



BARN ON
NYE MANOR



AN EVENT LASTS A DAY
YOUR LOVE STORY LASTS FOREVER



WELCOME TO
BARN ON NYE MANOR

WRITING EPIC LOVE STORIES

More than a century old, Barn on Nye Manor is idyllic - an enchanting and unspoiled farm that carries a simple, yet elegant ambience. The historic barn graciously invites you to write your story of forever love! Nestled in the picturesque countryside of Defiance County, Ohio and conveniently located between Fort Wayne, Indiana and Toledo, Ohio in the tri-state area. Owners Steve and Gena Nye have poured their years of creative expression with an "old world" elegance into Barn on Nye Manor. Their style emanates a welcoming spirit of reverential and joyful celebration. Barn on Nye Manor is a distinguished and perfectly beautiful setting to commemorate your romantic day.

THE VENUE



Part of the foundation of a lifelong marriage begins with the memories, emotions and experience of that special day. From the drive up to the storied barn with the exquisite scenery and landscaping, and inside, the beautiful old hand hewn beams and Grand staircase, the stage is beginning to be set as a backdrop for this exciting chapter in "Your Story" to begin.

The Regal 100 year old Maple tree on the east side of Barn on Nye Manor; is the foundation for the elegant courtyard with awe inspiring Pergolas surrounded by lush manicured lawn, trees and formal boxwoods.



Dance, feast and celebrate the night away with the elegant lighting provided by strands of vintage style lighting and the exquisite five foot-wide chandeliers. With your loved one, walk out the back of the barn to the South, look to your right and a majestic walnut tree will be a silhouette in breathtaking sunsets.



TAKE A LOOK AT OUR
RECEPTION PACKAGE
\$5,000.00

.....

A 25% payment is required to secure your date. 25% will be due 180 days before your wedding date, 25% will be due 90 days before and the remaining balance will be due 30 days before the wedding date. Everything below is included in a Reception & Ceremony Package. *Indicates part of Ceremony package.

RENTAL TIME

- Exclusive 3 (three) day access to the barn venue from:
 - Friday 12 pm-9 pm (rehearsal guaranteed. No other weddings/events are scheduled)
 - Saturday from 9 am – 11 pm
 - Sunday from 8 am – 12 pm.
- This is “your” home venue for the weekend.
- We only commit to one wedding per weekend, so there is no stress or pressure to be in and out in one day. Simply enjoy your celebration and the festivities of your romantic dream wedding without all the pressure!
- We aim to ensure that you, your family and friends, will be our priority in providing you with a memorable experience. We attempt to treat all of our couples and accompanying party like family! Thank you for trusting us with your epic day!

THE BARN

- The ability to host your rehearsal, ceremony and reception outdoors and/ or indoors all at the same location.
- 3000 Square foot barn seats 130 comfortably. However, many brides choose to rent a tent for additional seating and space under the string lighting to the south side of the barn. (See inside cover photo)
- Up to 280 guests with optional tent rental
- The 30' barn openings have beautiful, flowing ivory fabric from the top of 15' high doors on both sides.
- Classical stairway in barn to the 600 square foot balcony/original hay mow, finished with beautiful wood flooring and iron railing to overlook the lower level of the barn.
- Barn has soaring 40' ceilings with four stunning and exquisite, five foot wide old-world chandeliers.
- Barn ceiling features a large 14' hvls fan capable of changing temperature feel in the barn 5-10 degrees warmer or cooler. Four patio heaters are also available if need be.
- Elegant live edge black oak bar with lower faux alligator panels.
- Beautifully appointed restroom trailers with bluetooth sound, a/c, heat, etc.
- Idyllic, private venue where privacy and elegance are unmatched in the area.
- Plenty of parking in a well-lit area (seniors and handicapped parking in front of barn with groom and brides' approval) otherwise, there will be a valet service provided

FOR YOUR GUESTS...

