

**RESIDENTIAL LAND FOR SALE**



**Property Details**

- APN/Parcel Number: 4400-2214-0000
- Lot Size (Acres): 0.42 acres
- Zoning: Residential
- Location: Van Buren County, AR
- Access: Road (County)
- Conveyance: Warranty Deed

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120 Wintercress Road  
Fairfield Bay, Arkansas  
United States

Parcel Size **0 Acres**      Date Listed      **09/13/2023**  
Listing ID      **GL-1694622316**

Listed by: Landcentury

**Asking Price**  
**\$4,784**

For more information, visit:  
<https://www.globallistings.com/10758758>

**Overview**

CASH PRICE: \$3,999! - \$1 down! Exclusive Lake Resort Community Cul-de-sac Lot Build your dream home in the beautiful resort community of Fairfield Bay - on the north shore of Greer Ferry Lake in the Ozark Foothills. Don't miss out on this corner cul-de-sac lot with plenty of room on 0.42 acres. Fairfield Bay boasts a pristine 40,000-acre stocked lake, which is popular for fishing, water skiing and boating, with a full-service marina. Have fun on 90 miles of ATV/UTV trails, several hiking/biking trails, a first-class health club, tennis courts, swimming pools, miniature golf, shuffleboard, bowling, an excellent library with books, DVD's and Wi Fi connections. Tons of parks for kids to play and picnic areas. Make Fairfield Bay your forever home today! CASH PRICE: \$3,999! OWNER FINANCING: \$1 down + 299/mo x 16 months RESORT FEE: \$48/mo APN: 4400-2214-0000 ADDRESS: Wintercress Rd, Fairfield Bay, AR Acreage: 0.42 GPS Location: 35°37'22.87"N, 92°15'56.85"W Google Map: <https://goo.gl/maps/kju4YX32uqZjADjz5> Terrain Type: Treed, Sloped Road Maintenance: City maintained, paved Zone: R-1B - Residential Elevation (ft): Low: 1025 ft. / High: 1044 ft Electricity: Available - None currently. Sewer: Available - None currently. Water: Available - None currently. -- Resort Amenities Benefits: Community Education Center Over 50 Service/ Volunteer Organizations Community Theatre Arts Organizations/ Galleries Amphitheater Picnic Pavilions Fishing Dock Hiking Trails Disc Golf Dog Park Community Garden ATV/UTV trails Botanical Garden City Parks Outdoor Exercise Trail PLUS much more to keep the community safe and comfortable CLICK HERE TO VISIT THE FAIRFIELD BAY WEBSITE AND DISCOVER MORE! Nearby Attractions: Fairfield Bay Marina Mountain Ranch Golf Club Indian Hills Golf Resort Fairfield Bay Campground Indian Rock Cave Trail Ed Leamon Park Woodland Mead Park Sugar Loaf Mountain Nature Trail Club Wyndham at Fairfield Bay Mountain Ridge WHY WAIT?? TEXT or CALL us at (208) 352-0380 Email us at [hello@emeraldpropertygroup.co](mailto:hello@emeraldpropertygroup.co) View all our properties: [EMERALDPROPERTYGROUP.CO](http://EMERALDPROPERTYGROUP.CO) -- No Banks Required Means an Easy Simple Buying Process! - No credit

checks are required to be approved for financing, everyone is qualified to buy! Low down payments and no surprises or gimmicks. Just affordable and hassle-free land ownership. - No prepayment penalties. - A Document Preparation Fee of \$199 is required for all sales. No refunds issued on the Doc Fee. - A nominal \$10 per month loan servicing fee is charged for all contracts. - Property must be paid off and in your name before building or living on the property permanently. You may use the property for recreational uses. - We want you to be 100% satisfied with your purchase of land. If you're not satisfied for any reason with the first 60 days after closing, simply call us, and we will either exchange your parcel for one you like better, or refund your note payments up to that point and take back the deed. It's simple: if you don't love it, we don't want you to own it. \*1 or more photos may reflect the surrounding area and not be specific to the parcel.

**Contact**

**Email**

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**Phone**

**888-526-3932**