

Stein Farms



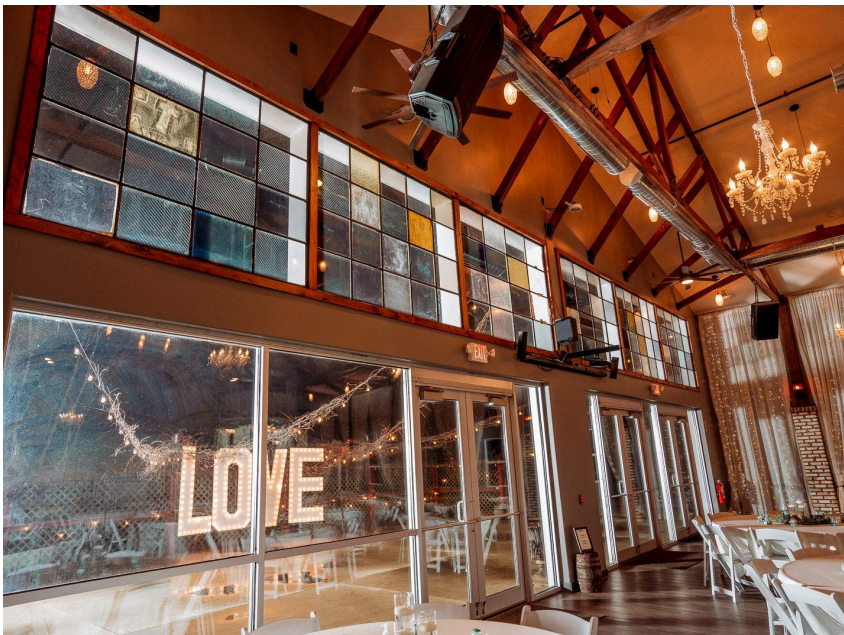
A historic hidden gem on a 40-acre private property, Stein Farms is known as one of the most unique destination venues of the Midwest. Customizable to any theme or style you can imagine, we promise to bring all of your ideas to life and create the wedding of your dreams! From country to elegant black tie weddings, the possibilities here are endless!

We know your wedding is one of the most cherished and memorable moments of your life—We want you to make our home yours! As you begin to plan your special day with us, we give you the freedom to create your dream day! You can choose to hold your ceremony and reception anywhere on our beautiful, secluded property. Our versatile venue can accommodate both spacious indoor and scenic outdoor events, as well as combinations of the two.

You can choose to exchange your vows in front of our picturesque private island – yes, you read that right. You and your guests will feel the love as they take a small journey to our elegant white bridge, where you can hold your ceremony in front of our island of enchanted oak tree forest with a charming view of a glistening river and swaying willows.



Our industrial barn and eclectic lodge, both heated and cooled, offer great options for the perfect reception. The recently remodeled barn combines an elegant romantic rustic charm, with modern features.



The Cheret House

Stay at Cheret House – BED & BREAKFAST

Plan your destination wedding, and book The Cheret House for a unique and relaxing weekend getaway. The Cheret House, a 7000 square foot house sleeps 12-22 people, and is located only steps away from the wedding and ceremony sites. The luxurious home makes guests feel like they're on vacation.

Within the house is decor from all around the world, highlighted by posters created by french lithographer, Jules Cheret.

In addition there is a premium sound system with bluetooth accessibility, that allows you, or your guest to play music of your choice. You are welcome to enjoy the relaxing outdoor patio, where there is a fire pit, grilling area, basketball hoop, outdoor sound system, and plenty of space for outdoor/ indoor yard games. The house is tastefully decorated and fully furnished with linens, dishes, utilities, internet and more.



The convenience of booking The Cheret House allows you to have the option of arriving any time the day before, holding your rehearsal dinner at the house, then waking up the day of and preparing for your big celebration following your reception, you can take the event back to the house and keep the party rolling. The next morning, you can stay to unwrap all of your wedding gifts and relax a bit more before heading home.

The Cheret House Photos



The Barn

Nestled in a picturesque setting, The Barn presents an idyllic venue for both indoor ceremonies and dinner receptions. This recently renovated space beautifully harmonizes luxurious elegance with an eclectic industrial flair, offering a unique blend of rustic charm and sophisticated beauty.