- Tables to seat 280 with:
 - 15 - Classical 8 foot custom tuscan wood farm tables
 - 21 - 60" Round tables for in tent, barn or outside
 - 5 - 8' Rectangle tables
 - 1 - 34" Round sweetheart table (could be used for cake table, etc.)
 - 2 - 6' Rectangle tables
- Chairs to seat 200 (over 200 guests, you would need to rent additional chairs) with:
 - 200 Matte gold chiavari chairs with ivory cushions for reception only
 - 130 Mahogany folding chairs with black cushions for ceremony.*

*CEREMONY (SEPARATE PACKAGE FROM RECEPTION PACKAGE)

- Three absolutely gorgeous outside ceremony sites
 - 1. Ceremony tree
 - 2. Courtyard
 - 3. Creekside
- One indoor ceremony site for inclement weather-the barn and the fireplace mantel as a backdrop is absolutely stunning. Note-this will take up space for reception.
- Complimentary 1 hour rehearsal time (no dinners or alcohol are allowed on the premises during this time)

OUTDOOR SPACE

- Very private venue surrounded by fields, wooded area and a stream flowing through the property. A beautiful wood and iron rail bridge crosses the stream from parking area to the barn. Breathtaking sunsets and phenomenal settings for photo opportunities.
- We have a contractor spray for mosquitoes, ticks, etc. On a regular basis. We do this to keep your event as bug free and enjoyable as possible.
- * • Tastefully appointed landscaped property around the “manor house” with two beautiful pergolas. The 100-year-old maple tree beside the large pergola towers majestically over the west yard.
- * • Elegant crystal chandelier under pergola with ceremony package. All of this makes for perfect spots for photo locations.
- Expansive well manicured lawn for games.
- Access to property for a 1.5 Hour engagement shoot. By appointment **only**.
- Onsite parking for over 140 vehicles with parking attendants
- * • Majestic ceremony walnut tree with stained concrete sidewalk with circle staging point when using this as your ceremony location.
- * • The ceremony tree and Courtyard is only a couple hundred feet from the barn for easy access for your guests after ceremony to begin reception
- Beautiful woods and creek setting for our firepit. Outdoor games provided include Cornhole, Giant Jenga, Giant Connect 4—great activities for fun at cocktail hour.

DECOR

- Eight whiskey barrels
- Absolutely stunning walnut live edge charcuterie board measuring 13' x 3' x 3" for food serving, etc.
- Over 700' of Edison type lighting already strung.
- Total access to "Gena's Treasure Vault" of fine and tastefully appointed decor. (This value would be in the multiple thousands). There are hundreds of breathtaking pieces, small and large, to accent the already breathtaking beauty of the barn.
- Dozens of illuminaire candles of varying sizes
- Signs, candelabras, serving trays, votives, vases, cake stands, lanterns, glassware, greenery, decorative serving carts, easels, tiered serving pieces and so much more.
- Bring your own decor if you would like

*THE MANOR HOME FOR CEREMONY

- Two (bottom and middle) climate controlled floors of the Nye Manor home for bride and bridesmaids. The bottom floor contains a full kitchen for breakfast, multiple restrooms, a secluded bedroom for bride to get ready, and a bedroom on the second floor for bride's and bridesmaid makeup full of natural lighting and a space for relaxation.
- One floor of climate controlled Nye Manor home (top floor) for Gentlemens Quarters, includes use of bathroom, has microwave, mini fridge, tv with firestick, reclining leather sectional and a small bed to rest.
- Absolutely stunning decor throughout the manor home for phenomenal photo ops.

CATERER/VENDORS

- Spacious caterer staging area beside the barn and tent area, with plenty of electrical outlets, counter space, commercial refrigerator, S.S. 3 Bay sink and an ice freezer.
- **All vendors are allowed with prior approval & with proper licensing and insurance.** This includes food trucks as well.
- **Insured bar tending service is required if serving and Alcohol**
- You will have access to our preferred vendor list after booking. These are vendors who have proven themselves to be excellent in their products, service and ease of working with.
- Free wifi for DJ and any vendor who needs it

SERVICE

- Barn on Nye Manor venue manager and team to assist in making your dream wedding possible, from booking to your big day.
- Onsite members of our staff to assist you with any venue related issues on the day of your event. All of our staff has an eye for excellence and detail, along with exceptional customer service.
- Design consultation -2 hour design consultation with Gena Nye. Gena is known for her phenomenal eye in decorating and design with many years of experience. This service alone is worth it's weight in gold.
- Setup of tables and chairs for reception and (ceremony*)
- You purchase and bring your own beer, wine and alcohol. (Insured bartending service required).

