

OAKHOLM
FARM ESTATE





2022-2023

Wedding Rental Fees

	Reception Only	Ceremony & Reception
Thursday	\$10,275	\$11,275
Friday	\$12,275	\$13,275
Saturday	\$13,750	\$14,750
Sunday	\$11,275	\$12,275

*Add \$1,000.00 to each rental fee for holiday weekends:
Memorial Day Weekend, 4th of July, Labor Day Weekend, Columbus Day Weekend



Weekdays & Off Season Only	
Ceremony Only	Elopement Packages
\$1,200	The Oakholm \$4,690
	Oakholm Plus \$4,990
	Oakholm Premium \$5,490
	Oakholm Fairytale \$6,790





Wedding Rental Fees At Oakholm Farm Include:

Ceremony Only

- An on-site coordinator on the day of your ceremony to help with the execution of the ceremony. The coordinator will attend the rehearsal beforehand. Rehearsal time will be an agreed upon day/time with the on-site coordinator (limited to 1 hour rehearsal time).
- Set-up & breakdown of the ceremony benches and chairs.
- Use of grounds for ceremony up to 2 hours.
- Weekdays & Off-Season Only - Based on availability.
- Use of J-House (Lake Cottage) for 2 hours.

Reception Only

- Oakholm Farm will provide day-of coordination and on-site management on the day of your event. We will take care of the set-up of all table decorations and decor - please inquire for details. We are happy to coordinate the rental of any additional needs for your event.
- Use of J-House (Lake Cottage) - Closed at cocktail hour.
- Main Bar set-up & refrigeration.
- Use of grounds for engagement pictures with your photographer on an agreed upon date.
- Benches and a select number of chairs for the wedding ceremony.



Reception Only Continued:

- Use of grounds for reception along with our “standard” padded garden chairs, tables, perimeter lighting, four crystal chandeliers, and tent to accommodate up to 200 reception guests.
- Outdoor fireplace patio - fully stocked and managed by Oakholm staff.
- Restroom trailer.
- Linens
- Outdoor water & electricity.
- Additional decor and oversized lawn games available- *Ex:* whiskey barrels, crates, etc.
- Ample amount of parking, handicap parking, and parking attendants. As well as a golf cart “shuttle service” as needed.
- The grounds are available for the full day. However, receptions are only 5 hours in length no matter the start time. All events may begin at a chosen time starting as early as 1:00 p,m and must end by 10:00 pm with all guests and contractors exiting the property by 11:00 pm. For example: 4:00 pm guests arrive, 4:30 ceremony, 5:00 pm cocktail reception, end time 10:00 pm; 3:00 pm guests arrive, 3:30 pm ceremony, 4:00 pm cocktail reception, end time 9:00 pm.
- Decor may be picked up the following day by 9:00 am.
- **Not included:** Catering, any additional specialty rental items, table settings, additional lighting, specialty tables/chairs.
- **Included Separately:** Bar Services (See price list)



Ceremony & Reception Only

- Oakholm Farm will provide day-of coordination and on-site management on the day of your event. We will take care of the set-up of all table decorations and decor - please inquire for details. We are happy to coordinate the rental of any additional needs for your event.
- Use of grounds for ceremony and/or reception.
- Use of J-House (Lake Cottage) - Closed at cocktail hour.
- Use of the Big House for the day - Full use of bridal suite (aka Palomino room). The Oldenburg room & sunroom (upstairs), library, sunroom (downstairs), dining room, kitchenette, game room, & garden terrace -
- Main Bar set-up & refrigeration.
- Use of grounds for engagement pictures with your photographer on an agreed upon date.
- One hour rehearsal time.
- Benches and a select number of chairs for the wedding ceremony.
- Our "Standard" padded garden chairs, tables, perimeter lighting, four crystal chandeliers, ceremony benches, and tent to accommodate up to 200 reception guests.
- Outdoor fireplace patio - fully stocked and managed by Oakholm staff.
- Restroom trailer.
- Outdoor water & electricity.
- Linens
- Additional decor and oversized lawn games available- *Ex:* whiskey barrels, crates, s'mores bar, etc.
- Ample amount of parking, handicap parking, and parking attendants. As well as a golf cart "shuttle service."



