

A circular inset photograph showing a bride and groom in a romantic embrace. The bride is wearing a white lace wedding dress and a long veil, holding a large bouquet of white and orange flowers. The groom is in a dark suit. They are standing in a grassy field with trees in the background, and the scene is bathed in the warm, golden light of a setting or rising sun, creating a soft glow and lens flare effects.

WEDDING  
*Pricing Pamphlet*

A Rustic & Elegant Wedding Venue in Lexington, SC



# WELCOME *to the* TWELVE OAK ESTATE

Nestled in the countryside near Lexington, South Carolina, Twelve Oak Estate is a private wedding venue offering couples Southern charm. With its team of dedicated professionals, this venue provides a number of scenic views, vendor selections, and event spaces across 100 acres of secluded land. This Wedding Venue blends tranquility with comfort and sophistication with every celebration held on its grounds bordered by the oak trees which inspired its name.





# OUR VENUE *Spaces*



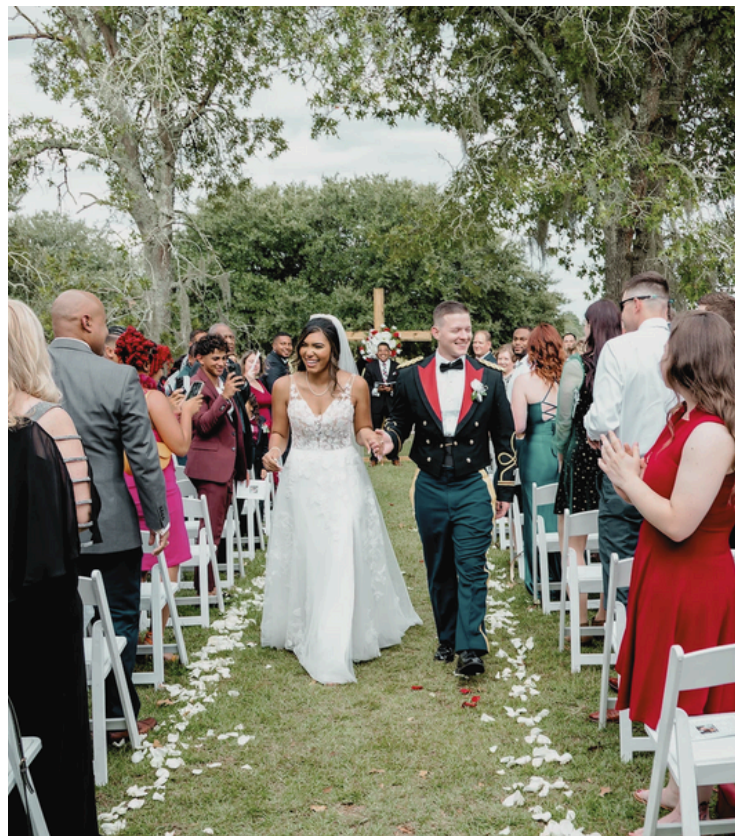
## The Grand Manor

The focal point of this property features a home that boasts covered verandas and 19th-century architecture, suitable for intimate gatherings.



## Ceremony

Choose from scenic spots like the front lawn, the Cherry Blossom Lawn, the pasture by Dolly-House Stables, or the fields at the property's front.





# OUR VENUE *Spaces*



## The Hangar

The Hangar previously served as an airplane hangar for a personal aircraft that utilized the fields as a runway. We have renovated this unique space to serve your reception in the best ways!



## The Magnolia Suite



## The Cedar Lounge





# WEDDING PACKAGE

## The Acres

### What's Included:

- 10 Hour Rental of Estate, Hangar and Property\*
- 15 60" Tables | 6 Cocktail Tables
- 3 Buffet Tables | Cake Table | Linens
- 150 Ceremony Chairs
- 150 Reception Chairs
- Bridal Photoshoot (Photographer Not Included)
- Ceremony Rehearsal + 1 Extra Site Visit



LIMITED TIME SPECIAL

**\$1,500 OFF!**

Offer Limited to the Next  
10 Booked Couples ONLY!

