

Wildwood Ranch

Wedding Planning Guide 2023 Edition

2776 Mt. Tabor Church Rd., Jonesville, SC 29353

(803) 389-8739 or (803) 242-5079

Best contact: wildwoodwesterntown@gmail.com

www.wildwoodranchsc.com

About Our Farm and Town: Wildwood Ranch is a family run, Old West themed, private venue available for rent year round. It is conveniently located off of I-85 between Greenville, SC, Spartanburg and Charlotte, NC in the heart of Jonesville, SC. Nestled approximately 60 miles from Greenville, SC, 28 miles from Spartanburg and 39 miles from Charlotte, Wildwood Ranch offers a unique Wild West Town, and can accommodate both small (Sweet Sixteen, Girls Weekends, Bachelor/Bachelorette) and large events (weddings, corporate meetings, family reunions). Nestled on over 90 acres, Wildwood Ranch provides a tranquil setting with plenty of room to roam. The property is located on the riverfront of the Pacelot River, in Jonesville, SC. Features of the property include the Pacelot River, Red Dairy Barn, wedding chapel, large swing encompassed outdoor pavilion, as well as every Wild West building you could imagine. Wildwood Ranch Barn is able to seat up to 119 people. Each building is adorned with a wide array of antique, Western decorations. For more information, email Jennifer at wildwoodwesterntown@gmail.com.

Amenities: Wildwood Ranch has seating accommodations for up to 130 people.

1. Church: Adorned with gorgeous river rock, our church is able to seat approximately 35 people. Nestled among nature, our church is the ideal place for a wedding, celebration of life or baptism. Stained glass windows provide beautiful light. Church does have pews, heating/cooling, keyboard. Church does have heating and air-conditioning. Does have handi-capped accessible ramp.
2. Red Dairy Barn: Chairs and round tables to accommodate 120 people. Boosts old piano and Western décor (Wagon heated buffet and old whiskey barrels). Has sitting porch, attached prep kitchen with sinks and refrigerator and four restrooms (two handi-capped accessible). Barn does not have air conditioning or heat. Mushroom heaters are available to rent.
3. Bath House: 4 indoor restrooms with stand up showers.
4. Covered Porch Swing Pavilion: Open-air pavilion, with multiple ceiling fans. It can be used for most any purpose but most of the time is used for outdoor wedding ceremonies where it provides shade. Adorned with huge porch swings. Benches available to seat 32 people. The

adjoining town deck is often used for overflow seating, cocktail tables and appetizer service, and even for corn-hole boards.

5. Music Hall: Ideal for live band. Area is covered to provide shade for band members.
6. Sodded grass ceremony area (River overlook area). Adorned with pews, chandeliers, small outdoor bar.

Scheduling An Event: Wildwood Ranch can accommodate events up to 130 people and we schedule weddings and other private events on a first-come, first-serve basis. Events may be scheduled any day of the week, year round at Wildwood Ranch. Monday thru Saturday two events may be scheduled. On most Sundays, only one event will be scheduled. Dates are not confirmed until booking and deposits are paid in full and contract signed. Minimum venue rental age is 21 years old.

Fees and Deposits: See attached pricing

Non-refundable booking deposit: half down. This deposit will be deducted from your final bill, but is non-refundable in the event of cancellation or date change. No date is considered reserved until Wildwood Ranch confirms receipt of your deposit and confirmation form.

****Please Note: All wedding packages includes use of the Red Dairy Barn, Chapel or Covered Porch Swing Pavilion or Sodded area, and TWO rooms for bride and groom to get ready in (not overnight stay), tables and chair use in barn for up to 130 guests. It also includes a one hour wedding rehearsal, scheduled ahead of time with a Wildwood Ranch representative. All other areas of Western Town will remain locked and off limits, except for special permission given to bride and groom and photographer by a Wildwood Ranch representative. Additional rooms/parts of Western Town/ golf carts and or personnel help for setup and cleanup may be rented at an additional cost. Price DOES NOT include set up or cleanup of facilities. Please contact Jennifer for an individualized quote or special request.****

