

**Kemper Hollow Hunting/Recreational Farm**  
0 Kemper Hollow Road  
Gallipolis, OH 45631

**\$225,000**  
50± Acres  
Gallia County



**Kemper Hollow Hunting/Recreational Farm  
Gallipolis, OH / Gallia County**

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**SUMMARY**

**Address**

0 Kemper Hollow Road

**City, State Zip**

Gallipolis, OH 45631

**County**

Gallia County

**Type**

Undeveloped Land, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

38.89245 / -82.22298

**Acreage**

50

**Price**

\$225,000

**Property Website**

<https://arrowheadlandcompany.com/property/kemper-hollow-hunting-recreational-farm/gallia/ohio/104103/>



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### **PROPERTY DESCRIPTION**

Discover an excellent hunting property offering the kind of seclusion and habitat that serious outdoorsmen look for! This 50 +/- acre, Gallia County remote tract features diverse topography with a great mix of terrain, including creek bottoms, rolling ground, and sections of quality timber that create ideal wildlife habitat. The property has a very nice bench top that tapers off into a nice creek bottom. Along the bench top you will find some nice timber. Access is a major advantage, with access from the East south east along Kemper Hollow Rd making this property especially well-suited for hunting. The area is known for strong whitetail genetics, with abundant deer sign throughout, and a healthy turkey population adds to the recreational appeal. Tucked away in a quiet, peaceful setting, this property offers the privacy you want while still providing practical usability. Multiple areas could serve as parking locations, and there are a few potential spots that would be ideal for a small cabin or hunting camp. Whether you're looking for a dedicated hunting tract or a private getaway to enjoy the outdoors, this property delivers the right combination of access, habitat, and seclusion. Wildlife photos are from the larger +/- 92-acre tract of which this +/- 50-acre parcel is a part. Seller's gas, oil, and mineral rights convey. Property will require a survey to transfer. The property is less than 15 +/- minutes to Gallipolis and Bidwell and about 1 +/- hour to Huntington, WV, and Chillicothe. 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), Josh Grant at [\(330\) 341-0997](tel:330-341-0997), or Brian Salmons at [\(740\) 646-9378](tel:740-646-9378).

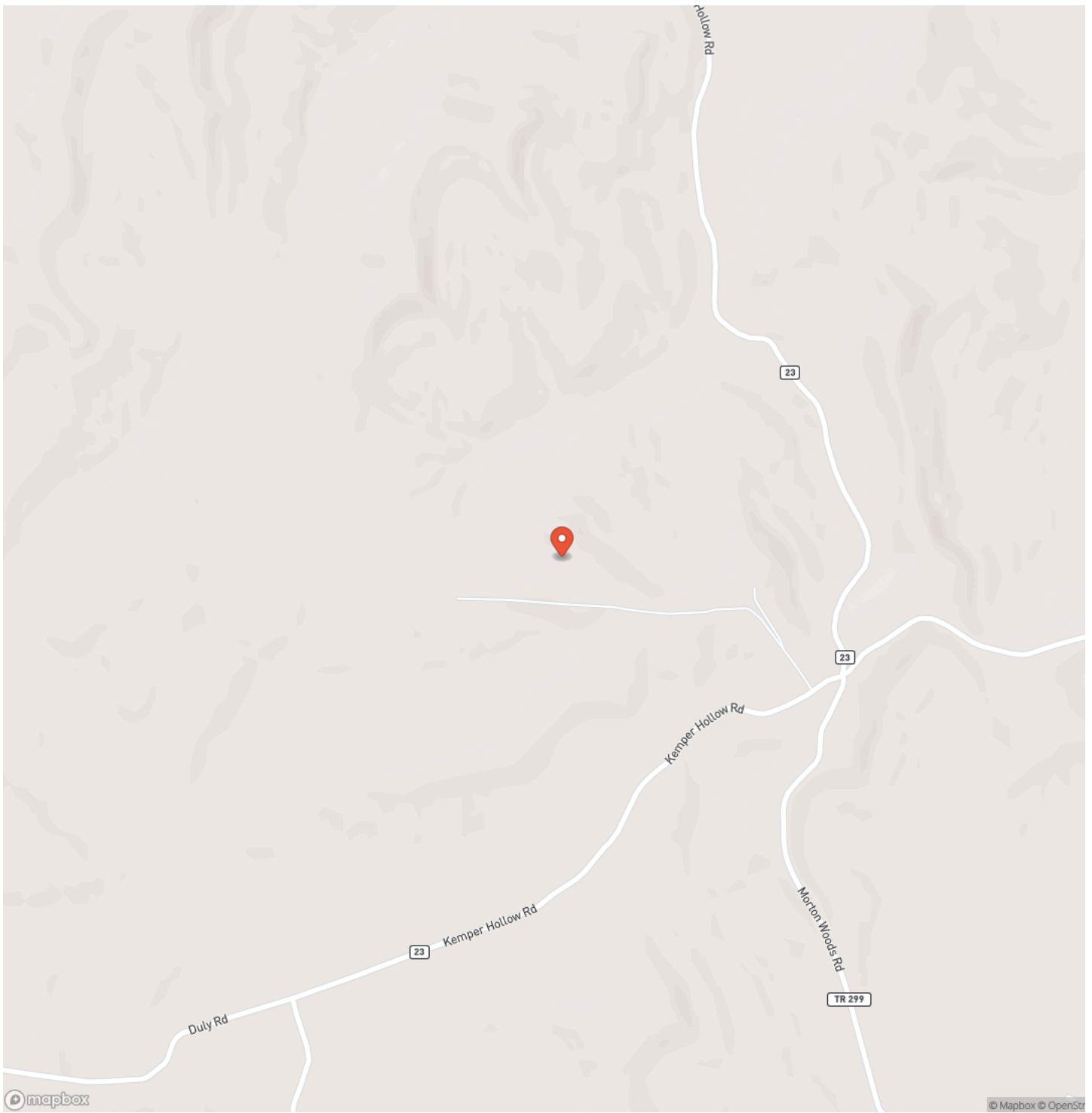
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

