

Ahhh! Panama
Muzzy Hill Road
Panama, NY 14767

\$129,900
43± Acres
Chautauqua County



Ahhh! Panama
Panama, NY / Chautauqua County

SUMMARY

Address

Muzzy Hill Road

City, State Zip

Panama, NY 14767

County

Chautauqua County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

42.01662 / -79.48814

Acreage

43

Price

\$129,900

Property Website

<https://www.landleader.com/property/ahhh-panama-chautauqua-new-york/53003>



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PROPERTY DESCRIPTION

The Muzzy Hill area south of Panama in the southwest region of Chautauqua County has had a long tradition and history for outdoor pursuit. This property consists of a total of 43 acres combined from portions of two existing parcels. 3 acres easy access on the road gives a considerable 200 feet of frontage, is 660 feet deep and is then coupled to an additional 40 totally wooded acres.

This property is ideal for hunting, hiking, ATV or your other outdoor activities. Whitetail, turkey and other small game hunters tell many campfire stories about their past adventures here. This property is nearly entirely wooded with maple, ash, black cherry and some oak. It is flat to gently sloped and easy to walk and stalk. A small, gentle stream cuts through the center.

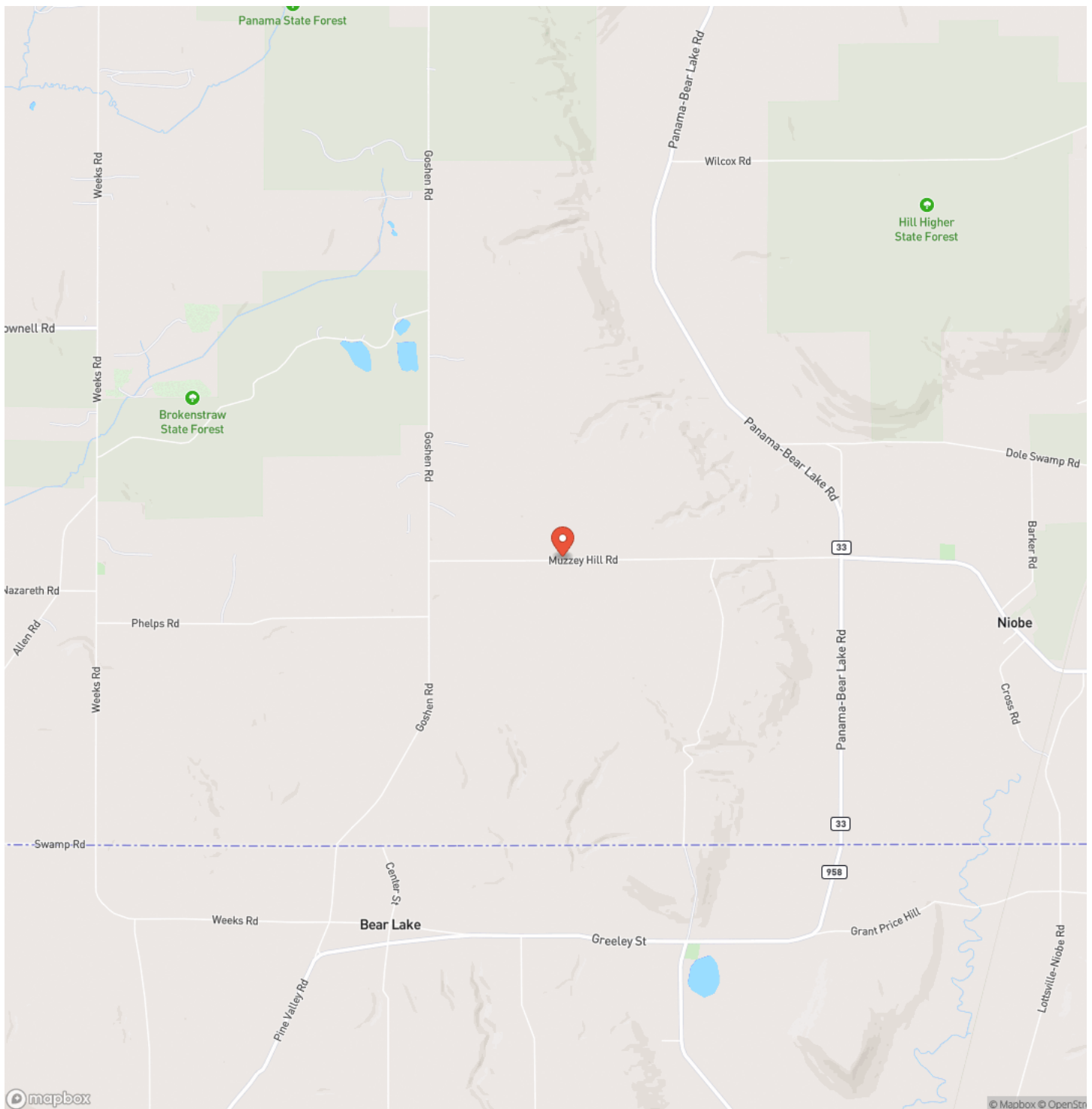
The 40-acre portion is rectangular in shape and sits quietly off Muzzy Hill Road and within 660 feet. Additionally, 1000s of acres of NY State Lands are around the corner within 2500 feet. Panama Rocks, Peek N Peak, Lakes Chautauqua and Erie and Chautauqua itself are also all within reach.