- Day of coordinator – this is key to a no worries day!
 - Day of coordinator will meet at least twice (2x) with you prior to your event to go over layouts, vendors, timeline, etc.* They will be at rehearsal to direct according to your predetermined plans and wishes. They will help coordinate vendors and work with DJ to be certain your plans flow as smoothly as possible, allowing you to enjoy your day with as little stress as possible.
 - They will help distribute bouquets/flowers, etc.
- *• Help direct ushers/attendants, with program and seating
 - Line up/cue wedding party for *ceremony and reception grand entrances
 - Ensure rings are present, ensure marriage license is signed

ADDITIONAL VENUE RELATED FEES:

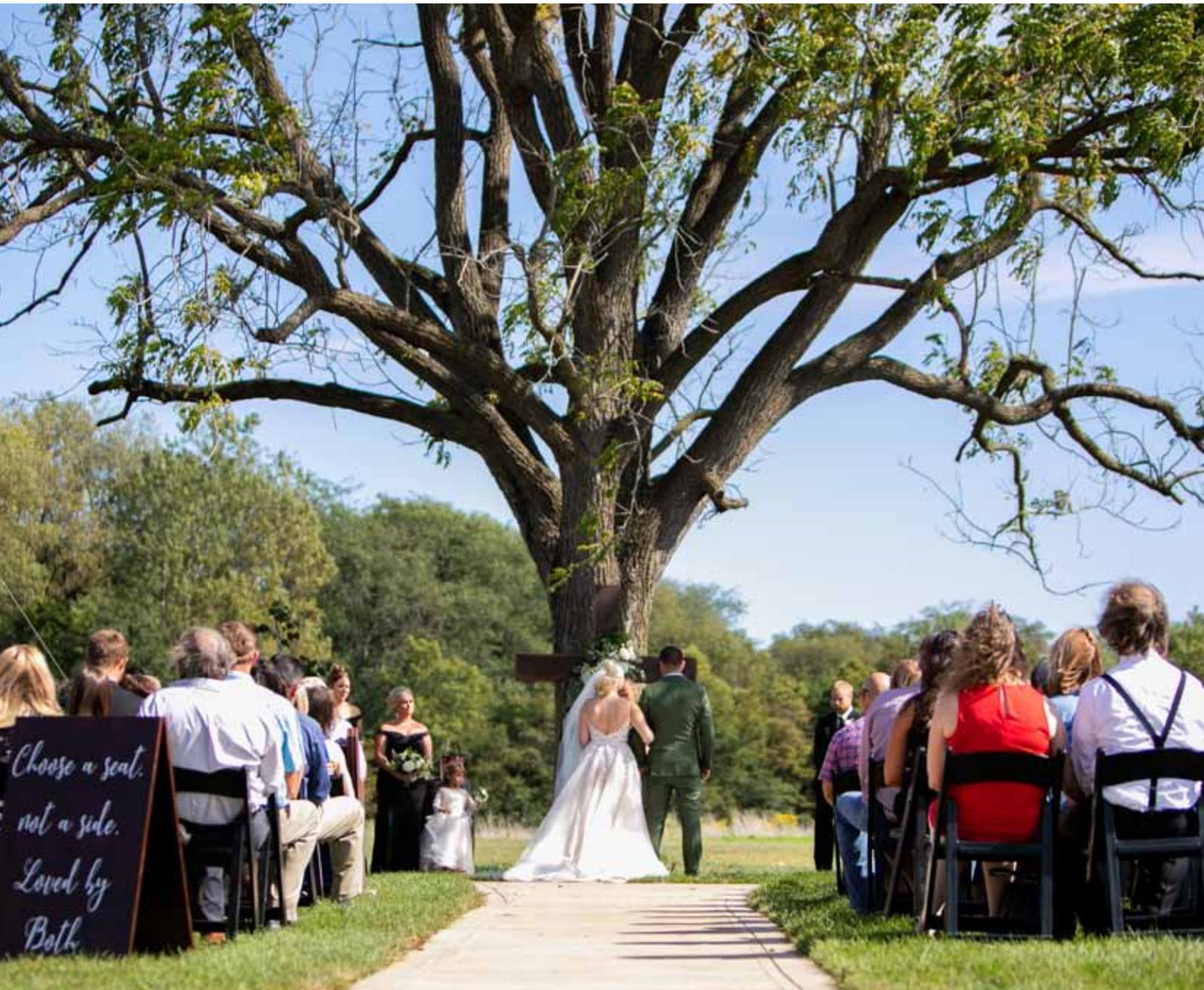
- Tent rental-we recommend Delphos tent and awning.
- Dance floor rental if not using the barn floor.
- Insurance policy. Even though we are insured, as most venues do, we **require** you to obtain a \$1,000,000 event insurance policy. If serving alcohol, a \$2,000,000 policy is required. Average investment is \$225.
- Security officer is **required** at events where alcohol is served, starting when the bar opens. Approximate cost is \$140-280 depending on guest count.
 - Up to 200 guests, 1 officer is required
 - Over 200, 2 officers are required
- Licensed bartending service fee