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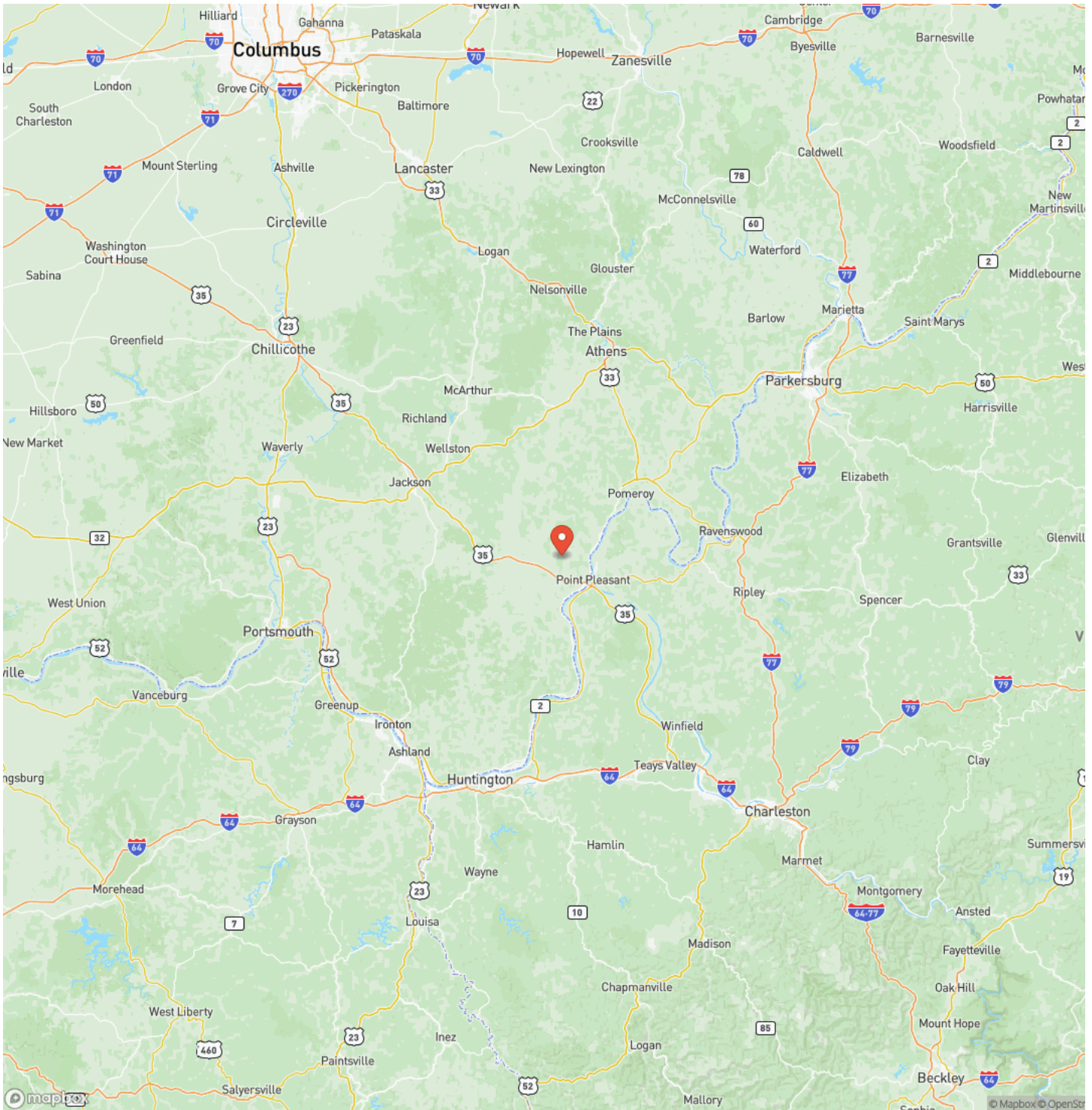
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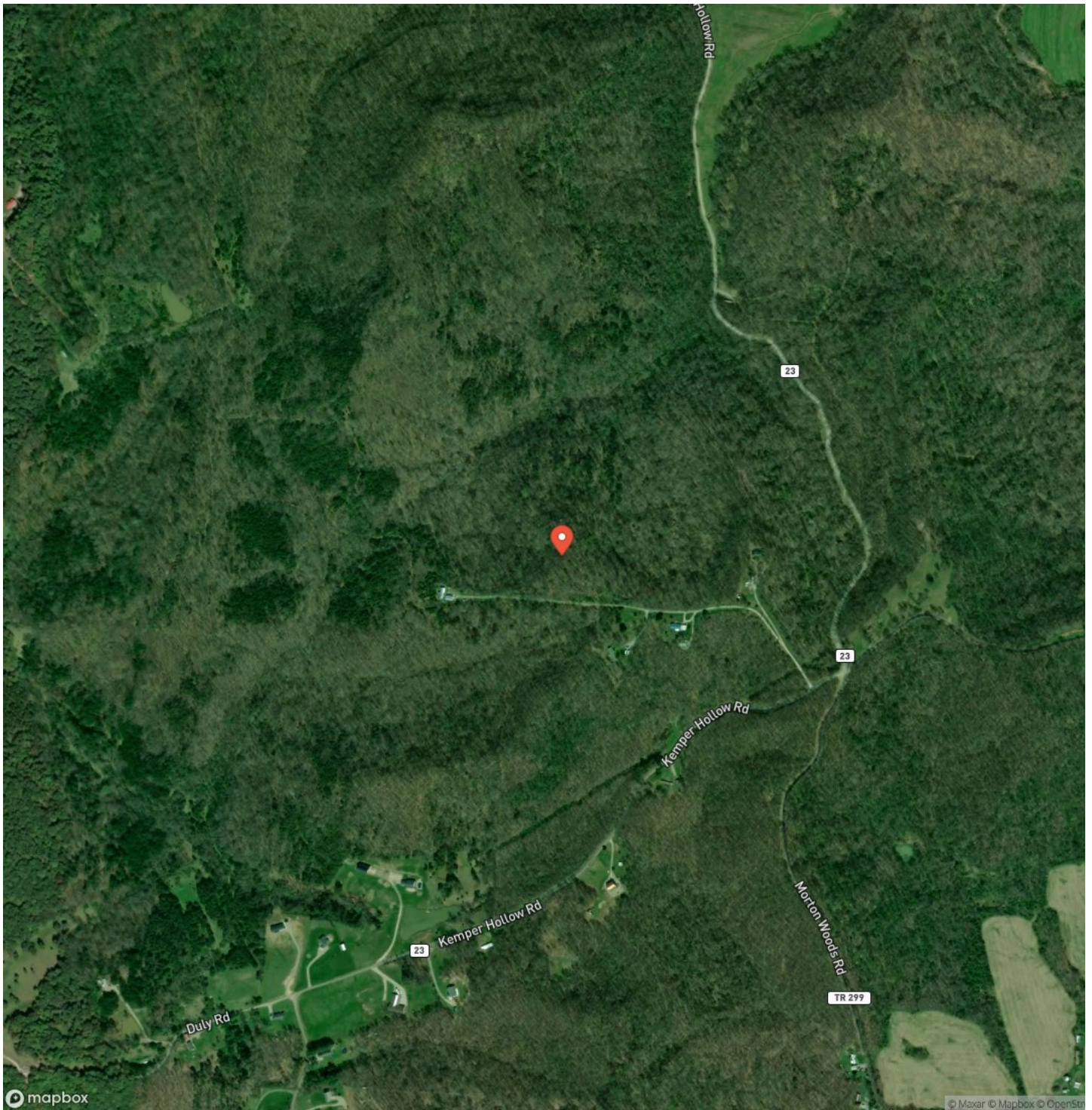
## Locator Map



# Locator Map



## Satellite Map







## **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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