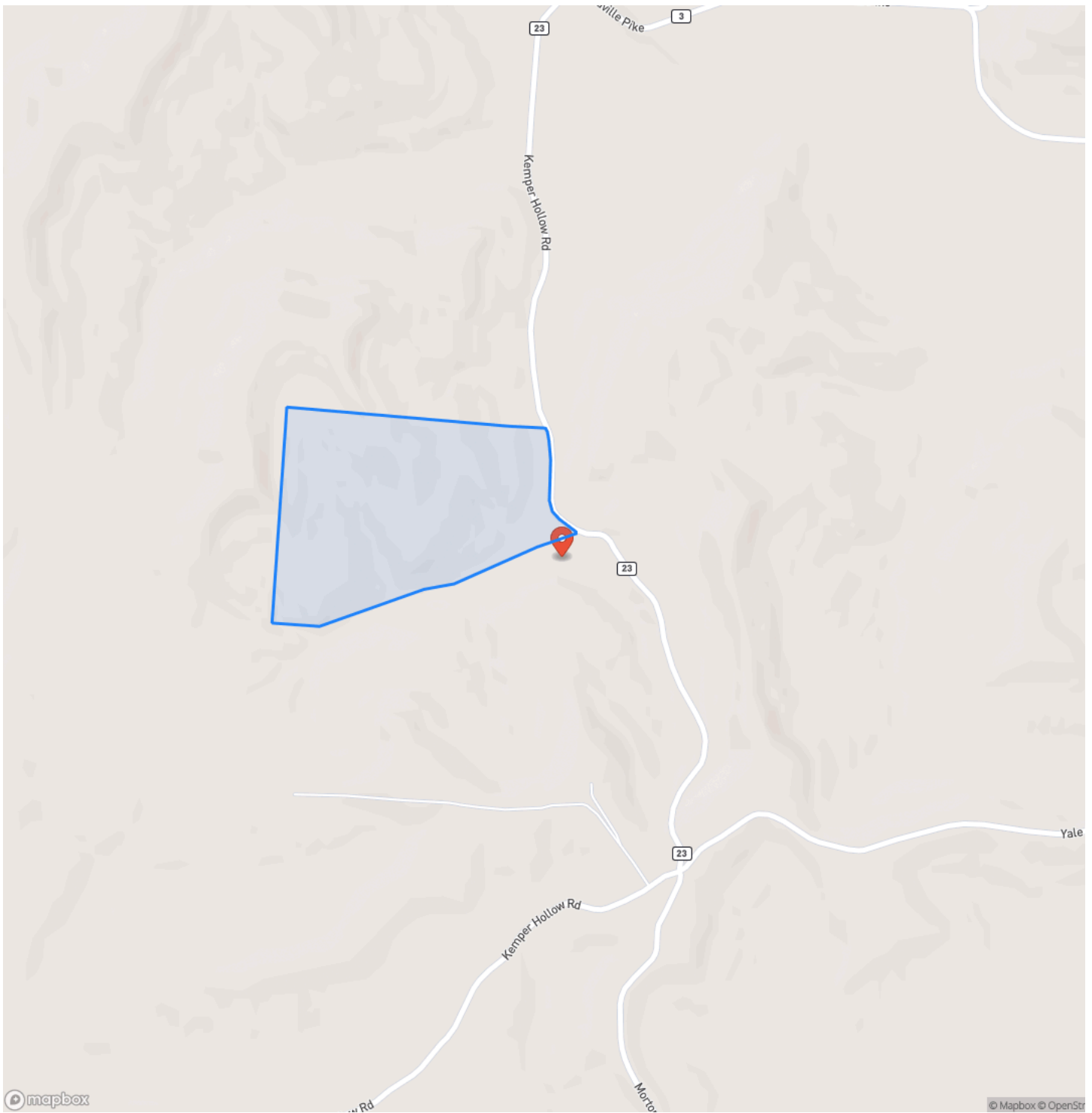
Introducing a phenomenal, 40 +/- acre hunting farm in Gallia County, Ohio! This property offers an excellent hunting setup based on location, access, and trophy genetics. Be sure to check out the game camera photos, which highlight the quality wildlife using the property. The tract features approximately 675 +/- feet of road frontage, providing easy access and ample parking. There is a place that could be excavated for a cabin or a camper. The land consists of good timber with scattered oaks and outstanding wildlife habitat throughout. There are a few pine trees also. The topography is ideal for hunting, offering a highly diverse layout with natural drainage, varied elevation, and multiple travel corridors that naturally funnel deer movement—perfect conditions for targeting coveys, mature whitetails. There is a very diverse South facing slope on this property, and combined with the lower elevation, there is potential that it offers water for wildlife for most of the year. There is a feeder on the back bench also with plenty of deer sign! Having the South facing slopes, it is likely a lot of deer will winter here making this farm have great potential for shed hunting. Several old logging roads remain on the property, providing additional access for both hunters and wildlife. This tract is part of a larger parcel, and additional acreage is available for purchase. Located in a proven trophy whitetail area, this affordable tract would make an excellent standalone hunting property or a great addition to an existing land portfolio. The wildlife photos are from the +/-92 acres which this tract is part of, they show the potential of the area. The property will require a survey prior to transfer. 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:9375457764) or Josh Grant at [\(330\) 341-0997](tel:3303410997).

