

**61-Acre Whitetail Sanctuary | Mayville, NY | 5 Minutes
to Chautauqua Lake**
4437 Hewes Road
Chautauqua, NY 14757

\$549,999
61± Acres
Chautauqua County



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Chautauqua, NY / Chautauqua County

SUMMARY

Address

4437 Hewes Road

City, State Zip

Chautauqua, NY 14757

County

Chautauqua County

Type

Hunting Land

Latitude / Longitude

42°11'39"N / 79°30'44"W

Taxes (Annually)

1279

Dwelling Square Feet

1248

Bedrooms / Bathrooms

3 / 2

Acreage

61

Price

\$549,999

Property Website

<https://www.mossyoakproperties.com/property/61-acre-whitetail-sanctuary-mayville-ny-5-minutes-to-chautauqua-lake-chautauqua-new-york/95098/>



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PROPERTY DESCRIPTION

61 +/- Acre Whitetail Sanctuary | Mayville, NY | 5 Minutes to Chautauqua Lake

List Price: \$549,999

Unlock a purpose-built deer habitat engineered for serious land stewards and outdoor-lifestyle buyers. This 61+/- acre turnkey sanctuary blends high-impact habitat improvements with a fully renovated home and premium outbuildings—delivering year-round functionality and long-term asset value.

Key Property Highlights:

- Fully Remodeled 3 Bed / 2 Bath Double-Wide
- Completely remodeled interior
- New hemlock exterior siding stained to match barn
- New roof, new furnace, newly installed A/C
- All new appliances
- Premium 30' x 40' Barn + 40' Lean-To
- Insulated, heated, concrete floor, and water service
- Ideal for equipment, UTVs, storage, or shop space
- Free Gas - producing gas well provides FREE gas to the house and barn
- Engineered Whitetail Habitat (Designed by Jim Ward)
- Professional habitat plan executed
- Travel-corridor fencing
- Approximately 900 trees cut for bedding, movement, and huntability

Turnkey House Option: Owners are willing to sell everything inside the home **separately** including log beds, appliances, living room furniture, décor, and more. Fully furnished, fully outfitted, ready to enjoy.

Ultimate Turnkey Land & Equipment Package: Owners are also willing to sell **separately in addition** to the home, land and pole barn:

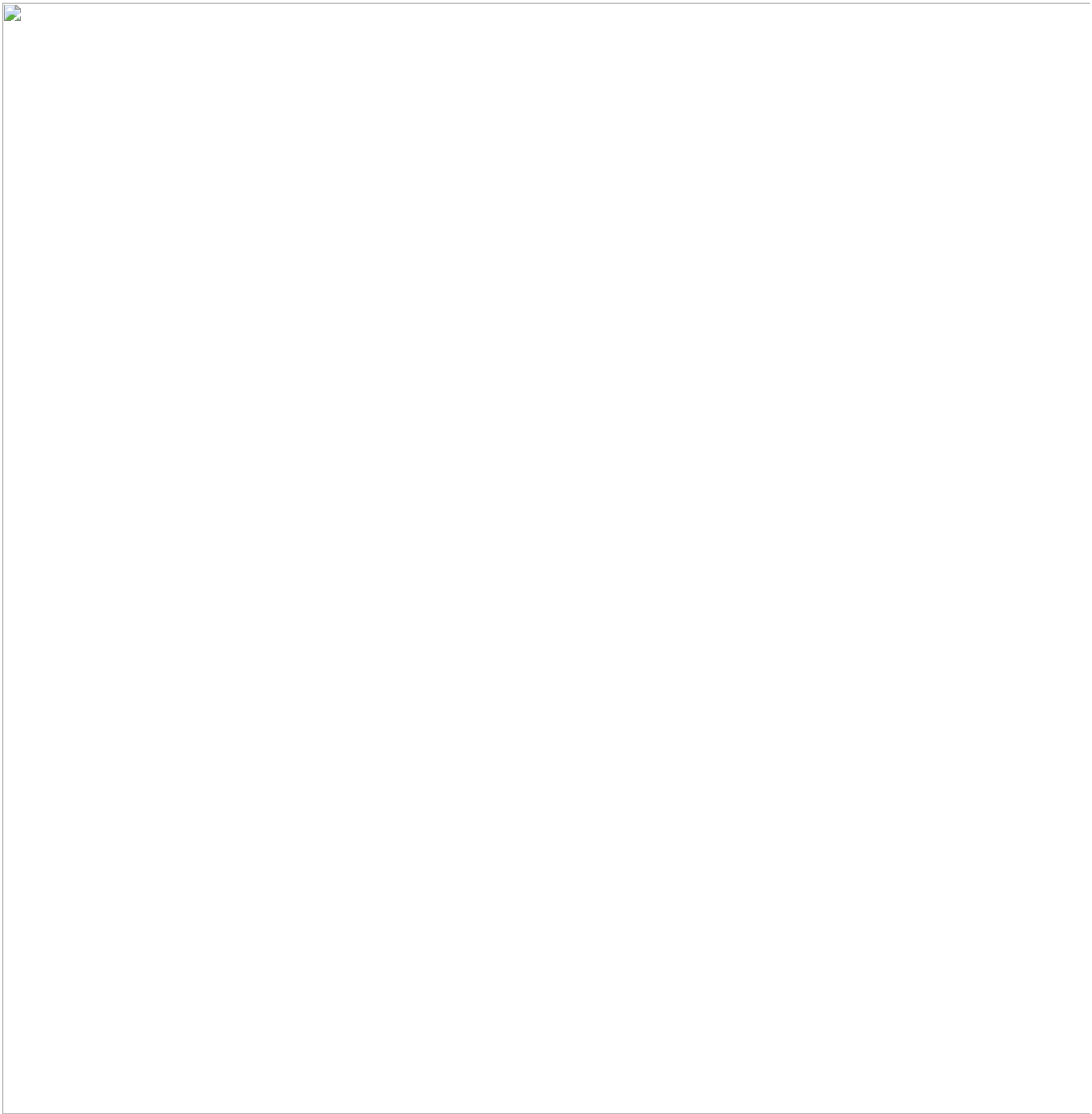
- Tractors
- Brush hogs
- Multiple enclosed deer blinds
- Hanging stands and set locations
- John Deere Gator
- Additional equipment and tools

