

Cabin for sale on leased lot at Wabash Park Camp & Retreat Center

Please contact the person listed below to make arrangements to see the cabin.

Cabin on Lot #109 with *attached* Lot #110½

Contact: Lela Belviy (317-691-6531) or
lbelviy52@gmail.com

Asking Price: \$12,000 **Or Best Offer**

Utility Upgrade is Paid in Full for Lots



- Located in the Northeast area of the campground near the exit.
- Gray Three Story Cabin on Lot #109:
 - 1st Floor = Kitchen, Bathroom, & Dining/Living Area
 - 2nd Floor = 3 Bedrooms
 - 3rd Floor = Open sleeping area with multiple beds
- Sleeps up to 14
- Full Bathroom with tub
- Kitchen with full size refrigerator.
- Window A/C on first floor and in two of the bedrooms on the 2nd floor. Top floor has a ceiling fan and is wired for potential A/C if desired.
- Newer metal roof
- Newer water heater.
- Fully furnished.
- Basement has been treated with B-Dry to prevent flooding.
- Lot Lessee fees for both lots for 2021 were: \$584.50 and have been paid

Lot Lessees must be a member of a Free Methodist Church and transfers must be approved by the Conference Office.

There is a one-time processing fee of \$50 for improved lots (water, sewer, electric) for each lease transfer. This processing fee is to be paid to the Wabash Conference and can be paid by the buyer, seller, or split between the two parties.

When buyer and seller have come to an agreement on price of the cabin, the current owner (seller) should locate their yellow legal copy of their lease (Articles of Agreement with Wabash Conference) then contact Jody Belton for further instructions on the transfer at 317-831-0022 (office), 317-832-8442 (office cell), or wabashfinance@aol.com

Lot Lessee fees for 2021 are: \$195 per lot, + \$215 fee for each utility hook-up, + cabin insurance and are subject to a slight increase annually.