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.

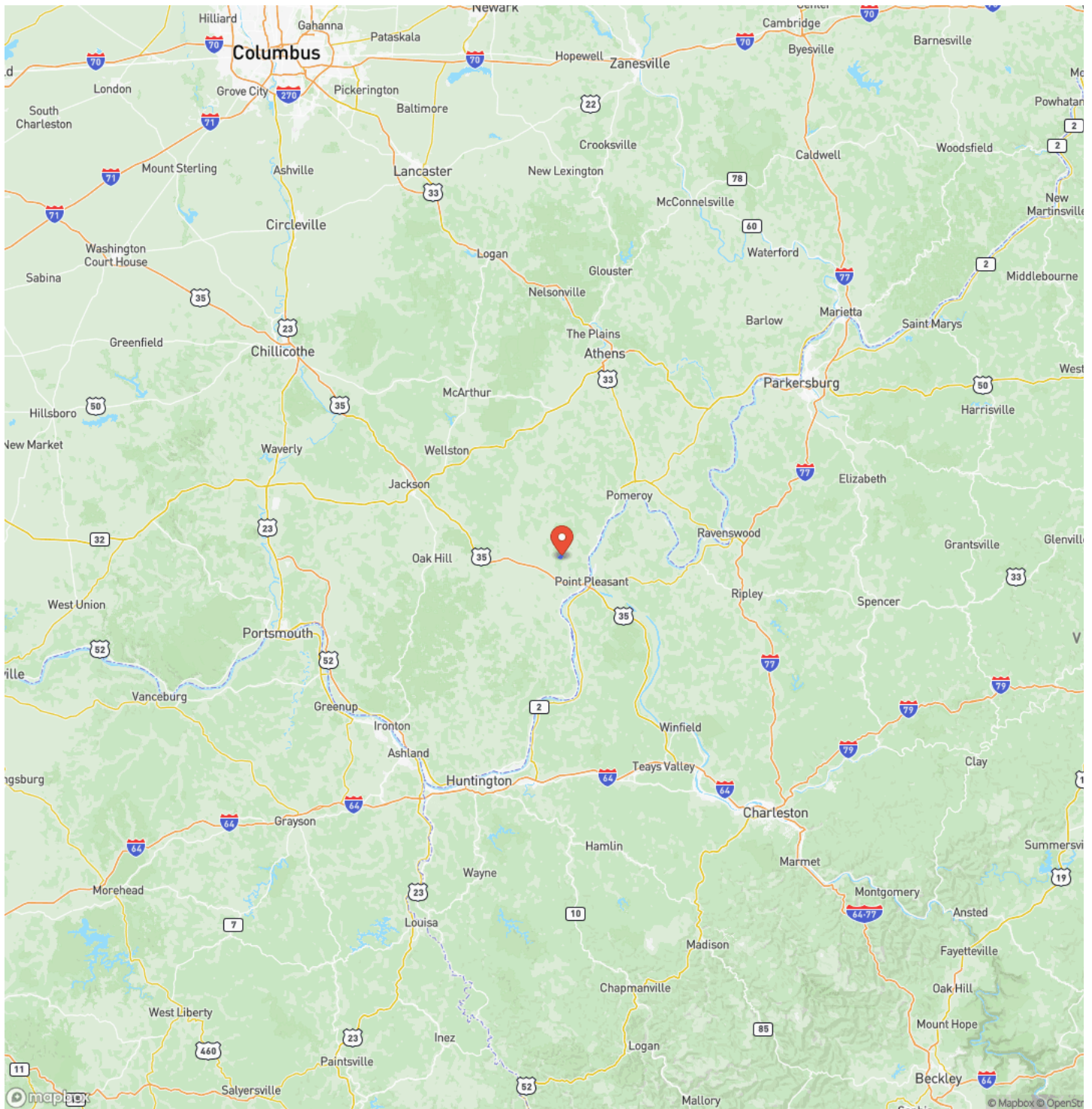
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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