Event start and end times are listed below for each specific day. **The start time is the earliest time outside vendors, guests or other personnel may begin arriving. The end time is the time that all vendors, guests and other personnel must be packed up, venue cleaned and all parties departed.** For evening weddings, the ceremony time is typically 6:00pm, except in March and November when daylight savings time becomes a factor. Because it often takes approximately an hour to set up for a wedding, please select a ceremony time that allows for enough set-up time. **The rental is for 6 hours and event must end by 11pm. If you need additional hours of venue use, it is \$200 an hour.**

Monday – Friday Event Times are: Morning: 9:00 AM - 3:00 PM OR Evening: 5 PM - 11:00 PM

Saturday Event Times are: Morning: 10:00 AM – 4:00 PM OR Evening: 5:00 PM – 11:00 pm

On Sundays we typically only schedule one event, most weddings are scheduled about one hour before sunset, but “high-noon” is also nice in the spring and fall. All Sunday evening events must end no later than 10PM.

When sending your deposit please fill out and include the last page of this document which includes contact information and event details.

The last page of this brochure is a confirmation form that should be returned with the deposits to hold your date. Once the deposits have been received, this booklet constitutes a contract between your group and Wildwood Ranch.

BILLING & PAYMENT: We can provide you with an individual quote, which will be an approximation of your final bill, when you schedule your event. Upon confirmation of your signed contract and deposits, you will receive your invoice. **Payment of full invoice is due no later than 30 days prior to your event by 10:00am.** All events are required to settle their bill prior to the start of their event.

Payment is due upon receipt of the bill. Please note that 2% interest per month (24% annually) will be charged on all past due accounts. We accept checks, cash, debit or credit cards.

Catering: Wildwood Ranch does not currently offering catering but does have a list of preferred caterers available upon request. If bringing your own caterer, we ask that they bring food already prepped and only use the kitchen attached to Red Dairy Barn for plating and not food preparation. Refrigeration is provided. You are responsible for any mess left by caterer, as well as anything broken or stolen.

ALCOHOLIC BEVERAGES: These are allowed at Wildwood Ranch. Arrangements for alcoholic beverages must be made in advance. Alcoholic beverages are not included in the price of any package. You can bring your **own but you MUST purchase day of Alcohol Insurance Event Policy** from our insurance provider and **MUST also hire an off duty police officer.** We can recommend a bartender for around \$250 per evening. **GLASS bottles are prohibited:** please provide aluminum. NOTE: If you feel some of your guests will become legally intoxicated, prior arrangements should be made for them to leave their car, or for a shuttle service, or taxi, buses. We do not mind if cars are left at Wildwood Ranch until the next day if a guest cannot drive home safely, but we are not responsible for the vehicle or articles left behind. **Please, under any circumstances, do not drink and drive.**

SMOKING: Smoking is not permitted inside any buildings nor guest rooms. If smoking occurs, a \$250 damage charge will be added to your bill. Smoking is permitted outside only in designated areas.

PROPERTY DAMAGE: Any damage done by renters or their guest will be charged a \$500 fee, plus cost to replace/repair item(s). This includes damage or items broken or stolen.

TABLES & CHAIRS: We provide your tables and chairs. We use 60" (5-foot) round tables that seat eight guests. For each buffet line we use two rectangular tables (each 8' by 30"). We also have a few high top (drink or appetizer) tables. Our chairs are white plastic folding chairs. Pews are provided in chapel and benches that seat 45 people are available for covered swing pavilion.

LINENS: Wildwood Ranch does not currently provide real linens.

Floor-length Round, (120" round)

Floor-length Rectangular, (90" x 156")

TENTS: Currently we do not own a tent, so all tents are rented

MUSIC : The town is equipped with a stereo and port for your iPod or iPhone. You or your guests are welcome to bring devices containing any music you wish to be played, just make sure your device's battery is fully charged in advance. There is no cost to bring your iPod or music device and hook it up to our system. Wi-Fi is limited so be cautious of this.

Live music and DJ's are available at an additional charge. Generally a DJ for the evening will range from \$500 to \$900 and a band price will vary but most are in the \$1500 to \$3000 range. Please inquire about recommendations for DJ services. You may bring your own DJ or band but we need to know in advance. We also reserve the right to control all volume levels. We have dedicated 20 amp circuits that should accommodate all electrical needs.

