


The White Barn at Lucas Farm

Thank you for your interest in The White Barn at Lucas Farm. Our newly constructed venue opened in June, 2017. The barn is approximately 4,800 square feet with 30 foot vaulted ceilings. The interior and exterior is white with an 18 foot main entrance door, 25 sash windows, tongue and groove pine floors with a dark walnut stain, a set of glass French doors and a caterer's entrance. The barn provides comfort and convenience of ADA compliant, indoor restrooms and suites for the bride, groom and their wedding parties and a loft for the DJ or additional seating. A storage room is also equipped with a full-size refrigerator, sink and counter space. The venue sits on 40 acres of land with a beautiful, picture perfect landscape.

Our venue is one of the largest, one level rentals in the area. We cater to convenience and accessibility. Our barn houses the main area, as well as three restrooms, groom and bridal suites and a storage/caterer room. There are no additional buildings, so it is much easier to have everything in one location. Having over 4,800 square feet also makes a nice area for an indoor wedding if the couple chooses or during inclement weather. Our venue does have heat, so we book weddings and events year around.

As of September 2017, we have added a 15,000 square foot pond behind the barn, where the sun sets perfectly. We also have a 200 year old Oak Tree that used to serve as our ceremony site in the past, but now makes for a beautiful backdrop for photos. We have a paver patio and fire pit on the front lawn as well as a wire corncrib that sits on top of a paver patio that has a chandelier and up-lighting inside. We load and take care of the fire all evening for you. We also have a 1949 Grain Truck that makes the perfect backdrop for any wedding on our farm!

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We have recently added a 7,500 square foot paver patio for the perfect cocktail hour and lounge space during your event. A roof covering has been added over half the patio. The space is furnished with a large lounge sofa and several barrel-top tables with umbrellas and stools. We have also added a paver aisle for the bride to make her grand entrance to a secondary paver patio and wood beam pergola ceremony site, located in front of the pond. The pond site has permanent, white wood benches for seating and umbrellas for shade. Extravagant landscaping has been added around the property as well, making for a beautiful backdrop.

In 2020, we added a 100' paver aisle and floral arbor to the front of the property. Providing another picture-perfect area for couples as well as a beautiful backdrop off the front of the barn. Well-maintained plants and flowers climb the arbor for a grand feature on the farm. A new firepit with wall seating has also been added. The perfect space for gathering, relaxing and maybe even some S'mores. A paver patio was also added to the front of the barn. The aisle is lined with chandeliers that make a gorgeous statement piece.

In 2021, we added a grand paver walkway to connect the upper courtyard to the back cocktail area patio, helping to eliminate gravel and hard to walk areas. The pavers provide a smooth walking area for guests during the wedding as well as accessibility. We also added a 40' silo on the back patio. Inside the silo, you will find 2 restrooms. This not only adds convenience to the lower level of the venue, but is aesthetically pleasing as well.

Our wedding package is for a one day rental. The price includes the day of for the wedding, reception and basic clean-up of the barn and surroundings. It also includes a day-of wedding coordinator package and table centerpiece decorations. You may come in as early as 8am and

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stay until 11:00 pm. All guests and vendors must be out of the building by 11:30pm. All personal items will be boxed up by us and ready to load into a vehicle. All items must be taken the same night after the event. The price for this wedding package for up to 175 people is \$ 13,500 (thirteen thousand five hundred dollars). Each additional person over 175, is \$ 40 per person. The package includes beautiful farm tables and chairs for the indoor reception, as well as other furniture inside the barn. The tables will be decorated with silk greenery runners, glass hurricanes and candles, votive holders and candles and table numbers. We have a wide range of décor that can be added as an a-la-cart selection for an additional fee. This selection includes arbor florals/swags. Florals and additional décor for the tables. Place settings such as real china and real glassware. These items are not mandatory but available for an additional fee if you choose to rent them.

