

Host Your Celebration at Thomasson Family Farm!

Looking for a unique place to celebrate? Our Big Barn is the perfect setting for your next gathering! Surrounded by fresh air, open space, and plenty of country charm, it's a fun and relaxed place to bring friends and family together.

Our barn rental is ideal for private parties, graduation celebrations, birthdays, end-of-year events, group gatherings, and special occasions. Guests love the authentic farm atmosphere, wide-open space for kids to play, and the unforgettable experience of celebrating on the farm. It's a celebration spot that's just a little more memorable than your typical party venue.

Come celebrate with us and create farm memories that last long after the party ends!

Barn Rental Overview

Our barn has a maximum capacity of 500 total guests, including adults, children, vendors, and hosts. This capacity may not be exceeded at any time.

Rental Time & Pricing

- Rental rate: \$1,000 for a 3-hour rental
- Rental time includes setup and cleanup
- Additional time: \$200 per hour (subject to availability and approval)
- Exact rental times will be discussed during the inquiry and booking process
- No early access is permitted without prior approval

Included with your rental is access to on-farm play and activity areas, including:

- Corn box
- Dirt diggers
- Tube slides
- Wall mazes
- Activity tables
- Feedbox Basketball
- Kids Korral Play Area

Your rental also includes:

- 18 picnic tables
- Three (3) 6-foot staging tables
- On-site parking
- Sink/access to water

Optional Add-Ons (must be booked in advance) Add-ons are subject to availability, staffing, and weather conditions.

- Mega Slide: \$200 (\$50 per additional hour)
- Tractor Rides & Zip Line \$200 (\$50 per additional hour)

Cleanup Expectations:

All areas must be left as they were found. The renter is responsible for removing all decorations, food, and personal items by the end of the rental period.

Payment & Cancellation Policy

- Full payment is required to secure your reservation
- Once reserved, an invoice will be issued for payment
- Cancellations made at least two (2) weeks in advance may be rescheduled based on availability
- Cancellations within two weeks of the event forfeit payment
- No refunds will be issued due to weather or forecast conditions

Weather Policy

This rental includes access to a large indoor barn space, allowing events to continue during inclement weather. Events are held rain or shine, and weather-related cancellations are not eligible for refunds.

Staff & Supervision

One on-site contact person available during your event to answer questions and assist as needed. Trained employees will be provided to operate all purchased add-ons, including:

- Tractor rides
- Zip line
- Mega Slide

Food, Power & Facilities

- No food or beverages are sold on-site
- Outside food is permitted
- Alcohol is strictly prohibited on the premises — no exceptions
- Two electrical outlets are available for food warmers
- Two electrical outlets are available for sound systems or small devices
- One sink is available for use; no dishes, utensils, or supplies are provided

Restrooms

- Two porta potties are available during your event
- Additional units may be arranged upon request for an additional fee

Restricted Areas The following areas are off-limits to private event guests:

- All outbuildings, including The Mercantile
- Corn fields and pumpkin fields
- Green Acres

The event host is responsible for ensuring guests remain in approved areas. Entry into restricted areas may result in immediate event shutdown.

Damage, Liability & Responsibility

Thomasson Family Farm is an active farm environment. Guests attend and participate at their own risk.

The renter assumes full responsibility for:

- Any damage to buildings, equipment, furniture, play structures, or grounds
- Any injuries or losses involving their guests
- If any property is damaged, broken, or requires repair or replacement during the rental, the renter agrees to cover all associated costs.

By booking, the renter authorizes Thomasson Family Farm to charge the card on file for the cost of repair, replacement, or cleaning beyond normal wear and tear. Charges will be assessed at fair market or repair rates, at the discretion of Thomasson Family Farm.

Alcohol Use & Banquet Permit Requirement

If Client elects to have alcohol present, served, or consumed at the event, Client agrees to comply with all applicable Washington State laws and regulations, including those of the Washington State Liquor and Cannabis Board (LCB).

Banquet Permit Requirement

Client is required to obtain a valid Banquet Permit through the LCB prior to the event. Banquet permits are required for private, invitation-only events held at a public place or business where alcohol is served or consumed.

Client must:

- Obtain the permit in advance via the LCB portal:
<https://portal.lcb.wa.gov/LCB/s/apply-for-a-permit>
- Provide a copy of the permit to the Venue no later than ____ days prior to the event
- Have a printed and signed copy of the permit posted at the event site during alcohol service as required by law

Compliance with Permit Rules

Client understands and agrees that under a Banquet Permit:

- Alcohol **may not be sold** at the event (including via tickets, donations, or separate charges)
- The event must be **private and not open or advertised to the public**
- Alcohol must be **provided free of charge or brought by guests**
- No profit may be made from alcohol service in any form

Responsibility & Liability

Client assumes all responsibility for:

- Ensuring all alcohol service complies with state and local laws
- Preventing service to minors or visibly intoxicated individuals
- The actions of all guests and vendors related to alcohol consumption

The Venue (Farm) does not provide alcohol, bartending services, or supervision of alcohol service unless otherwise agreed in writing, and shall not be held liable for any alcohol-related incidents, violations, or damages.

Failure to comply with these requirements may result in immediate termination of the event without refund and may be reported to appropriate authorities.

Additional Terms

- Activities are available as-is and may be closed for safety, weather, or maintenance
- Thomasson Family Farm reserves the right to remove unsafe guests or end an event early for violations of policies
- Failure to follow these policies may result in event termination without refund