

# Walhill Farm & Events

857 Six Pine Ranch Road • Batesville, In 47006

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**General Manager**

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## 2026 Barn Rental Agreement

Lessor and Lessee agree to the lease of the facility\* as specified below:

Name of the event: \_\_\_\_\_

Date of the event: \_\_\_\_\_ Estimated Number of People: \_\_\_\_\_

Estimated Event Time: \_\_\_\_\_

\*Facility refers to The Barn and the grounds immediately surrounding The Barn.

Separate events (i.e. rehearsal dinners or Sulky Lodge events) may be booked under separate agreements.

<b>Barn Rental</b>	<p><b><u>Off Season (January -July)</u></b> Weekend rental - \$6,000.00</p> <p><b><u>Peak Season (August- December)</u></b> Friday - \$5,500.00 Saturday - \$7,000.00</p> <p><b><u>Weekend Buyout Peak Season</u></b> (August – December)- <b>\$2,200.00 upcharge on Saturday rental price.</b> Access to The Barn the day prior to event &amp; day after until 11am.</p> <p><b>Holiday rates apply - \$1,500.00 upcharge Memorial Day &amp; Labor Day Weekend. Closed Easter, Thanksgiving, Christmas &amp; New Year's.</b> **See pages 2, 3, 4, 5, and 6 for additional pricing.</p> <ul style="list-style-type: none"><li>• Off Season – Access to The Barn the day prior to event at 9am &amp; day after until 11am.</li><li>• Peak Season Access to The Barn from 9am – 12am day of event.</li><li>• Friday 5 -hour reception, Saturday 6-hour reception.</li><li>• The latest last call for the bar is 10.30 pm. The latest event can end is 11:00 pm.</li><li>• 50 % deposit must be paid to secure the date.</li><li>• The balance must be paid in full two weeks prior to the set-up date in order to have access to The Barn.</li><li>• A Walhill Farm employee must be the last to leave The Barn on the night of the event. All individuals must be gone from The Barn within 30 minutes of the event ending.</li><li>• For additional event time, there will be a charge of \$500 per hour extra. Additional time must be requested prior to the start of the event.</li></ul>
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<p><b>Barn Rental continued</b></p>	<ul style="list-style-type: none"> <li>• The Barn is a non-smoking &amp; vaping facility but smoking areas and ashtrays are provided outside under cover.</li> </ul> <p><b>Included in The Barn Rental:</b></p> <ul style="list-style-type: none"> <li>• <b>Off Season</b> - The Lessee may have access to The Barn 9am on the day prior to the event. Personal items must be removed from The Barn by 11am the day after of the event.</li> <li>• <b>Peak Season</b>- The Lessee may have access to The Barn 9am on the day of the event. Personal items must be removed from The Barn by midnight on the day of the event.</li> <li>• Walhill Farm will set up all tables included in this Rental Agreement, as well as clean and tear down after the event.</li> <li>• Lap-length linens are provided by Walhill Farm for the tables included with the Rental Agreement with the choice of white, ivory or black.</li> <li>• A consultation with our Coordinator, who will work with your requirements and develop a floor plan specific for your event, is included.</li> <li>• Endless Fountain Soda included at no charge.</li> <li>• An invitation to <b>Walhill Farm’s 2026 Wedding Tasting</b> for booked weddings of 2026, to sample several menu items, our house wines and view various rentals from our décor inventory.</li> <li>• A “Day-Of” Manager will be on-site the day of your event to accept deliveries and greet Lessee’s vendors (photo booth, DJ, Band, etc.)</li> <li>• An Event Manager will be on-site through the entirety of your event and will be the last to leave The Barn.</li> <li>• Should Lessee wish to have a rehearsal dinner, engagement party, or bridal shower, the Lodge rental fee will be waived. Use of the Lodge requires the signing of a separate Rental Agreement. Speak to the coordinator for more information. <b>Only redeemable one time.</b></li> <li>• Honeymoon Suite – complimentary for one evening.</li> <li>• Please feel free to use the beautiful property to take photos.</li> </ul>
<p><b>Indoor Barn Ceremony</b></p> <p><b>East Side of Barn</b></p> <p><b>Lodge Patio Ceremony</b></p> <p><b>Lakeside Ceremony</b></p>	<p>\$350 (in addition to The Barn rental) Includes 50 chairs. Each additional chair is charged at \$4.50 per chair.</p> <p>\$500 (in addition to The Barn rental) Includes 100 chairs. Each additional chair is charged at \$4.50 per chair.</p> <p>\$750 (in addition to The Barn rental) Includes 100 chairs. Each additional chair is charged at \$4.50 per chair.</p> <p>\$750 (in addition to The Barn rental) Includes 100 chairs. Each additional chair is charged at \$4.50 per chair.</p> <p>Transport for lakeside ceremony is available for elderly guests for a charge of \$75.00.</p> <p>Talk to the Coordinator for alternative plans due to weather. A decision needs to be made by noon the day prior to your ceremony.</p>