Our current fire-code occupancy for inside the barn is 225. This code includes all guests and vendors/staff. The venue can accommodate more people if a tent is rented. Permanent seating is included at the pond ceremony site for no additional fee. We accommodate one wedding per day, but multiple times a week. We have the ability to have weddings any day of the week you choose. Saturday is our most popular day, followed by Friday/Sunday. If you wish to rent the space the day before, that is something that can be discussed and priced accordingly as long as there is not another event that day. If there is not another wedding or event the night before, we do allow a one hour rehearsal for \$350 (three hundred and fifty dollars).

Our staff will be onsite during your event to ensure bathrooms remain stocked and clean. Trash service and full clean up of tables after dinner, the day of the wedding coordinating, is also included in the rental. Cleaning does not include bridal and groom suites, as those rooms house

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personal items that we do not wish to touch. The clean-up fee does not include real flowers or anything that is brought in by outside vendors. The cleaning by us ensures that the barn is returned in the same condition as it was when you arrived. If additional cleaning is needed beyond basic clean-up, a fee may be charged. A Parking Attendant is also included in your rental to insure proper guest accommodations. For your convenience, a golf cart can be used to help transport guests on the property during your event. We keep an electric golf cart on the property during the event.

The prices and details above are for 2023/2024 weddings booked before June 2023. Prices are subject to change if the event is not booked by this time. I will be on the property all weekend during the wedding. Our package includes our wedding coordinator package for the day. This includes myself and my assistant. We have a full package that describes everything that is included. I have over 7,000 decorative items that are available for rent, if you wish to add anything additional. The barn will be decorated, to an extent, with elegant, beautiful décor that will remain in the barn. All tables will be decorated and set up before you arrive. If you wish to add additional decorative items, this would be discussed at our meetings and charged for accordingly. We have our rentals photographed and in a catalog that will be given to you once you book your wedding.

You are able to pick your own caterer (we do not have onsite catering at this time), DJ, band, baker, photographer and any other services you might need. You must use our bartenders that are on our preferred list. I have a preferred list of vendors that I can give out, once you have booked your wedding with us. All vendors must be approved by us before they can be hired if they are not on our preferred list. They must be licensed and insured. A non-refundable \$7,000 (seven thousand dollars)

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booking fee is needed to book and reserve your date. The remaining balance is due 90 days before your wedding. Any other extra items you wish to add, such as additional décor items, will be due 30 days before the wedding.

We purchased the neighboring property that includes a farmhouse for onsite sleeping accommodations. We provide sleeping for 12 people. A discount will be given for the farmhouse if booked within the same week as you book your wedding. The rental of the farmhouse is not required but certainly is the most convenient option. The farmhouse rents for \$700 per night (\$150 per sleeping space). The cost of the house is much lower than accommodations in the McHenry/Deep Creek Lake area. Our venue is approximately 10 minutes from the town of Oakland, where there are hotels/motels. We are approximately 20-25 minutes from Canaan Valley, WV and McHenry, MD. Contact information can be given for shuttle and transportation services within our preferred vendor list. If you book the rental house at the same time, there is a \$300 discount given.

We are always working on adding new features to our venue, making improvements, and making sure we remain the best wedding venue. We have won the "2018, 2019, 2020 & 2021 Best Wedding Venue" by The Deep Creek Times. We were also just awarded "Best of Weddings" by The Knot in 2018, 2019, 2020 & 2021 which is the largest wedding magazine/event company in the world. Less than 2 percent of vendors in the industry win this award. We also just won "Couple's Choice Award" by WeddingWire for the past 4 years in a row. We are the only venue in our area to be award winners by The Knot and Wedding Wire! We have over 250 Five-Star reviews between The Knot, Wedding Wire and Facebook. We have been featured over a dozen times in several national magazines. We were recently awarded the "Best Wedding

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venue" by the Republican Newspaper. In 2020, we were also featured as one of the top 10 best venues to be married at in Maryland by Blissful Blue Jays Wedding Blog. We are very humbled and excited to offer the best wedding and experience to our couples. If you have any other questions, please feel free to ask. I would be happy to meet you at our venue to give you a tour and discuss your dream wedding at The White Barn.

Thank You,

Brittney Lucas

Owner

The White Barn at Lucas Farm

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