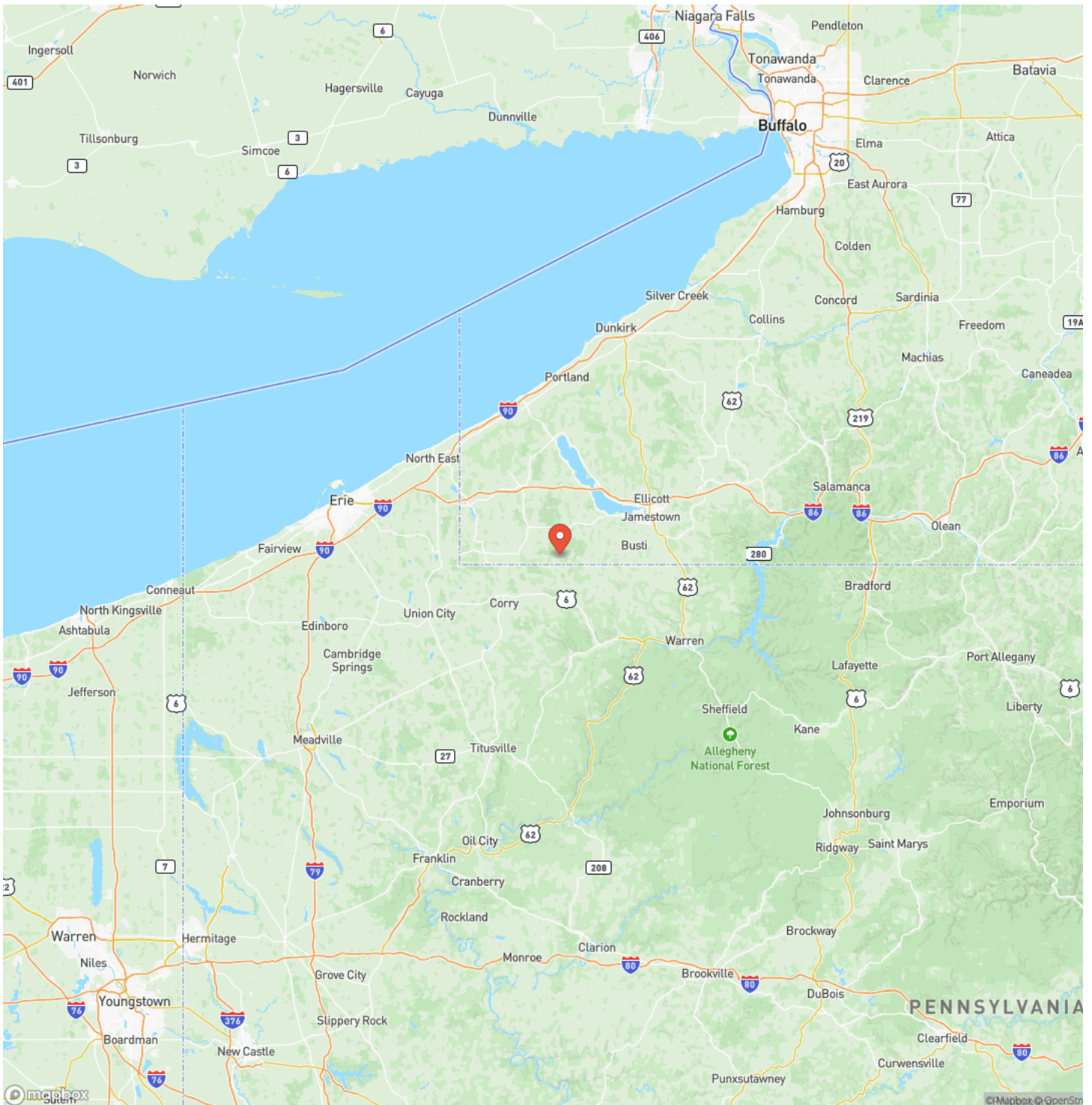
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Locator Map



Locator Map



Satellite Map



Panama, NY / Chautauqua County

For more information contact:



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NOTES



This image shows a blank 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.



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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