



GREAT BIG BARN, LLC

W4221 COUNTY HWY A

SPOONER, WI 54801

651-398-5005

The Ceremony

You have the option to say your “I do’s” in our rustic hay barn. This barn is a perfect spot to tie the knot. Your guests can sit on chairs or large straw bales where they will be soaking in the country atmosphere.

Natural lighting and breeze flow through the hay barn at the top of the hill.

Equipped with electrical plug in for music or a DJ. (You must provide the sound system)

You may also have your ceremony at an off site location or in the Great Big Barn.

You will be responsible for the rental & the set up & take down of ceremony chairs.

Great Big Barn, LLC can assist with this for an additional cost.

If straw bales are desired, we can assist with acquiring those for you.

Appropriate fees (determined by the current market) will be assessed for straw bales.

The Drinks

All alcoholic beverages must be purchased through us. Absolutely no carry-ins will be permitted.

We have several different suppliers and should be able to get most beer, wine & spirits.

You may choose to provide an open bar or a cash bar for your guests.

You will be required to hire our licensed bartenders at a fee of \$50.00 per hour

You must provide adequate bottled water for your guests (you may purchase this through us for a nominal fee)

The Dinner

Bring a licensed caterer of your choice.

Caterer will be responsible for all food setup, cleanup & removal of all food waste & garbage.

You may rent plates, glasses & silverware from a party rental or use disposable.

Set up tables & chairs for dinner in the Great Big Barn to your desired layout & guest count

Great Big Barn, LLC can assist with this for an additional cost.

Access to electricity for the caterer will be provided

The Dance

Bring your own band, DJ or playlist & dance the night away. (You must provide the sound system)

The Great Big Barn includes a cocktail bar which we can open for the reception,

either as a cash bar or a hosted bar. It's up to you.

Music must end before midnight and everyone must leave the premises by midnight

Access to electricity for the music will be provided.

There is NO WIFI available anywhere on our property.

Rules and Policy Agreement

Our main goal for all couples is to customize your wedding experience to meet your vision.

We are happy to work with you and will provide suggestions as to what works best in our venue

and also to give recommendations for local vendors that we've worked with.

Below is a list of our rules and requirements:

- Our capacity in the barn is 200 seated dinner guests (this can be amended according to your unique event & depends on the layout of tables & chairs as well as the style of meal served)
- \$1,000 non-refundable deposit is required to reserve your wedding date
- Rental fee for the Great Big Barn is \$2500.00
- Damage Deposit: \$500 damage/clean up deposit will be required in a separate check/payment. This will be assessed at 12 pm the day following the event if any items are damaged & trash, or debris is not picked up by 12 pm the day following the event
 - It is the party's responsibility to clean up all party debris on lawns, in buildings, and party decorations/props (this includes cigarette butts)
 - If props, tables, chairs etc are brought in, all arrangements for delivery & pick-up must be made with our prior consent
 - Damage or theft of any Great Big Barn, LLC property or grounds will be assessed the damage deposit (additional charges may be assessed depending on the level of damage or theft)
- Non-refundable payment for 90% of the bill is due 14 days prior to the event (this amount includes all add ons & alcohol)
- Final balance is due the day after the event
- Cash, check, and credit cards are accepted. All credit card payments will invite a 3% processing fee
- WI Sales Tax of 5.5% will be added to the total
- Final guest count & final beer & alcohol orders must be submitted 30 days prior to the event date
- For a private event:
 - Access to the property is granted the day before the event (please make arrangements for what time you will arrive)
 - Please make arrangements for what time you will arrive the day of the wedding for decorating and other purposes
 - Vehicles may be left overnight but must be removed by 12 pm the day following the event
 - Deadline to remove all items and decorations is 12 pm the day following the event.
 - All silk flower petals or other non organic materials are prohibited during the ceremony celebration or any other part of the wedding

- Fireworks, sparklers & all open flames in & around the Great Big Barn, the hay barn and all other buildings are strictly prohibited
- Campfires may be approved depending on weather conditions. They will only be lit by Jason if he deems the conditions are safe.
- Outside food, snacks, and non-alcoholic beverages are allowed upon consent of Jason or Michele.
- All alcoholic beverages must be supplied by Great Big Barn, LLC
- **Under No Circumstances** may you remove any property of Great Big Barn, LLC without the approval of Jason or Michele. All property includes but is not limited to; signs, antiques, mirrors, tables and chairs, fire extinguishers, milk cans, lights.
- Smoking is prohibited in all buildings located on the property. You must be 100 feet away from any and all structures. You must dispose of all cigarette butts properly in the receptacles provided
- Great Big Barn Rental: when renting the big barn you are renting access to only the top level of the barn. The lower level is prohibited at all times unless otherwise permitted by Jason. In the event of a fire, the lower level is permitted.
- Great Big Barn rental also includes access & use of the grain bin bathrooms located adjacent to the Great Big Barn. The grain bin bathrooms include hot & cold running water, toilet paper, paper towels, & hand soap. There are separate entrances for men & women.
- No access is granted to any other spaces or structures on the property. Your access as a renter is limited to the upper level of the Great Big Barn, the hay barn, the grain bin bathrooms & the lawn surrounding these structures.
- Parking: All gravel and mowed areas near the barn will be clearly marked for parking. Parking in other areas is strictly prohibited. Great Big Barn, LLC is not liable for any damaged vehicles. Damage to lawns and buildings by guests from vicious vehicular activities will reflect on the damage deposit
- Great Big Barn, LLC assumes no responsibility for bodily injury stemming from the use of ATVs, UTVs, golf carts, or other motorized vehicles brought on the premises by guests. These must be pre-approved
- Great Big Barn, LLC assumes no responsibility for injuries or lost or stolen or damaged property
- Please be aware, the Great Big Barn, the hay barn and grain bin bathroom structures are not a weatherproof facility. We are a 100+ year old rustic property with lots of character & charm. There may be leaks or puddles in the structure if it is raining. There are open spaces in the walls of the structure that will allow the passage of wind and water. There is no heating or air conditioning provided. Great Big Barn, LLC cannot prevent or control the entry of rain, wind, animals, birds, insects or rodents into the structure and is not responsible for any damage incurred to personal property from pests or inclement weather.
- Renter must leave the property in the same or similar condition as when entered.
- All personal items & garbage must be removed from all structures, lawn, & parking areas.
- The Great Big Barn must be swept or vacuumed out as a condition for return of the damage deposit.
- The Renter must provide a certificate of insurance within 30 days prior to the event for general liability coverage. A Special Event Liability Insurance shall be obtained by the Renter which must cover all services provided by the Renter including liquor, food, music, lighting, dance floors etc., for the dates of the event (including set up & clean up days). Great Big Barn LLC must be listed on the Special Event Liability Insurance as an additional insured. The cost of this insurance is minimal and may simply be a rider on your existing coverage.

By signing and dating below, you agree to all terms in this contract.

During the planning of your event, all decisions will be made by Jason and Michele Martell.

Couple Print Names _____ Date _____

Couple Sign Names _____ Date _____

Great Big Barn, LLC Representative Print & Sign Name _____ Date _____