Ceremony & Reception Only Continued:

- The grounds are available for the full day. However, receptions are only 5 hours in length no matter the start time. All events may begin at a chosen time starting as early as 1:00 p,m and must end by 10:00 pm with all guests and contractors exiting the property by 11:00 pm. For example: 4:00 pm guests arrive, 4:30 ceremony, 5:00 pm cocktail reception, end time 10:00 pm; 3:00 pm guests arrive, 3:30 pm ceremony, 4:00 pm cocktail reception, end time 9:00 pm.
- Decor may be picked up the following day by 9:00 am.
- ***Not included:*** Catering, any additional specialty rental items, table settings, additional lighting, specialty tables/chairs.
- ***Included Separately:*** Bar Services (See price list)

Additional Available Enhancements

- Outdoor heaters - **\$75.00/each**
- S'mores wagon - **\$75.00** (S'mores supplies not included)
- A light continental breakfast for 15 guests served in The Big House while getting ready - for ceremony & reception only packages - 8 am to 11 am - **\$300** - Mimosas & drinks for getting ready - See Bar/Beverage Packages & Pricing.
- Oakholm tractor, wagon, & driver rental for shuttle prior to ceremony- **\$150.00**
- Oakholm Express - Handicap Accessible Van for shuttle prior to ceremony & after reception - **\$250.00**
- Additional time may be purchased for **\$500/30 minutes** on property. DJ subwoofer music must be done by 10:00 pm however ipod sound docks may be used till 11:30 pm max.

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~ **Elopement Packages** ~

The Oakholm

2 Hours at Oakholm Farm Estate, 2 hours of **Melissa Ortendahl Photography** (all images edited included in an online gallery, plus a \$300 print credit) or **The Family Farmer Photography**,
& Bouquet/Boutonniere from **Petal & Wren**

\$4,690.00

The Oakholm Plus

'The Oakholm' Package + Arbor Decor

\$4,990.00

The Oakholm Premium

2 Hours at Oakholm Farm Estate, 2 hours of **Mariah Gale Creative Photography**,
Bouquet/Boutonniere, & Arbor Decor from **Petal & Wren**

\$5,490.00

The Oakholm Fairytale

'The Oakholm Premium' Package + Majestic Draft Horses for a carriage ride around the farm & for pictures

\$6,790.00



All Elopement Packages Include:

- ★ **2 hours at Oakholm Farm Estate**
- ★ **Choice of 1 of our 4 locations:**

- a. *The Christmas Tree Field*
- b. *The Big House Library*
- c. *The Lakefront Ceremony Site*
- d. *Oakholm Brewing Co. Taproom - Also available: Monday & Tuesday anytime; Wednesday & Thursdays before 12 pm; Or Friday - Sunday 9 am to 11 am)*

- ★ **Up to 30 Guests including Bride & Groom**
- ★ **Day of Coordinator** (*includes rehearsal (if wanted), set-up, execution of ceremony & timeline in the time allotted, coordination with vendors, & clean-up - makes for a seamless day for you!*)

Other Details:

- ★ **Bring your own officiant** (*or inquire for one*)

- ★ **Add Ons:**

- Extended time at Oakholm \$250/hour
- Fairytale Elements \$450.00 (Unicorn, and Fairy Swing)
- Draft Horses/wagon ride \$850.00
- Arbor Florals \$300.00
- Ceremony decor rentals available upon request (pricing may vary)
- Additional tables, chairs, hightop cocktail tables, & linens (pricing may vary)
- A satellite bar for a small cocktail reception is also an option - \$150 set up fee & a \$750.00 minimum is required for open or cash bar packages
- Celebratory toast at the conclusion of the ceremony - \$50 Server & \$6/glass + 7% F&B tax, 7% admin fee, & 20% gratuity
- Pre-ordered beer tokens available for \$7/each + \$200 for private opening (based on availability) + 20% gratuity
- Officiant \$200 (based on availability)



Elopement Add On's Continued:

- ★ *Videography:* Kristin Griffin Photography or David Anthony Media are also offering special add on pricing to our elopement packages - Inquire for more info. & availability with them.
- ★ The 'horse' add-on is all weather dependent.
- ★ **Packages may be custom tailored or tweaked as well.**





The Weekend Estate Experience At Oakholm

Rent the Estate for the weekend

- **\$5,000** Refundable Deposit (Non-refundable if the date is forfeited) to reserve the Estate for the weekend (based on availability).
- Estate rental available from Friday at 11 am to Sunday at 6 pm.
- Use of lakefront cottage for the weekend & a two night/3 Day use of The Jeppson Estate (6 Bedrooms - accommodating 12+ guests, including bridal suite, game room, house amenities, in-ground pool, tennis court, lakefront, & trails) - Short walk to Oakholm Brewing Co.
- **Everything included for the ceremony & reception listed above** as well as use of outdoor heaters & linens.
- Bar Services are a separate fee.
- May be used for **rehearsal dinner** - Tables & chairs for 25 guests included & trash removal.
- Catering not included & a satellite bar is a separate fee.
- *Continental breakfast for 2 mornings included.*
- Saturday Weddings Only

Rental Rate - \$38,450.00 + 6.25% Lodging tax

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Beverage & Bar Service Options

~Bar Options~

Option 1: Open Bar:

Flat fee per guest

Full Open Bar (1 Hour)

Call (Includes House) \$18 per person

Top Shelf (Includes Premium) \$21 per person

Full Open Bar (5 Hours)

Call (Includes House) \$41 per person

Top Shelf (Includes Premium) \$44 per person

Wine & Beer Only (1 Hour) \$15 per person

Wine & Beer Only (5 Hours) \$35 per person

Under 21 Years of Age: \$3 per person per hour

Pricing does not include 7% MA Meal Tax, 20% Gratuity, and 7% Admin. Fees



Option 2: Cash Bar

Guests pay for their own drinks with cash or credit card.

Option 3: Cocktail Hour

The 1st hour of the reception (when guests arrive at the tent and cocktail patio after the ceremony) is Open Bar. This total is due at the end of the event with a reserved credit card.

Option 4: Capped Bar

Based on a predetermined dollar amount, for which the bar remains "Open Bar" for. Once the amount is reached, the bar will turn to a cash bar for the remainder of the event.

Option 5: Bridal Party Tab

The bridal party and/or immediate family members put their drinks on a tab for the designated time and are paid with a reserved credit card at the end of the event.

Option 6: Wine Service

Our wait staff will offer each guest a white or red wine option and serve their preference during dinner. A white and red wine of the clients choice, from our wine menu, will be offered. Wine service is charged by the total bottles that are opened.



Option 7: Champagne Toast

\$4/per person - \$1.00 per person, addition for fresh strawberry or raspberry to champagne toast. House champagne used. Served in our plastic glasses. Glass champagne glasses must be rented through a separate company. Add \$5 per person for premium champagne.

Option 8: Satellite Bar for Separate Event

There is a **\$750.00 minimum bar fee for separate events** for open and cash bar packages.

There is a **\$150 set-up fee for a satellite bar**. Satellite Bar will include: Assorted bottles of liquor; red and white wines & soft drinks. Cash Bar based on drink selection. **Full Open Bar (1 Hour)** Call (Includes House) \$18 per person, Top Shelf (Includes Premium) \$21 per person. **Full Open Bar (2 Hours)** Call (Includes House) \$36 per person, Top Shelf (Includes Premium) \$42 per person.



~Bar Pricing~

Featuring 6 brews on tap including:

- > Oakholm Brewing Company beers on tap \$7.00

- > And 2 domestic beers on tap \$5.00

Local/Premium wines	\$9.00	Juices	\$2.00
House wines	\$9.00	Bottled Water	\$2.00
Hard Cider (Seasonal)	\$7.00	Smart Water	\$2.50
Call Mixed Drinks	\$7.00	Cooler Beverages	\$2.50
House Mixed Drinks	\$8.00	Energy Drinks	\$3.50
Premium Mixed Drinks	\$9.00		
Top Shelf Mixed Drinks	\$12.00		
Soda	\$2.00		