EVENT STAFF: A Wildwood Ranch staff member will be present at all events. **You are responsible for setup and cleanup of your event and must be done only during your event start and end times.** All areas used must be returned cleaned and in same condition as when first received. We recommend each bride hire a "day of" wedding coordinator to help with setup and clean up and all event logistics. Any building not properly cleaned after your event end time will result in a \$500 damage charge. Our staff are attired in Wildwood Ranch approved shirts and khakis. You may elect to use our staff for help setting up or cleaning up, but arrangements must be made in advance (Fee is \$35/hour per staff member). There will be a representative of the farm available to answer any questions you may have throughout the course of your event. Should you expect to leave prior to the end of your outing, we would appreciate being introduced to the person from your group who would be responsible for the remainder of the day.

MINISTER: If you have your own officiant please bring them. If you need an officiant, please inquire about recommendations for pastoral / minister services, as we have several we can suggest. Costs of an officiant vary but most are in the \$250 to \$400 range.

PHOTOGRAPHY If you have a photographer already you may bring them, if not, please inquire about recommendations for photography services. Cost of photography varies but most range from \$900 to \$3000. If renting our Photo Booth Room (\$200/night), you must provide your own camera or photographer.

DECORATIONS The Farm has such a natural beauty that decorations tend to be unnecessary. You may only decorate the day of your party at the start time of your event. Occasionally something needs to be delivered the day before and we need to put it in a safe place for you, please just let us know. Our goal is to make everything run smoothly for you. Any decorations you bring and put up, should be removed at the close of your event. We cannot be held responsible for anything left after your event; however, if things of value are left by mistake, we will make an effort to save them and notify you.

Prohibited Decorations: We cannot permit the use of confetti, glitter or fake flower petals; these items blow away and make a mess that takes a lot of time and effort to clean up. Real flower petals scattered down the aisle are acceptable. With the majority of our buildings built of wood, we do not allow any use of candles, fire or fireworks (including sparklers or sky lanterns). Battery operated candles are acceptable. Finally, staples, nails and tacks are not permitted to fasten things anywhere on our premise or to trees. For fastening, fishing line, tape or wire work well and are permitted. It's also important to mention that on windy days light decorations and place cards can also blow away.

CHANGING AREA: We provide two rooms for the bride and groom to change in.

BATHROOMS: We have very nice restroom facilities, capable of accommodating any size group, with flush toilets for men and women that are handicapped accessible.

WIFI: Internet service is limited. Please be cautious of this. Wi-Fi is hug2g643557 and password is match34door.

PARKING: Wildwood Ranch has ample parking for your group. Our parking lot is approximately 100 yards from Western Town. Golf carts are available for rental. Neither guest nor vendors are allowed to bring cars on the main road of Western Town.

SWIMMING: Swimming is permitted on our property in the Pacelot River at your own risk. Wildwood Ranch and it's owners are not responsible for an injury or loss of life that may occur.

PRIVACY: We will work to ensure that your event remains private for its duration. If you do see a guest that is not invited, let us know and our staff will kindly ask them to leave.

TELEPHONE: There is not a land line telephone at Western Town. A cellular phone is usually available for emergencies. It is advisable to bring your own cellular phone in case of emergency. Many carriers do not work...Att does work.

FIRST AID: We have a first aid kit for minor cuts and scrapes for your use.

RAIN POLICY: Events take place rain or shine. In the event of rain we make every effort to communicate options, be they adjusting the timing of the ceremony or changing location of ceremony or drying off chairs.

WEATHER TRENDS: In general, our area experiences the following weather trends:

SPRING: 70 - 80 degree days, 40 - 60 degree nights. Sunset 6:00 PM - 7:00 PM

SUMMER: 75 - 90 degree days, 70 - 80 degree nights. Sunset 8:00 PM - 9:00 PM

FALL: 70 - 80 degree days, 40 - 60 degree nights. Sunset 6:00 PM - 7:00 PM

Googling historical weather data for zip code: 29353 will show you rainfall and temperature averages. The temperature and humidity is comparable to what you experience in your own backyard. If you have mosquitos in your own yard, we will probably have them as well depending on the amount of rainfall received and the time of year. We do have bug repellent available.

LOST & FOUND: Wildwood Ranch is not responsible for any lost or stolen articles; however, we have "Lost and Found" storage and will keep items turned in to us for a brief period. It's been our experience that the last guests at an event often collect any leftover cameras, coats, etc for safekeeping and later return it to the event organizer, so be sure to first check with the folks that left the event last if you are missing some items. We will let the event organizer, wedding planner or our family contact know of any found items. If you cannot find an item please let us know as soon as possible after the wedding.