Designed to be versatile, The Barn features customizable lighting and elegant drapery that can be tailored to match any wedding theme or color palette, creating an ambiance that is both elegant and romantically rustic.

At the heart of The Barn, a majestic full stage rises at the far end, casting a spotlight on the wedding party and serving as a focal point during the reception. The interior is adorned with distinctive chandeliers and soft, twinkling lights, adding to the enchanting atmosphere. The barn doors, embellished with stained glass windows, open to reveal a charming outdoor patio, a cozy beer garden, and a welcoming fire pit, seamlessly blending indoor luxury with outdoor allure.

Capable of accommodating guest lists ranging from 50 to 230 individuals, The Barn is fully equipped to ensure a memorable celebration. It includes state-of-the-art audiovisual equipment, a premium sound system, elegant harvest tables, chic chiffoniers, and all necessary paper products, tables, and chairs. Whether you're dreaming of a grand soirée or an intimate gathering, The Barn offers a versatile and captivating backdrop for your special day.



The Lodge

The Lodge exudes charm and personality from every corner. As you enter through the elegant doors, you are greeted by a spacious dance floor, a well-stocked bar, cozy seating areas, and a crackling fireplace. The prep kitchen in the back is perfect for caterers to whip up delicious meals for your event. Located right next to The Barn, guests can easily move between the two venues. The Lodge features immaculate ADA bathrooms, a stage for live music or a DJ, state-of-the-art stage lighting, a premium sound system, an overhead projector, and lightning-fast 200 MBPS Wifi. This is the ultimate place to kick off any party or celebration!



The Wedding Parlor

Morning of Pampering...

Every bride deserves a morning of pampering and luxury the morning before she says “I Do.” Located within The Lodge is The Wedding Parlor – A chic boutique with awesome LED vanity lighting, make-up and hair stations all equipped with the essentials to help the bride and her party look amazing the morning of the wedding.



Pricing / Payment Plan / Discount Options

2024-2025 Pricing: B&B, Barn, Lodge and choice of ceremony site:

Venue & Ceremony Site

Single day event

Day	Venue	Time Frame
Thursday	\$5500.00	8:00 a.m. – 12:00a.m.
Friday	\$7000.00	8:00 a.m. – 12:00a.m.
Saturday	\$7900.00	8:00 a.m. – 12:00a.m.
Sunday	\$5500.00	8:00 a.m. – 12:00a.m.
Holidays	\$7900.00	8:00 a.m. – 12:00a.m.

Cheret House B & B

Check-in Friday 2:00pm - Check-out Sunday 2:00pm

\$2500.00 - 7 Beds

\$800.00 - 4 Beds (if needed)

What else is Included:

- Your choice of ceremony destination – either indoor or outdoor
- Can comfortably accommodate more than 230 guests
- Parking lot fitting 130 cars with area lighting
- Well-lit chic wedding parlor for bride and bridesmaids to get ready
- Stein Farms crew keeps venue clean during the event
- Lodge Prep kitchen preparing appetizers
- Full size bar area with walk-in cooler, 3 beer taps, and huge dance floor.
- White classic wedding chairs for dining and white chairs for the ceremony
- Round or rectangle tables that will accommodate between 8 and 10
- All paper products are included
- Premium sound systems are located in Barn, Lodge and Cerermy site
- 200 MBPS Wi-Fi available in the Barn, Lodge and Cheret House
- Unlimited time for rehearsal (Monday through Thursday)
- Barn and Lodge are heated and cooled
- You may select your own licensed caterer.
- Barn and lodge furniture decor is included.

Pricing / Payment Plan / Discount Options

1. In the example below, January 24, 2020 is the first payment or retainer.
2. The payments between February 2020 and January 2021, are generated from a percentage of the invoice balance. This percentage is not interest, but an equal dollar amount spread out each month before your event.
3. We can adjust this monthly invoice amount anyway you want. Some couples like to pay every 2 months, or every 3 months, and some 2 times in 1 month. Let us know what fits you best!