Specialty Drink Stations

Pricing Per Order Yields 16 Servings

<p>Sangria \$130 house red or white sangria with fresh fruit</p>	<p>Hot Mulled Cider \$100 local warm cider with spiced rum \$75 without liquor</p>	<p>Hot Chocolate Bar Served with miniature marshmallows & whipped cream \$4.50 per person</p>
<p>Mimosa \$100 orange juice with house champagne</p>	<p>Gourmet Coffee Bar Regular and decaffeinated coffee with choice of Jameson Irish Whiskey, Kahlua, Bailey Irish Cream, Skrewball Peanut Butter Whiskey whipped cream and cinnamon dusting \$8 per person</p>	<p>Coffee Station <i>(If not being offered by the caterer)</i> Regular & decaffeinated coffee & assorted hot teas \$3.50 per person</p>
<p>Bloody Mary \$100 house made bloody mary mix and house vodka</p>	<p>*Signature Drink* Customize your reception by offering up to two signature drinks. <i>In house liquors only.</i> Pricing based on drink</p>	<p>Hydration Station Infused Water (lemon, cucumber, mint, basil - Combination of choice) \$2.50 per person Lemonade or Iced Tea (Sweetened or Unsweetened) \$3.75 per person</p>



Beer, Wine, & Liquor Menu

House Liquors

Gilberts Vodka
Gilberts Rum
Gilberts Gin

Call Liquors

Titos
Gilberts Spiced Rum
Captain Morgan
Beefeater Gin
Malibu
Jim Beam
Canadian Club Whiskey
Stoli Raspberry
Jose Cuervo

Premium Liquors

Absolut
Absolut Citron
Johnie Walker Black
Jameson Irish Whiskey
Bacardi
Kahlua
Jack Daniel's
Tanqueray
Dewars
Seagrams 7
Montezuma Tequila
Southern Comfort
Jose Cuervo Gold
Chambord

Top Shelf Liquors

Don Julio
Grey Goose
Bombay Sapphire
Hendricks
Glenlivet 12
Makers Mark
Bulleit
Bulleit Rye
Gran Marnier
Frangelico
Sambuca
Amaretto Disaronno
Baileys
Crown Royal



Beer/Wine

House Wine - Woodbridge

Chardonnay, Sauvignon Blanc, Pinot Grigio

Riesling, White Zinfandel

Pinot Noir, Merlot, Cabernet Sauvignon

Local/Premium Wine - Brimfield Winery (various reds & whites)

Champagne

Prosecco

Hard Cider (Seasonal)

Hard Seltzer - Oakholm Brewing Company

On Tap Beer - Oakholm Brewing Company (4 of our most popular brews offered)

Domestic Beer (2 offered on tap)



~Bar Notes~

- ❖ Current Bar List with pricing, products & Oakholm Farm signature cocktails available upon request.
- ❖ Outside alcoholic beverages are not permitted on Oakholm Farm Estate property. This includes table favors and /or car coolers. Management reserves the right to remove any persons not following MA liquor codes. There is a **\$500 fee** for any outside beverages brought on property.
- ❖ By the State of Massachusetts **alcohol service may not exceed 5 hours** - Even if extra time is purchased for the event.
- ❖ Alcoholic beverages will not be served at any function past 10:00 pm.
- ❖ The legal drinking age in the state of Massachusetts is 21 years. Oakholm Farm Estate strictly adheres to this ordinance and reserves the right to ask for identification with proof of age for any guest.
- ❖ Oakholm Farm Estate reserves the right to limit and control the amount of alcoholic beverages consumed by all guests.
- ❖ There is a **\$1,000.00 minimum bar fee** for open and cash bar packages. (\$750 minimum for rehearsal dinner satellite bar)
- ❖ Bartenders and full liquor bar set up is included in your rental fee for one bar. There is a **\$150 set-up fee for a satellite bar** - Highly recommended for 120 guests or more - Satellite Bar will include: Assorted bottles of liquor; red and white wines & soft drinks only.
- ❖ Please inquire about “getting ready” day of drinks, such as mimosas, etc.
- ❖ Oakholm Farm Estate will not serve any liquor in the form of a shot.
- ❖ Oakholm Farm Estate serves beverages in plastic. A way to avoid using plastic is to rent glassware for the bartenders to use from a rental company on our preferred vendor list. Or another option, is a popular wedding favor idea, of using mason jars that can also be used to serve beer, wine, and soda. These may be purchased from an outside source and brought in for the bartender to serve drinks in. All glassware must be taken off-premise at the conclusion of the event.
- ❖ **Pricing does not include 7% MA Meal Tax, 20% Gratuity, and 7% Admin. Fees.**
- ❖ **Pricing subject to change without notice.**