DAYLIGHT SAVINGS TIME: Ceremony time for an evening wedding is typically 6:00pm; however, in November thru March, this time needs to be adjusted earlier to approximately 5:00pm. Morning event times are also adjusted accordingly to begin and end an hour earlier.

KIDS AT WESTERN TOWN: Parents must assume the responsibility for children at all times. Younger children may not understand the possible danger of falling onto the rocks or into the water and must be supervised by their parents or guardians at all times.

PETS AT WESTERN TOWN: If the bride and groom wish to bring their dog as a participant in the wedding ceremony, this is permitted with advance notice. We ask that you designate someone as a handler for the pet as a pet at a wedding can turn into a distraction. The bride and groom should be the real center of attention. We also ask that you clean up after your pet. Pets are not permitted inside of any of the guest rooms for overnight stays.

RESTRICTIONS AND REGULATIONS: Some restrictions do apply at Wildwood Ranch. Please be aware of the following:

1. Any bands that are hired must control their volume as not to disturb residential areas, and other areas on the farm. We feel that our acceptable volume level is loud enough for everyone to hear, yet still carry on a conversation. **We reserve the right to be the final authority on the proper volume level of any music.**
2. Electrical needs and set-up for bands must be discussed before the event. We have 20amp circuits, sufficient for most groups.
3. All vehicular traffic is restricted to entrance roads and parking lots. **No driving is permitted down into Western Town.** All items must be hand carried in and out (Golf cart rental is available)
4. **If you have alcohol at your event, please don't drink and drive.** Call a taxi. You may leave your car overnight if needed.
5. **Wildwood Ranch is not responsible for any alcohol and or drug induced lack of good judgement. If any of your guests are intoxicated, it is advised that they do not drive.**
6. Any entertainment you hire is your responsibility regarding insurance and accidents.
7. All groups and vendors at our farm must be self-insured.

We have worked very hard to provide a safe and enjoyable facility for our guests. However, there are certain dangers that we cannot protect against, such as falling rocks, fish bites, insect stings, and other things that are out of our control. We implore you and your guests to use common sense and exercise safe behavior while enjoying Western Town to the fullest.

Wildwood Ranch 2023 Prices

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Weddings:

\$975 (chapel rental and outdoor pavilion) – 6 hour rental

\$1350 (River overlook area and outdoor pavilion) – 6 hour rental

\$1650 (chapel rental and barn) – 6 hour rental plus one hour rehearsal

\$1650 (River overlook area rental and barn) - 6 hour rental plus one hour rehearsal

\$2650 (Wedding weekend: Friday at 4PM until Sunday at 11am) ***no overnight accommodations***

Birthdays, Baby Showers, Reunions, Graduations:

\$65/hour with a minimum of 4 hour rental Friday thru Sunday

\$60/hour with a minimum of 4 hour rental Monday thru Thursday

Includes: Outdoor covered pavilion with 5 large round tables and chairs, 3 rectangle tables (6 foot), charcoal grill, ice, cornhole boards and kids horse roping game. Minimum for rental is 4 hours.

Inflatable Rentals: (includes outdoor covered pavilion use as described above)

\$225/2 hour use of one inflatable

\$250/3 hour use of one inflatable

\$275/4 hour use of one inflatable

\$325/2 hour use of two inflatables

\$350/3 hour use of two inflatables

\$375/4 hour use of two inflatables

Gold Mine Birthday Party Rental:

\$210 (gem mining for 10 kids and one hour use of outdoor covered pavilion as described above). Each additional mining bag is \$10.

Gold Mine Field Trips (for schools, daycares, church, youth groups)

\$10 per student. Free one hour use of outdoor covered pavilion with paid 20 mining bags.

