



BID DEADLINE JULY 20

205-Unit Resort Redevelopment Opp.

Offered Fee Simple, Free of Club Wyndham Brand & Management Agreements

Located Within the 14,000± AC Fairfield Bay Master-Planned Community

110 Village Ln.
Fairfield Bay, AR

BANKRUPTCY INFORMATION

U.S. Bankruptcy Court
Eastern District of Arkansas

Case No. 26-10474 | *In re:* Mountain Ridge Condominium Council of Co-Owners, Inc.

Case No. 26-10480 | *In re:* The Fairways Townhouse Association, Inc.

Case No. 26-10476 | *In re:* The Mountain Meadows Association, Inc.

Case No. 26-10478 | *In re:* Cliffside Lodge II Council of Co-Owners, Inc.

Case No. 26-10479 | *In re:* Hamilton Cove Townhouses Property Owners Association, Inc.

DETAILS

Located in one of Arkansas's premier outdoor recreation destinations, this property sits along Greers Ferry Lake and comprises 205 units across multiple low-rise resort buildings. Each unit features a full kitchen and access to a robust amenity package, subject to a separate agreement, that includes indoor and outdoor pools, a fitness center, sports courts and direct lake access.

The property benefits from its position within an established recreational community, offering a built-in demand base and long-term appeal. Its layout and infrastructure provide flexibility for a range of repositioning strategies, including condominium conversion, multifamily use or continued hospitality use.

	Bldg. Count	10
	Bldg. Size	246,700± SF
	Year Built	1987-94
	Parcel Size	26± AC
	Unit Count	205
	Zoning	R1-B, RP-3 & CP-O

LOCAL INFORMATION

Nestled in the scenic Ozark Mountains along the northern shore of Greers Ferry Lake, Fairfield Bay is a peaceful lakeside community known for its natural beauty, relaxed lifestyle and abundant outdoor recreation. Approximately 75 miles north of Little Rock, the city was originally developed as a resort destination but has grown into a welcoming community that attracts retirees, vacationers and nature lovers alike.

UNIT MIX

Property	Unit Type	Unit Count
Cliffside Lodge II	2 BR	24
Fairways Townhouse	2 BR	68
Mountain Meadows	2 BR	16
Mountain Ridge	2 BR	60
Hamilton Cove	A/B Lock-Off	16
Hamilton Cove	2 BR	21
Total/Average		205

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