### PRICING:

Friday / Sunday : \$5,651 ~~\$7,151~~

Saturday : \$6,651 ~~\$8,151~~





# WEDDING PACKAGE

## *The Oak*

### What's Included:

- 10 Hour Rental of Estate, Hangar and Property\*
- 15 60" Tables | 6 Cocktail Tables
- 3 Buffet Tables | Cake Table | Linens
- 150 Ceremony Chairs
- 150 Reception Chairs
- Bridal Photoshoot (Photographer Not Included)
- Ceremony Rehearsal + 1 Extra Site Visit
- Day of Coordinator, Photographer (5 hours), or Ceremony + Cocktail Hour/Reception DJ Services (5 hours)
- Digital Photo booth
- Arbor
- Decorative Rentals

**LIMITED TIME SPECIAL**

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10 Booked Couples ONLY!**



### PRICING:

Friday / Sunday : \$7,653 ~~\$9,153~~

Saturday : \$8,653 ~~\$10,153~~





# WEDDING PACKAGE

## *The Estate*

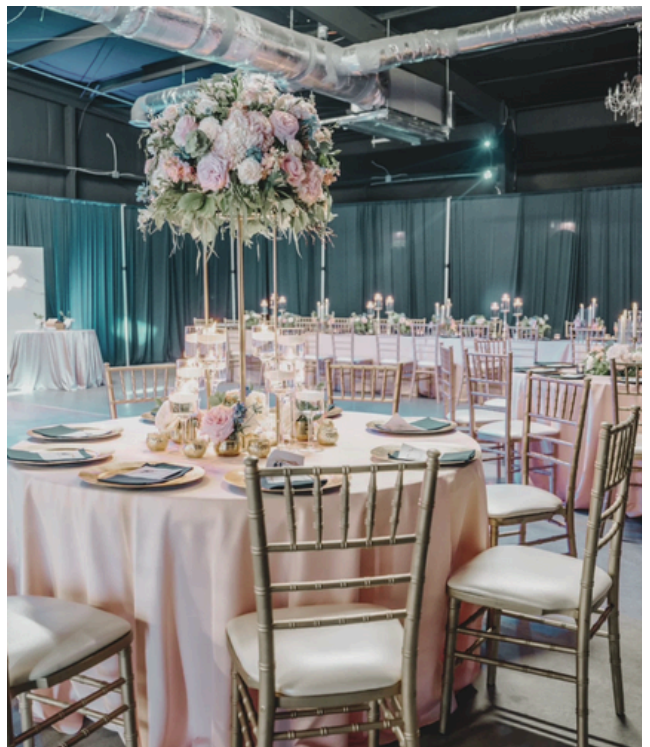
### What's Included:

- 10 Hour Rental of Estate, Hangar and Property\*
- 15 60" Tables | 8 Cocktail Tables
- 3 Buffet Tables | Cake Table
- 150 Ceremony Chairs
- 150 Reception Chairs
- Bridal Photoshoot (Photographer Not Included)
- Ceremony Rehearsal + 2 Extra Site Visits
- Day of Coordinator
- Photographer (8 Hours)
- Ceremony + Reception DJ Services (5 hours)
- Digital Photo booth
- Arbor
- Decorative Rentals

LIMITED TIME SPECIAL

**\$1,500 OFF!**

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10 Booked Couples ONLY!