This is a complete show-up-and-hunt opportunity. Or walk out the door and be at Chautauqua Lake in minutes. No setup, no hassle—just immediate access to one of Western NY's strongest outdoor lifestyle corridors.

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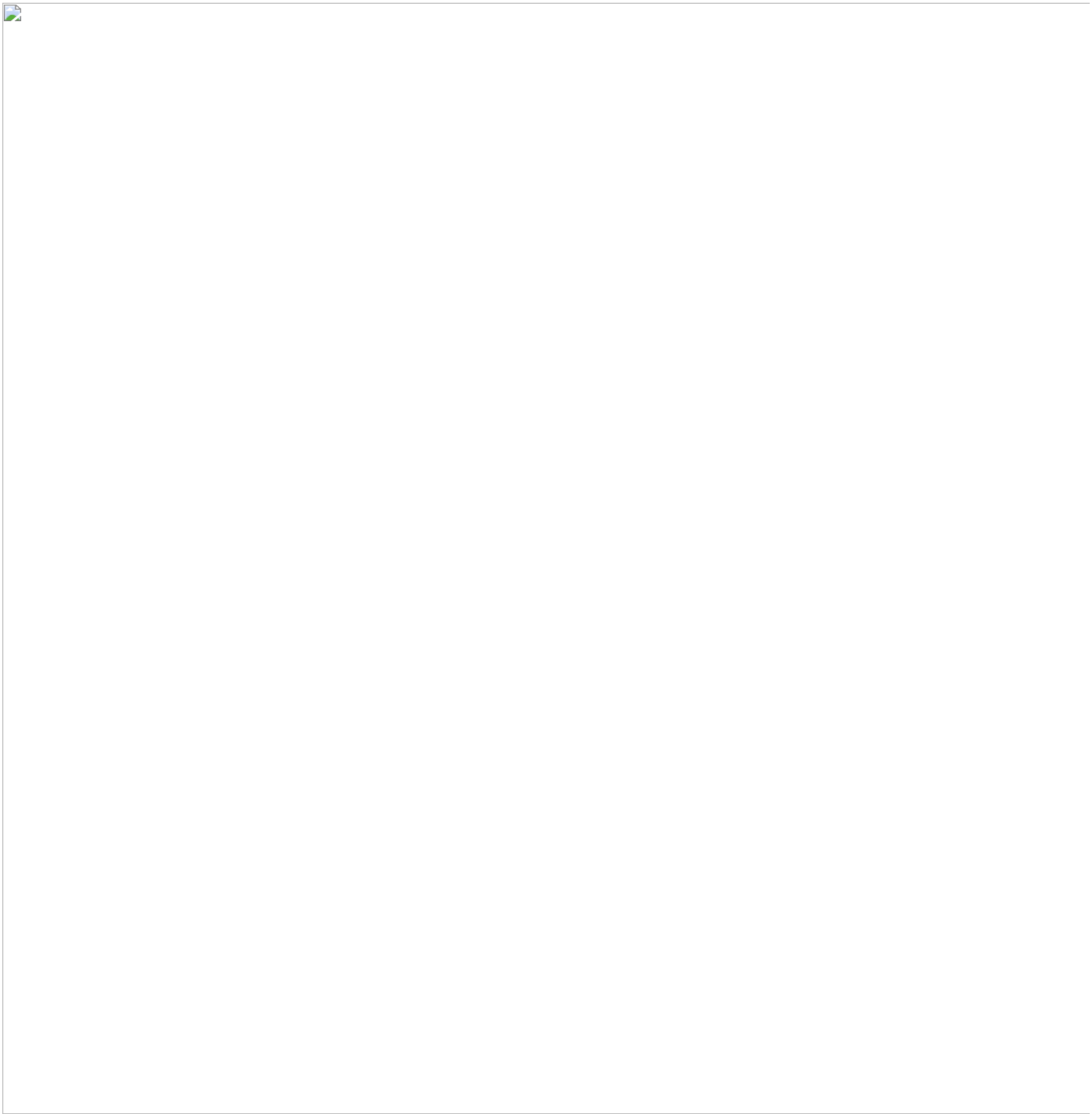
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Chad Leonard

Mobile
(716) 970-0682

Office
(716) 359-9176

Email
cleonard@mossyoakproperties.com

Address
8540 Hayes Hollow Road

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
mossyoakproperties.com

DISCLAIMERS

Buyers are responsible for confirming all tax and other information.

Mossy Oak Properties Pennsylvania Land Professionals

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyOakproperties.com

