

BUSH MEADOW FARM, LLC
738 BUCKLEY HIGHWAY, UNION, CT 06076
WWW.BUSHMEADOWFARMLLC.COM

1 MAY 2023

The Farm:

Established in 1997, we have hosted Weddings and Events since 1998.
A sustainable family farm producing forestry products, heritage livestock, poultry, and waterfowl.
Located ½ mile from exit 73, I-84. Very accessible yet rural.

Financials:

The Quote is your total payment including CT Room Tax (15%), Credit card and booking fees
“Save the Date” is Non-Refundable 20%, credited to the quoted price.
"Expedia/VRBO" is used for bookings/payments. Credit Card Payments (up to 3) are held in “escrow”.
VRBO Refund Policy: 61 days prior 100%, 31 days prior 50%

We Treat You Like Family:

You deal with us, the owners/"decision makers", for real time adjustments and crisis management.
Children and Canines are permitted on the farm with large fields and lawns.
No early next morning rush: All cleanup must be completed by 2pm Sunday,
Currently 70 “5 Star” reviews on VRBO by verified Guests since 2018. Property #4939835

Some Notes:

Same person signs contract, is issued credit card and valid government photo ID.
Event Insurance for Host with “Alcohol Rider” naming Barry & Nancy Kaplan plus Bush Meadow Farm, LLC as additionally insured. Vendors have same additionally insured requirements.
Outdoor amplified music is restricted after 9pm, (acoustic music is permitted).
Exclusive use: You and your guests will not be bumping into guests of other events.
Indoor, outdoor, tented, or combination. This flexibility allows for exploiting all seasons and weather.

What is included in our Weekend Weddings:

1. **THREE DAYS, TWO NIGHTS (2PM FRIDAY TO 2PM SUNDAY)**
2. **ONSITE PARKING: 125 cars**
3. **MEET & GREET AREA: Covered Patio, Gazebo Area with Outdoor Furniture and Fire Pit/Grill**
Welcome Area for Bar & App's, Rehearsal Dinner or After Party
4. **APARTMENT (1320 sq.ft.):**
Bride's Suite that SLEEPS 8, Full kitchen, Dining room, Living Room
5. **APARTMENT LAWN**
Multiple Ceremony Sites, Area for Games
6. **GATHERING AREA (2250 sq.ft.):**
Groom's Suite that SLEEPS 8, Ideal for Rehearsal dinners and “Day After” Brunches,
7. **NORTH BARN (3672 sq.ft.)**
Reception Area (160 seated): Vendors, Dance floor, Fireplace, Caterer's areas, ADA restrooms.
8. **NORTH BARN PATIO (1200 sq.ft.)**
Cocktail Area, Dance Area, Additional Food/Drink Area
9. **NORTH FIELD**
Multiple Ceremony Sites, 80x100 tent site, Area for Games
Bonfire (when allowed by state): Staffed for 2 hours with wood.

Pricing:

Peak Season (May through October)	\$12,500
Off Season (November through April)	\$10,500