### PRICING:

Friday / Sunday : \$11,137 ~~\$12,637~~

Saturday : \$12,137 ~~\$13,637~~





# A La Carte

## PROPERTY RENTALS

GRAND MANOR - \$350/HR

Bridal Suite + Groom's Room

Photo Lounge, Sitting Rooms, Upstairs & Back Porch

HANGAR- \$350/HR

Bar, Dance Floor, Vintage Furniture,

11 Chandeliers, Patio, Restrooms, Pip and Drape, Uplighting

PROPERTY VISIT- \$60

12 Live Oak Trees, Pastures, Stables, 100 Private Acres

PHOTOSHOOT ACCESS- \$60

1 Hour Property Access

REHEARSAL- \$100

1 Hour Ceremony Rehearsal

## FURNITURE RENTALS

60" Table- \$12 (Sits up to 10)

Flat White Round Linens- \$8

Cocktail Table- \$10

Wedding Chairs- \$7

White Resin Folding Chair

Decorative Rentals Access- \$599

Signage, Centerpieces, Frames, Easels, Etc.

Arbor- \$50

Triangle Arbor- \$100

Champagne Wall- \$100

(does not include champagne)



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## IN HOUSE VENDORS

**Day of Coordinator: \$2000**

Timeline, Vendor Management, Personal Assistance

**Full Planning/Day of Coordinator: \$3600**

Comprehensive Package, Budget Tracking, Contracts/Payments, On-Going Vendor Communication, Vision + Design, Assistant Coordinator

**In House Photographer:**

\$1500 - 5 Hours, Editing & Images

\$2,300 - 8 Hours, Editing, & Images

**Twelve Oak Estate Bartender:**

\$100 per bartender (4 hours - beer + wine)

\$150 per bartender (4 hours - beer + wine + liquor supplied by couple)

**Reception & Ceremony DJ: \$2000**

Cocktail Hour, Spotlight Dances, Lighting, Announcements, Custom Music, Microphone, Ceremony Music & Officiant Mic

360 Photo Booth: \$500/2 hours (\$100 additional hours)

Digital Copies Sent to Guests

Digital Stand Alone Photo Booth Upgrade: \$427

Customized Texts, All images Provided to Couple

**Pre- Ceremony Garden Party: \$294**

1/2 Hr, 8 Cocktail Tables, Sound System,

Music, Rustic Beverage Station

Beer & Wine \$10 per person

Craft Beer & Wine \$13 per person

Taxes & service fees not included



# FREQUENTLY ASKED *Questions*

## How do we reserve our date?

Our days are our inventory - and there is a limited yearly supply! We will take your date off the shelf so that no one else can claim it for a non-refundable 25% payment toward the wedding package of your choice. As a first come, first served business, it is best to return a signed agreement form with your payment as soon as possible. We accept cash, check, CashApp and Venmo.

## What time can we arrive and leave on our reserved date?

All of our wedding packages are for a 10 hour reservation. You are able to arrive as early as 10:00AM and the latest you can be at our venue is 12:00AM. Therefore, a 10:00AM arrival would be "tail lights" by 8PM. A 12:00PM arrival would be "tail lights" at 10:00PM.

## Can we provide our own food?

In order to provide a safe and healthy experience for your guests, we require the use of your favorite licensed and insured catering company. We have several preferred vendors with menus ranging from tacos to lasagna and everything in between - BBQ, sushi, pizza, oysters - we have fantastic catering vendors to suggest if you are unsure!

## What about alcohol?

We do have our beer and wine license. You may purchase beer and wine from us. If you decide to purchase it from us you do not need to obtain a host liquor liability insurance. We now have licensed bartenders as well. If you choose to provide your own alcohol you will need to acquire host liquor liability insurance (even if you're only serving champagne, beer or wine). Obtaining this insurance is very easy to do.

This gives you the freedom to choose the exact drink menu that best fits your party. For an additional fee, our preferred bartending company will arrange pick up of the alcohol from whichever store you choose, provide cups, napkins, ice and mixers, serve the alcohol and then return anything that was not consumed (and issue you a refund for the unopened alcohol).

## Can we choose our own DJ, photographer, etc?"

Absolutely. You can choose the dream-team that best fits your vision as long as all of your selected vendors are licensed and insured. If you need help, we love our preferred vendors who frequently work with us and provide beyond exceptional service to help guarantee your day goes without a hitch... except the part where you get hitched.



# CONTACT US

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