



PRICING AND INCLUSIONS

Base Pricing (Taxes, fees, and damage security deposit to be calculated at signing)

PEAK	OFF-PEAK	WEEKDAY	MICRO-WEDDING LESS THAN 50 GUESTS
September-November	December-August	All year. Mon-Thurs Only.	All year. Mon-Thurs Only.
\$9,500.00	\$7,500.00	\$4,500.00	\$3,500.00

Included in the Base Pricing:

- Private access to venue property day before for two hours, and day after event reservation until noon for clean up and check out (Weekend pricing only)
- Private access to the entire property the day of your event from 8:00am to 11:59pm
- Ceremony & procession rehearsal for two hours the day before the event
- Indoor (four season central HVAC climate controlled) venue hall to accommodate 180 guests, seated all at once
- Choice of indoor or outdoor ceremony and/or reception
- Outdoor decks and patios for use during reception and/or ceremony
- Dressing suites for all day use, secured under lock & key
- Fully equipped bar on event floor
- Food Truck parking pad including water and electric hookup
- Handicap ADA accessible restrooms upstairs
- Restrooms in common area downstairs
- Elevator access to both floors
- Pre-event consultation 30 days prior to event to discuss final event details
- Tables, chairs, and linens setup and take down
- A ride to the ridge line for the couple, their photographer and their videographer for photos
- Access to client catalog which includes:
 - 30 Farmhouse banquet tables, 200 Chiavari chairs, and 200 white resin folding chairs
 - Table linens & cloth napkin coordination and rental
 - Dinner plate
 - Water glasses
 - Four piece cutlery set (salad fork, dinner fork, knife, and teaspoon)
 - Modular & mobile dance floor for use indoor or outdoors on patios or decks
 - Modular & mobile wedding arbor

Special Offers:

- We offer a free tour of the property ([Book Tour Here](#))
- \$500 discount with same week booking, available if you book within the same week of the tour.

Additions:

REHEARSAL DINNER <ul style="list-style-type: none"> • 3 hour reservation after the included ceremony rehearsal time • Tables, chairs, and linens 	\$1,000.00
Blue Ridge Package <ul style="list-style-type: none"> • “Get to Know You” Session with your personal Day-of-coordinator who will attend and assist in facilitating your ceremony rehearsal, act as a liaison with other vendors and venue facility managers to ensure event runs smoothly, set-up, and clean-up following your event • Help with setting the tables and decorating • Ensure the timeline of the ceremony and reception runs according to the predetermined schedule 	\$2000.00
WHITE WEDDING TENT RENTAL <ul style="list-style-type: none"> • Two tents available for rent • Set-up, break down, and maintenance fee • Each tent measures 20’x40’ and can be set up together for a 40’x80’ 	\$1,000.00 per tent
PLACE SETTING EXTRAS <ul style="list-style-type: none"> • Champagne flutes • Salad/dessert plate 	\$.70/additional item
String Lights and Set-Up <ul style="list-style-type: none"> • Five strings of lights that can be hung inside or outside • The venue will set them up for you 	\$250 With Base Pricing \$150 With Blue Ridge Package
Sound System <ul style="list-style-type: none"> • Two speakers for indoor or outdoor ceremonies set-up by the venue • Clip on and handheld mics for the ceremony 	\$250

Not included in the Base Pricing:

- Photographers, photography, video, or videography packages
- Florists and flowers
- Clothing and wedding attire sales/rentals
- Officiant or service director
- Table decorations (candles, centerpieces, table runners, etc.)
- Exterior, ceremony aisle, and archway decorations (flowers, sparklers, aisle, runners, lanterns, etc.)
- Catering, food truck, and bartending services. Food, drink, and alcohol are additionally not included (food and alcohol services to be insured and have ABC License)
- Stationery & calligrapher services
- Transportation and valet parking services
- DJ, musicians, and music service
- Rooms on property available with stay

Pricing Payment Plan

PERCENTAGE OR FEE	DUE ON OR BEFORE
20% non-refundable	Due at signing
\$1,000.00 Damage Safety Deposit to be assessed	Calculated with total and returned after event
40% non-refundable	Due 180 days in advance of event
40% non-refundable	Due 90 days in advance of event

Damage Safety Deposit will be assessed per violation in the following scenarios: Bodily fluid clean-up, smoking/vaping indoors or not at designated smoking areas, damage to venue/grounds/furniture/inventory (e.g., stains, breakage, vandalism, fires, fireworks, etc.), excessive cleaning, use of glitter, exceeding rental time agreement, not adhering to venue policies will result in loss or partial loss of damage deposit.

Additional On-Site Accommodations:

THE BARN SUITES		
The Dove Suite	1 King Bed, Attached Bathroom, ADA Accessible	\$175.00 per night
The Wild Turkey Suite	1 King Bed, Attached Bathroom, ADA Accessible	\$175.00 per night
The Cardinal Suite	1 King Bed, Attached Bathroom, ADA Accessible	\$175.00 per night
The Barn Swallow Suite	1 King Bed, Attached Bathroom, ADA Accessible	\$175.00 per night

- Light continental breakfast included in pricing, menu items selected according to dietary needs
- Four guest suites in The Barn reserved for the night of your event included base pricing, additional nights can be added for the fee listed above
- Taxes calculated at signing

Additional Off-Site Accommodations:

A SECRET GARDEN ON JACKSON BED & BREAKFAST		
The Bluebell Suite	1 Queen Bed, Attached Bathroom, ADA Accessible	Seasonal pricing
The Magnolia Suite	1 Queen Bed, Attached Bathroom, ADA Accessible	Seasonal pricing
The Dogwood Suite	1 King Bed, Attached Bathroom	Seasonal pricing
The Violet Suite	1 King Bed, Attached Bathroom	Seasonal pricing
The Garden Suite	1 King Bed, Attached Bathroom	Seasonal pricing

- 10 minute drive from New Field Farm at Timber Ridge, located in the heart of downtown Lexington
- Breakfast served each morning
- Safe off-street parking
- Garden with patio and stone fire place, ideal for entertaining
- Additional sitting rooms and porch ideal for visiting and relaxing
- Priority reservations to event venue clients
- Room availability depending on dates of event bookings