	<p>For additional Walhill Farm assistance for rehearsal or ceremony. Please ask for pricing.</p> <p>The Groom's Room and Bride's Room are complimentary with the rental of one of our ceremony sites. All personal items must be removed from the suites on the day of the event.</p> <p>The Groom's Room and Bride's Room are available to rent if Lessee would like to use them but are not planning on having a ceremony at Walhill Farm. The rental fee is \$350.00.</p> <p>The ceremony sites, Groom's Room and Bride's Room are first come, first serve.</p>
<p><b>Bar/Beverages</b></p>	<p><b>All alcohol, at all times, must be supplied through Walhill Farm per our liquor license. Alcohol obtained from sources other than Walhill Farm is not permitted by law to be on the property and will lead to possible legal action as well as the loss of the lessee's security deposit. No Exceptions. Arrangements must be made for any alcohol brought in on the Lessee's shuttle, party bus, or any other mode of transportation to Walhill Farm.</b></p> <p>A fixed amount of alcohol can be pre-purchased for your event. Domestic beer for 2025 Season starts at \$250 per half barrel. Prices may vary based on distributor.</p> <ul style="list-style-type: none"> <li>• Kegs cannot leave Walhill Farm property. Ask the Coordinator for pricing on premium beer, wine and liquor.</li> <li>• The Coordinator will work with you to determine how much of your chosen alcohol to purchase. This is a recommendation based on the information the Lessee has provided and is not a guarantee that all pre-purchased alcohol will be consumed or will last for the entirety of the event.</li> <li>• Lessee has access to and may purchase Walhill Farm's house wine, draft beer, and liquor if pre-purchased alcohol runs out during the event.</li> <li>• Walhill Farm has a limited supply of house alcohol on hand.</li> <li>• Bar packages are available upon request.</li> <li>• If more than 14 kegs of beer are ordered a beer truck will be required for an additional charge.</li> </ul> <p>A full cash bar is also available for any event.</p> <ul style="list-style-type: none"> <li>• Draft Beer starts at \$4.00 (this is the cash bar price)</li> <li>• Wine...\$6 &amp; Top Shelf...\$9.00 (this is the cash bar price)</li> <li>• Last call for alcohol service is given 30 minutes prior to the end of the event and the latest is 10.30 pm.</li> <li>• Glassware is strongly discouraged due to the concrete floors.</li> <li>• Water and soft drinks are available via the soda machine at no charge.</li> <li>• A coffee bar (regular, decaf, cream and sugar) is available starting at \$150.00.</li> </ul> <p>We will gladly accommodate any special requests. Additional costs may apply.</p>

<b>Bartenders</b>	<p><b>By law, all alcohol must be served by Walhill Farm's licensed bartenders through Walhill Farm's Liquor License.</b></p> <ul style="list-style-type: none"> <li>• Two bartenders are included with the purchase of alcohol.</li> <li>• Each additional bartender is charged at \$25 per hour per bartender.</li> </ul> <p>The Coordinator will determine if, or how many, extra bartenders are required for your event. The amount of required, extra bartenders is non-negotiable to ensure the event runs smoothly.</p>
<b>Gratuity</b>	18% gratuity will be added on all alcohol and catering.
<b>Tables &amp; Chairs</b>	<p>Barn rental includes the following tables &amp; chairs: 450 chairs, 34 – 8ft tables, 30 – 6ft tables, 40 – 5ft round tables, 5 – 4ft round tables. This is subject to change.</p> <ul style="list-style-type: none"> <li>• Walhill Farm will set up all tables, chairs, and linens and create a floor plan for you.</li> <li>• Lap-length linens are only provided for the included tables in the contract with the choice of white, ivory or black.</li> <li>• Floor length linens and different colors are available at an additional expense.</li> <li>• If additional tables are rented in, linens will be charged.</li> <li>• Table décor is not included in The Barn Rental price. Please speak to our Coordinator for rental décor options and ideas.</li> </ul>
<b>Decorating Decorating continued</b>	<p>No nails, staples, or screws may be used to hang anything from the walls, rafters and/or ceiling.</p> <p>By fire code and law, hay/straw bales are not permitted in The Barn and candles must be covered by a glass globe or in a glass container. The container must have a bottom to it. Candelabras, taper candles, oil lanterns, and open flames are prohibited.</p> <p>Fire extinguishers must not be blocked or covered with any décor items.</p> <p>Walhill staff need to have access to all fire extinguishers in case of an emergency.</p> <p><b>All non-biodegradable items such as rice, artificial confetti, artificial petals, etc, are not permitted to be thrown at any event on Walhill Farm property inside or outside of The Barn.</b></p> <p><b>An additional cleaning fee will be deducted off your security deposit if not abided by.</b></p>
<b>Catering</b>	<p><b>All catering must be done through Walhill Farm's catering department with the exception of desserts, cake, and candy. Any items brought in by the Lessee that does not match the description of these exceptions may lead to the loss of the security deposit.</b></p> <p>Items are selected from a catering menu at catering prices. All meals in The Barn are served buffet style. Items catered by Walhill Farm will include disposable plate-ware, flatware &amp; napkins. Use of real dinnerware may be rented in through an outside source but bussers will be required. Bussers must be hired through Walhill Farm at \$25.00 per busser per hour.</p> <p>For items not catered by Walhill Farm ie: Cakes. There will be a \$1.00 per person charge for plate-ware, flatware, &amp; napkins.</p> <ul style="list-style-type: none"> <li>• Walhill Farm will provide a basic buffet table set up which includes linens.</li> <li>• Your menu needs to be selected 60 days prior to the event.</li> </ul>

