

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



MORE INFO ONLINE:

mossyoakproperties.com

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

8540 Hayes Hollow Road

City / State / Zip

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DISCLAIMERS

Buyers are responsible for confirming all tax and other information.

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mossyoakproperties.com