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Next Steps

Securing Your Date

The venue & house deposits are due at the time of booking, with signed contract(s) & half payment is due 6 months prior, with the remaining balance due 1 month prior to the event. Please be aware that without a deposit received, we are unable to guarantee your date. Final details with linens and the bar can be adjusted/finalized up until a week prior.

Planning

We have developed a “Portfolio Worksheet” to be completed by you as you plan your Big Day. You may add your details and update your vendors as you secure these details. We will meet with you around a month prior to your wedding date to discuss the design of your event including discussions on decorations, set up, and the timeline. We encourage you to reach out at any point with any questions or for suggestions!

Vendor Selection

We have highlighted favorites on our Preferred Vendor List and are happy to consult with you about them. We do have a \$300 fee for any caterer that is not on our preferred list. The caterers on our preferred list have already been vetted and have provided Oakholm Farm Estate all the documentation that is required by the Board of Health in order for us to run our venue. They are in compliance with venue policies and expectations. Any caterers that are not listed on our preferred list require Oakholm Farm Estate to reach out to the vendor for said documentation. Although couples ultimately have the flexibility to choose their caterers, they are a reflection of Oakholm Farm Estate to your guests. Oakholm Farm Estate will work closely with your caterer for a cohesive experience for you and your guests.



Wedding Insurance

We recommend - but don't require - either or both wedding liability and cancellation insurance with coverage of \$1M. It should include host liquor liability and list Oakholm Realty, LLC as additional insured. Purchase through homeowner's insurance agent (usually less expensive), or from wedsafe.com or theeventhelper.com.

Engagement Photos

We would love for you and your photographer to visit for an engagement or pre-wedding photo session. Just send us an email to schedule. There are so many outdoor locations on our farm available for photos.

Your Rehearsal

We allow a 1-hour rehearsal prior to your event. It will be scheduled around booked events with your Day of Coordinator. Rehearsal dinners can be booked if you are renting the house for the weekend or based on availability at the tent/house. Oakholm Brewing Company is also an option for a rehearsal dinner or to extend the party. Please contact the brewery at 413-272-9620 or Matt@oakholmbrewing.com.

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Day of Event

***Getting Ready:** We have two dedicated spaces for the wedding party, The Big House & J-House.

*Use of J-House (Lake Cottage) - This will be closed & locked at cocktail hour - All belongings need to be out beforehand.

*Use of the Big House for the day - Full use of bridal suite (aka Palomino room). The Oldenburg room & sunroom (upstairs), library, sunroom (downstairs), dining room, kitchenette, game room, & garden terrace - Light continental breakfast included only for weekend Estate rental - an add option for day wedding rentals only. Available from 8:00 am to 11:00 pm. Two cars max are allowed to park up at the top of the driveway to The Big House. Other vehicles may drop off and then move to the parking lot.

***Decorating:** You and/or your vendors are welcome to deliver decoration at an agreed upon time with your Day of Coordinator. To unload, vehicles can enter through the vendor road to the backside of the tent by the catering & beverage barn. We do allow candles on dining tables in the tent however they must be in containers and the containers must be at least 1.5 inches taller than the candle. We do not allow confetti, glitter, balloons, birdseed, scented candles, chewing gum, or artificial pedals. Also, no nails, staples, or tape - except as approved by our event coordinators. Please ask our staff for any help or questions you may have. Your Day of Coordinator will discuss all your decor & details with you at your pre-wedding meeting and will assist in all your decorating needs the day of your wedding.