FROM Stein Farms - Oak Island
Events
5700 312th Ave.
Salem, WI 53168

INVOICE John-Smith
ISSUED January 21, 2020
DUE DATE January 22, 2021

TO Clem Stein

ITEM	QUANTITY	PRICE	TOTAL
Barn/Lodge & Ceremony Site 1 single day from 8:00 a.m. to 12:30 a.m. (Saturday) -	1	\$7,900.00	\$7,900.00

Subtotal: **\$7,900.00**
Wisconsin State Tax (5.5%) **\$434.50**

Payment due by January 24, 2020	\$2,600.00
Payment due by February 21, 2020	\$500.07
Payment due by March 21, 2020	\$500.07
Payment due by April 21, 2020	\$500.07
Payment due by May 21, 2020	\$500.07
Payment due by June 21, 2020	\$500.07
Payment due by July 21, 2020	\$500.07
Payment due by August 21, 2020	\$500.07
Payment due by September 21, 2020	\$500.07
Payment due by October 21, 2020	\$500.07
Payment due by November 21, 2020	\$500.07
Payment due by January 22, 2021	\$733.80

Total: \$8,334.50

Balance Due: \$8,334.50

Pricing / Payment Plan / Discount Options

Discount #1 - 50/50

If you want to avoid paying monthly, you can pay just 2 larger payments and receive a 5% Discount. Invoice total – \$7385.00 – 5% – \$7015.75

First payment of \$3507.87 due January 24, 2020 Second payment of \$3507.87 due January 22, 2021

Discount #2 - Pay in full

If you want to avoid paying monthly, you can pay just 1 larger payment and receive 10% Discount. So if your invoice total is \$7385.00 with 10% discount or \$738.50.



The Bar

- We offer you 2 professional bartenders at no cost.
- Soda & Mixers - Coke, Diet Coke, Sprite, Ginger Ale, Tonic, Lemonade, Cranberry, Orange Juice, Lemons, Limes, Oranges, Cherries, Olives, Lime Juice, Bitters, Grenadine, Sweet & Dry Vermouth and ice are all complimentary.

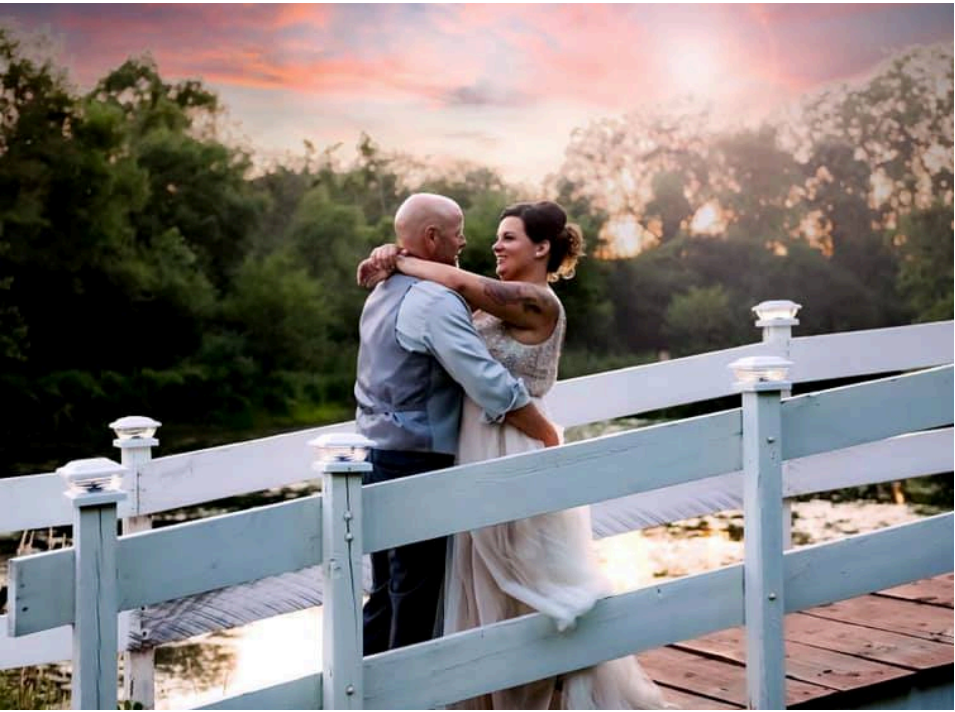
Below is a general pricing guide and should give you an idea of what to expect. Alcohol can be mixed and matched to suit your ideal event.

