

BID DEADLINE **SEPTEMBER 21**

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

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



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.

Jordan Schack
847.504.3297
jschack@hilcoglobal.com

Adam Zimmerman, MAI
847.917.9323
azimmerman@hilcoglobal.com

Jeff Azuse
773.456.5032
jazuse@hilcoglobal.com

847.849.2909
HilcoGlobalResortSales.com