BARN ON NYE MANOR 2022 CEREMONY PACKAGE

.....

- **Wedding Ceremony** - \$1000.00
- This includes seating for up to 130+ guests. If you are planning on having more than 130 guests at your wedding, additional seating will need to be rented at your expense.
- Access to the gentlemen's quarters area for groom and groomsmen to prepare and relax. A separate Bridal Suite for Bride and bridal party to get ready prior to the wedding.
- Officiate Services not offered.

**** ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ****



GALLERY



GALLERY



GALLERY



GALLERY



GALLERY



GALLERY



rene usell
RENE BELLOTTI PHOTOGRAPHY

GALLERY



GALLERY



GALLERY



FREQUENTLY ASKED QUESTIONS

.....

Maximum number of guests for an indoor event/an outdoor event?

Elegant Gold Chiavari chairs for up to 200 guests. (barn capacity is 125-additional seating would require a tent rental) additional chairs and tables would need to be rented by client. Our maximum inside the barn is 125 without a dance floor. We can accommodate 300 either in a rented tent or a combination tent and barn. The tent can be set up next to the south side of the barn. The middle half of the barn opens to the north and south making a beautiful view or a southerly connection to your tent. Many brides choose to use the tent and the barn to seat their guests, plus making use of the barn for dancing, hors d'oeuvres, and the bar serving area.

Are guests required to use your preferred vendors or can they bring their own caterer, for example?

You may choose any caterer, however, they must be licensed, insured and approved by Barn On Nye Manor. We have compiled a list of our preferred vendors based on the stellar experiences we have had with them. This is to ensure that any events we host will have the best experience possible.

Do you have a kitchen?

No. All foods must be prepared in a health department approved kitchen. We do have a caterers staging building right next to the barn with plenty of electrical outlets, a commercial two-door refrigerator, and a sink with running water.

How many cars can be accommodated for parking?

We have a separate grass area near the barn or the grass area across the creek. We can accommodate parking for 300 guests with an average of 2.5 people per vehicle. We provide parking attendants to assist in parking. We also provide valet parking for the elderly and handicapped marked cars.

Can we leave vehicles overnight?

Yes, any vehicle left overnight must be removed by 9 am.

How do I reserve my date? Is there a deposit?

In order to reserve your date for the barn and grounds we require a signed contract and a non-refundable 25% payment of the total bill at booking. 25% will be due 180 days before your wedding date, 25% will be due 90 days before and the remaining balance will be due 30 days before the wedding date. You have the option to make payments as long as the payments are made on or before the above schedule.

What other services do you offer? e.g. wedding planner / coordinator?

We include a Day of Coordinator with your package (\$900 value). Each party must help or appoint a designated decision maker on site. This person will be responsible to help direct vendors, handle any issues that may arise and be familiar with and communicate your wishes.

Can guests/clients bring their own alcohol/bartender?

Yes, if you choose to have alcohol for your wedding reception you must have an insured bartender. For events with 100 or more guests you must also have a licensed security guard or off duty police officer. Over 200 guests requires 2 licensed security guards or off duty police officers.

How late can an event go?

You will have use of the venue until 11PM (music ends and bar & alcohol stops serving at 10:30PM). Everyone must be vacated by 12AM.

For an outdoor exit, what items are allowed?

All candles must be battery operated. No open flames. We do not allow fireworks or Chinese Lanterns. No rice, confetti, bird seed, food, balloons, wish lanterns, artificial flowers/petals, potpourri or glitter will be allowed. We do allow real rose or flower petals outside the barn. Bubbles will be allowed outside the barn.

Where can we take pictures?