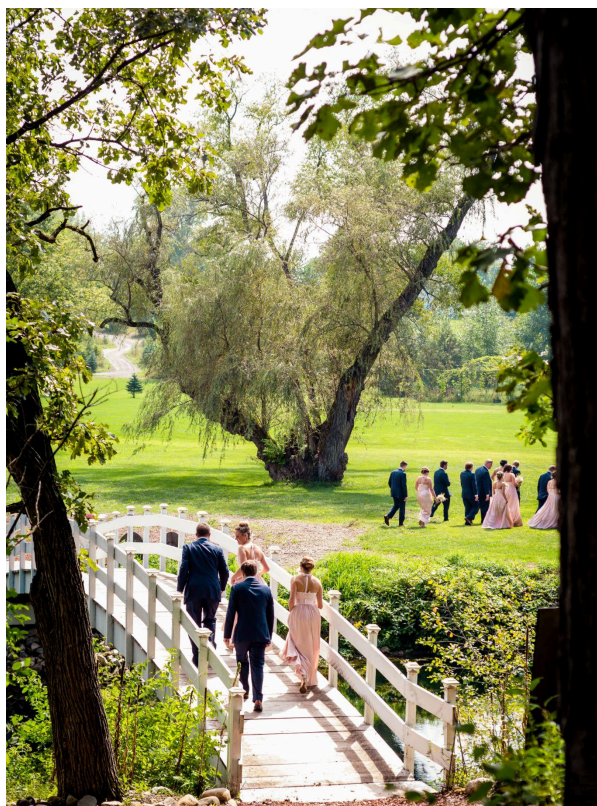
	Top Shelf - \$4.50 - \$5.50	House - \$4.00
Vodka	Belvedere	Titos
Whiskey	Jack Daniels	Evan Williams
Rum	Diplomatico	Captain Morgan
Tequila	Patron	Jose Cuervo
Scotch	Glenlivet	Johnnie Walker Red
Bourbon	WoodFord	Jim Beam & other Bourbons
Wine	All Varietals (\$3.00 - \$6.00)	Canyon Road - All varietals
Beer	All Brands \$3.00 - \$5.00	

On average, a wedding reception lasts about 5-6 hours. Usually, we assume that guests will have 2 drinks in the first hour of the open bar, and 1 additional drink each following hour. Also, it is wise to add 1 more drink for situations when guests misplace their drink while dancing. So it brings our numbers to 7 drinks per person for a 5-6 hour event. Of course, it is possible that some people will not drink at all, or drink less than expected.

On average liquor bills range from \$800.00 to \$1700.00. It also depends on what kind of drinkers you invite. Light, Medium or Heavy drinkers can affect the final invoice..

We will also customize a bar package that works with your budget.





The Decor Store

The decor store is located at Stein Farms and is owned and operated by Rebekah Schmidt and is separate from Stein Farms. She offers couples a one-stop-shop for your decor. Everything imaginable is at your fingertips, and steps away from where your reception is held. Perfect for last minute add-ons, and when your event is over, all that you have to do is place it back in the store.

Discover a huge selection of mixed china, chargers, wine glasses, flutes, wood slices, signs, bird cages, lanterns and so much more.

For more information contact Rebekah at 262-497-3112 or email at

Rebekah@EverlastingDetails.com

Decor Store Rental Package

\$500 gives you access to all the decorations in the decor store.

*China and Linen Rental are separate from decorations

You can also rent decorations by each item if the package deal does not benefit you! Rebekah will itemize pricing for the list of items you choose to use.

China Rental

\$8 per person for Full China Setting to include:

Charger (Gold or Silver), Dinner plate, Salad and/or Dessert plate, Water goblet, Toasting glass, Silverware set, Napkin.

Each item can also be rented for \$1.50 per item if the Full China setting is not needed. Renting the china also includes set up, washing after and water pour.

Linen Rental

\$13 per linen

Color choices are ivory and white. Some select color choices are available upon request