Firetruck Event:

\$100 for one hour to have Firetruck out

\$100 for Marshall from Paw Patrol to be out to visit for 45 minutes

Spiderman Event:

\$100 for Spiderman to be out to visit for 45 minutes

Santa Event:

\$100 for Santa to be out to visit for 45 minutes

Trackless Train Event:

\$225 holds 12 kids at a time for 45 minutes

Petting Zoo Event:

\$225 for one hour use with an event

\$150 for one hour use without an event

Hay Rides (tractor and trailer):

\$175 for 18 people with an event booked

\$225 for 18 people without an event booked

Barn Rental:

\$150/ hour Friday thru Sunday with a 4 hour minimum

\$125/hour Monday thru Thursday with a 4 hour minimum

River Overlook Area:

\$75/hour Friday thru Sunday with a 4 hour minimum

\$65/hour Monday thru Thursday with a 4 hour minimum

Bar or Swing Area:

\$300 for 4 hours alone

\$175 with other rental

Add on Party Supplies:

\$60 Cotton Candy Machine (sugar and cones extra)

\$50 Popcorn Machine or Snow Cone Machine (popcorn, cones, supplies extra)

\$75 Slushie Machine

\$30 Hotdog Cooker/ Bun Warmer

\$40 Nacho Machine

\$40 Pretzel Warmer

\$50 Ice (100 lb)

\$50 Keg Cooler

\$75 Golf cart rental (must have valid insurance and drivers license. 18 year old driver and older only. Is only allowed in campground and western town. Golf carts are not allowed "off road" nor near river. Renter assumes all liability.

\$60 Mushroom Heater (per heater). Comes with 1 tank. Extra tank is \$45/each

\$110 Wedding Arch

\$75 PA System

\$125 Dunking Booth with Event Booked (\$225 without event)

A non-refundable deposit of half will be due upon booking. Events occur rain or shine and are non-refundable for weather conditions. The remaining balance is due one month before event.

Event Confirmation Form

If you have read and agree to the terms and conditions in the above brochure, please sign below and return this form and your **non-refundable** deposit of half down. THIS FORM MUST BE RECEIVED WITH THE DEPOSITS TO SECURE ANY GIVEN DATE FOR A Wildwood Ranch EVENT. Please be sure to include the desired date of your event. NOTE: The deposit will be deducted from your final bill but is not refundable in the event you cancel or change your event date.

Requested Date and Time:

Approximate Number of Guests:

Event Time:

Event Coordinator Name:

Address:

Phones:

Email:

Best Time & Method to Contact:

We, _____ and _____ have read, understand, and agree to the terms and conditions outlined in this brochure. In addition, we will be the contacts (and individuals in charge) of the Wildwood Ranch event.

Signed: _____ Date:

Signed: _____ Date:

Mail To: Jennifer Kohut, PO Box 1983 Fort Mill, SC 29716

Checks can be mailed to above PO Box. If you are using debit/credit card, please call Aubrey at (803) 242-5079 or pay via invoice sent to your email.

Preferred Vendor List for Wildwood Ranch

1. Catering:
 - a. Peck Hardy
 - i. BBQ style
 - ii. (803) 554-7000
 - b. Pat and Joe Sutton:
 - i. Whole Pig BBQ
 - ii. (803) 493-1691
2. Bartender:
 - a. Crystal Wedra
 - i. (803) 493-0345
 - b. Dean Gibson
 - i. (864) 426-4923
3. Photography:
 - a. Fort Mill Photography (Shirley Wedra)
 - i. (803) 548-9585
 - ii. www.fortmillphotography.com
 - b. Amanda Ferguson Photography
 - i. (864) 426-6536
 - ii. www.amandafergusonphotography.com
4. Video
 - a. The Video Stewards (Scott Steward)
 - i. (704) 759-4932
 - ii. scott@videosteward.com
5. Flowers:
 - a. Grahams Flowers
 - i. (864) 427-2454
6. DJ:
 - a. Jacob Boineau
7. Alcohol Insurance:
 - a. Watson Insurance
 - b. Karen Hamilton
 - c. khamilton@watsoninsurance.com
 - d. (704) 865-8585
8. Off Duty Police Officers:
 - a. Dean Gibson: (864) 426-4923
 - b. Justin Yarbourgh: (864) 251-9873
9. Golf cart rental (must have valid insurance and drivers license).
 - a. Is only allowed in campground and western town. Golf carts are not allowed "off road" nor near river. Renter assumes all liability.
 - b. \$75/day

- c. Must be 18 years and older with valid drivers license and insurance
10. Wildwood Ranch Staff:
- a. Used to help set up or clean up your event
 - b. \$35/hour per staff member