	<ul style="list-style-type: none"> <li>• The confirmed headcount is due 30 days before the event. This final count will be used to calculate the final catering bill. Adjustments cannot be made during the 2 weeks leading up to the event.</li> <li>• Cake cutting service is available beginning at \$200.</li> <li>• Additional fees may apply depending on your needs. Speak with the Coordinator prior to the event if this service is needed.</li> </ul> <p>In order for catering leftovers to be taken home, you must sign the addendum and provide your own leftover containers. Walhill Farm Staff will package any leftovers to be taken home.</p> <p>The addendum will be provided by Coordinator closer to the event.</p>
<b>Coordinator Services</b>	<p>One planning meeting will be included to discuss menu &amp; alcohol choices, timeline, décor needs &amp; floorplan.</p> <p>Additional meetings are available upon request with a \$30.00 per hour fee. Additional day of expenses may be charged after the event for last minute tasks performed by Walhill event team that are not included.</p>
<b>No Oral Representation</b>	<p>The Lessee agrees that all promises and representations made to them are contained in this Agreement and that no oral representations of any employee of Walhill Farm have been accepted. The Lessor has made no other representations or promises with respect to the Facility except those contained herein. No oral representations have been accepted.</p>
<b>Military Discount</b>	<p>If the Bride or Groom is able to present their active Military ID, there will be a 5% discount on The Barn Rental price.</p>
<p><b>A Barn Rental deposit of 50% is due upon receipt of contract.</b>  The remaining rental is due 90 days before the event.  The balance for catering, alcohol, décor etc is due two weeks prior to the set-up date of the event.</p>	
<p><b>A \$750.00 refundable security deposit</b> is due the same day as the 50% Barn Rental deposit and refunded within 10 days following the event as long as there have been no violations of service laws and policies and belongings have been removed from the venue and there is no damage. If outside alcohol is abused security deposit will not be refunded.</p>	
<p><b><u>Inn Rooms, Bridal Suite &amp; Grooms Room:</u></b> In the event of room rentals, the security deposit will be withheld if any damage has been made. Proof of damage will be documented.</p>	
<p><b>Cancelation Policy</b>  If the Lessee should wish to cancel their Barn rental, they must submit a written cancelation notice. The Lessor, Walhill Farm, will refund the \$750 security deposit to the Lessee within 10 days of receiving the written cancelation notice. If the canceled date is booked by another event, the 50% deposit will be refunded, minus a \$200 administration fee.  If the canceled date goes un-booked, the Lessee does NOT receive a refund for the 50% deposit made on The Barn rental.</p> <p>If the date is canceled within 3 months of the event, the full rental will not be refunded.</p>	

**The Bride and Groom Contact Information only needs to be filled out if they are not the ones signing the Agreement.**

**Bride Contact Info.**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

**Groom Contact Info.**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

This agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ by and between Walhill Company, LLC (Lessor) and \_\_\_\_\_ (Lessee).

**Amount Due for Facility Rental:**

\_\_\_\_\_ Off Season Barn Rental (January – July) \$6,000.00  
**Off Season Deposit Required: \$3,750.00** (includes \$750 security deposit)

\_\_\_\_\_ Peak Season Friday Barn Rental (August - December) \$5,500.00  
**Peak Season Deposit Required: \$3,500.00** (includes \$750 security deposit)

\_\_\_\_\_ Peak Season Saturday Barn Rental (May, August -December) \$7,000.00  
**Peak Season Deposit Required: \$4,250.00** (includes \$750 security deposit)

**Ceremony fee:**

\_\_\_\_\_ Indoor Ceremony \$350

\_\_\_\_\_ Eastside of Barn \$500

\_\_\_\_\_ Lodge Patio Ceremony \$750

\_\_\_\_\_ Lakeside Ceremony \$750

**Lessor Use Only**

Military Discount (attach copy of Military ID)

New Barn Rental price: \_\_\_\_\_ New Deposit Required: \_\_\_\_\_ Lessor Initial: \_\_\_\_\_

Deposit Amount Paid: \_\_\_\_\_ Date: \_\_\_\_\_ Paid By: \_\_\_\_\_

Check Number: \_\_\_\_\_ Cash Amount: \_\_\_\_\_

VISA      MASTERCARD      AMEX      DISCOVER

Last four numbers of debit/credit card: \_\_\_\_\_

**Signed By:**

_____ Lessee Signature	_____ Print Name	
_____ Address	_____ Telephone	_____ E-mail
_____ Lessee Signature	_____ Print Name	
_____ Address	_____ Telephone	_____ E-mail
_____ Lessor, Walhill Company, LLC	_____ Print Name	

2026 Rental prices are firm once agreement is signed. Otherwise, all prices are subject to change.