Photography is allowed anywhere in the barn or on the outside grounds except in the creek. No climbing of trees for photos. Pictures may be taken in the bridal suite and gentleman's quarters only with a ceremony package. You may use the grounds for engagement photos if you have booked your wedding with us. There are numerous beautiful settings for photos.

Can we rent the day before?

The venue is available to you Friday before your event 12-9PM, Saturday 8-12AM, and Sunday 8-12PM. More time can be arranged if needed and available.

Is the venue handicap accessible?

There is a small 2" lip at the large entries to the barn. We have a wooden "ramp" for wheelchairs.

Can I “stop by” or do I need to schedule a tour?

We would love to meet you and hear your story and your vision for your wedding. However, we need you to schedule an appointment to tour the venue and show you the possibilities for your romantic story yet to be written

Will we be the only party on the property?

Yes, we only schedule one event during your time spot. The only guests present will be yours. We want our attention to be focused entirely on your event.

What are your requirements to approve clients’ own vendors?

Each vendor must have any required license, liability insurance with a minimum \$1,000,000 coverage. Barn On Nye Manor must be named as additional insured. Documentation requirements must be presented to us 30 days prior to event.

What is the refund policy?

For date changes: Every effort will be made by us to transfer reservations to accommodate the new date if available. Initial payment will be applied to new date before 240 days of event.

For cancellations: In the event of Renter cancellation, all payments made to the date of written cancellation are nonrefundable. If cancelled before 180 days of event we will refund any payments minus the initial payment if we can reschedule your date.

May we hold our Ceremony on the grounds?

Yes. There are a number of exquisitely beautiful sites for a Ceremony. You must purchase a separate Ceremony package. The Nye Manor Home provides a bridal suite for the bride and her bridesmaids and a Gentleman’s Quarters for the groom and his groomsmen.

May we have a rehearsal?

If you have booked a ceremony you may schedule a 1 hour rehearsal the night before your event or an earlier date that suits our schedule and yours.

Does the Barn have heat or air?

No, however, in warm weather we can open the back and front halves of the barn’s 30 foot doors allowing for beautiful scenery and great air flow. In cooler weather we have 4 patio heaters available (you supply propane). We also have a large blade fan designed to be able to change the feel of the temperature by 10-15 degrees cooler or warmer.

May we decorate the barn?

You may decorate the barn with prior approval of plans. Decorations may not be hung using tacks, nails, staples, screws, masking, duct, electrical, transparent, double-sided tape, or glue. You may use stage/drafting/painters tape or gaffers tape, zip ties, baling twine, fishing line, decorative chains. We have strategically placed hooks/hangers for your use also. We have also placed stained boards on the beams in strategic areas that may be used for tacks, small nails, staples, screws, etc. All plans must be approved including how you will attach anything. Any use of step stools, ladders, etc. must be done by a professional or by a "Barn On Nye Manor" staff member. When the event is over, you are responsible for removal and cleanup of all decorations and celebratory items unless prior arrangements have been made.

Are there restrooms?

Yes, we have luxury restroom trailers. These are beautifully appointed with Bluetooth sound, air conditioning and heat.

Is smoking permitted on the premises?

Smoking or vaping is allowed in designated areas only. Absolutely no smoking in the barn or anywhere besides the designated area. If there is a burn ban, depending on the severity, we may ban smoking anywhere. We are a farm and are surrounded by crops that we want to protect. We require those who smoke to use the receptacles provided to dispose of smoking litter.

Will a staff member be present during the event?

Yes, we will be on site at all times to help with any issues that arise regarding the venue.

Are you pet friendly?

Service animals are allowed. With prior approval, animals may be part of a ceremony. With approval, they must be kept on leash at all times. Someone must be assigned to care for a pet prior to, during and after the ceremony. Pets must be returned home or to a care facility immediately following the end of the ceremony. All droppings must be cleaned up immediately. No animals allowed in the barn or home. You are responsible for any damages, including from your pet. All plans to have a pet on site must be given written approval at Barn On Nye Manor's discretion.



GET IN TOUCH
CONTACT US

.....

Have a Question?

Send us a message or call us 419-540-8822 and talk to **Steve** or **Gena Nye** about how we can help bring your dream wedding to life!

 6376 Arrowsmith Road, Hicksville, Ohio 43526

 419-487-3029

 info@nyemanor.com



BARN ON
NYE MANOR



AN EVENT LASTS A DAY
YOUR LOVE STORY LASTS FOREVER