***Clean-Up:** You are responsible at the end of the night for taking all your decorations, flowers, and personal items including boxes. We are happy to help you pack and load it into your vehicle. Vendors are asked to clean up all venue areas they've used. Rentals are to be picked up by 11 am the next morning. Full weekend Estate rentals do not need to have everything cleaned up and out until the end of the rental the following day.

***End of Night:** At 10 PM lights are turned on, the music stops, guests start exiting, and decorations are packed up and removed. You're welcome to stay and say goodbye to guests. All vendors and guests must vacate the venue by 11 PM. We do offer an 'extended close' for an additional \$500/30 minutes - not to exceed 11:30 PM.



Your Day of Coordinator from Oakholm Farm Estate

Wedding Day Preparation and Timeline

Prior to the day of the wedding (about a month before), the coordinator meets with the bride and groom to understand their preferences and the plans for the wedding day. The coordinator then works with the wedding planner or bride and groom to build or go over: a **wedding day schedule** and a **list of everyone involved in the wedding and what their roles** are. The bride and groom also supply the coordinator with the **names and contact information for all of the vendors** and **list what services are being provided**. With this information, she can handle one of the most important day-of coordinator duties: making sure everything goes smoothly.

Before the Wedding

The Day of Coordinator will be at the rehearsal to meet the bridal party and assist in the rehearsal as much or as little as the officiant and the couple would like her to. After the rehearsal she will quickly go over the decor and items brought over by the couple and confirm the layout of the floor plan is as they have requested.

There are a lot of things to oversee and questions to be answered on the day of the wedding. The day-of wedding coordinator handles all of these concerns and makes sure that everything is done on time, starting with the items that must be in place prior to the wedding ceremony. When it comes to decorations, flowers and seating, the coordinator checks in with vendors to see when they plan to come in and set up before the wedding and schedule them if need be. Then she assures that all previous arrangements are organized according to the couple's wishes. She will set up the decor as specified by the couple with her assistant, or oversee things as envisioned by the bride & groom if the job is assigned to someone else.



Day of Coordinator Continued:

During the Ceremony

During the ceremony, the day-of-wedding coordinator makes sure that all elements of the service proceed exactly as planned. The coordinator makes sure that the guests are seated correctly and in a timely fashion, that members of the wedding party are directed to their places, and entrances are timed with the music. She also confirms that the correct music is played on cue, that all props, such as unity candles, are in the proper place, and that the ceremony progresses as scheduled. She will cue the bridal party on when they must proceed to their positions and begin the ceremony.

After the ceremony she will be there to congratulate you with your drink of choice and be sure the catering staff have h'orderves for you. Her assistant will take you and your photographer where you want to be for pictures after the ceremony as well.

At the Reception

Once the ceremony is completed, the day-of-wedding coordinator directs guests to the location of the reception. She makes sure that the caterer and other vendors serve the guests their drinks and food on time. In the event that gifts are brought to the reception, the coordinator arranges for the proper placement of them and makes sure the person assigned by the bride and groom to take home the cards and gifts does so. Final duties may include directing the couple through a receiving line and managing the introductions of the bridal party and bride and groom, collecting the brides bouquet and placing it at her table, as well as, dinner, toasts, special dances and any thank-you announcements (however, that is typically announced by the DJ) and making sure if a shuttle service was lined up that they arrive when they are supposed to.

Caroline - Oakholmfarmcaroline@gmail.com (774) 230-8155

Chrissie Sue - CS@eventsbychrissiesue.com (978) 621-5932

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Day After Your Event

Rental Pick-Up: Rentals can be picked up the following morning from the catering barn before 11 AM, with notice.

Overnight Parking: Cars can be left overnight in the parking lot. They should be picked up by 11 AM the following day.

Weekend Estate Rentals - Check out by 6:00 PM Sunday.

30 Days After Your Event

We will return your security deposit as long as no damages or unpaid fees have occurred. We greatly appreciate kind reviews on The Knot, Wedding Wire, Google, or Facebook. Thank you!!!

From all of us here at the farm,

CONGRATULATIONS!!!!

We can't wait to help make your special day, your best day ever!!

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