

WEDDING/EVENT VENUE FOR SALE

4504 FM 390 W and 5406 Longpoint Rd. Burton, TX

Pricing:

\$2,600,000

MORE INFO AT WWW.MARKETREALTY.COM

Established wedding/event venue property in beautiful Washington County, halfway between Houston and Austin, in this historic community of Longpoint, Texas. Conveniently located about 15 minutes from Brenham and less than 5 minutes from Burton, just off of the historic La Bahia trail, FM 390.

Situated on 5.47 acres the property has gorgeous grounds adorned with lavender field, 100+ year old ancient live oak trees and views of the rolling hills surrounding it.

Additional features: Brick 2/2/2 guest house with 1,567 SF
Small workshop, Antique barn with storage, Lavender fields, Custom built wooden bridge to parking area, outdoor ceremony area, Barn with more enclosed storage.

Excellent reputation and convenient access to lots of wonderful local businesses, unique dining experiences, accommodations, wineries and year round events and cultural activities.





FOR SALE

The Barn at Lacey Farms Wedding and Event Venue Burton, TX

Established wedding and event business in beautiful Washington County, halfway between Houston and Austin. Located on 5.47 acres, the venue comes with a great reputation and a calendar of future bookings through 2022 for instant revenue. Conveniently located about 15 minutes from Brenham and less than 5 minutes from Burton, just off of the historic La Bahia trail, FM 390.



Property:

Asking price-\$2,600,000

Sale type-Owner/Investment

Property subtype-Hospitality

Sale conditions-Business value incl.

Property size-5.47 acres

Established- 2019

Parking- 120 vehicles

Property taxes- \$5,534

**Amenities:**

3,660 SF Event Barn with bar and seating to accommodate up to 225. Venue also includes Bridal Quarters, Groom's Quarters, Guest house, workshop, barn, lavender fields, and large covered front porch.

Outdoor ceremony area that seats up to 180 guests with overflow deck area for total of 250 guests.

Custom built bridge with walkway to parking area.

Profit and Loss and other business documentation available upon request.

Opportunities:

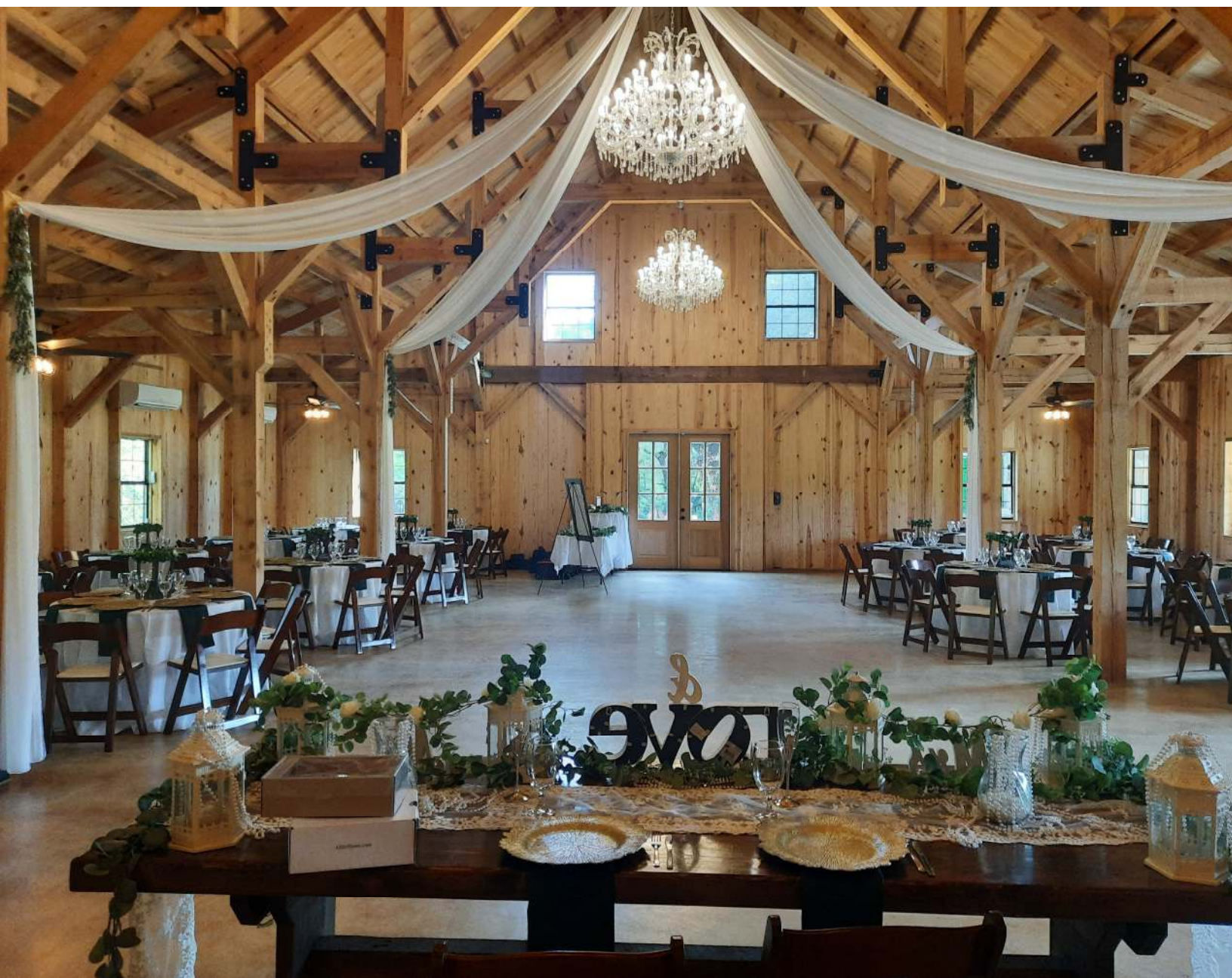
Includes all equipment and décor. Would make beautiful winery or brewery once all contracted weddings are completed. Near many unique local businesses, accommodations, dining and popular local attractions like wineries, antique festival and Lake Somerville Park.

Susan S. Kiel, Broker/Owner
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**The Barn at Lacey Farms
Wedding and Event Venue
Burton, TX
\$2,600,000**

Beautiful 3,660 SF event barn has the rustic charm of a fairy tale and provides a perfect setting for weddings and events. The Barn has an impressive great room with massive trusses and soaring ceilings, Bar area with serving counter and cooler, restrooms, Bride's quarters with dressing area, restroom and salon area, 300 SF upper loft with storage that's perfect for office area. A lovely full length front porch accents the charm of the building. Antique barn complete with Groom's quarters with dressing area and restroom.

Reviews:

Ashley

:



3 months ago

Gorgeous venue! The owner, Fred, is professional and responsive to any questions. The pricing is unbeatable and they even let you borrow some of their decor! Jennifer, the venue manager, was so helpful in setting up the decor where we wanted it and ensuring all we needed was provided.

Nick

:



2 months ago

This is an amazing venue with a super friendly staff and georgious views. 4 massive oak trees a rustic 100 year old barn, 50ft custom wood Bridge with chandeliers down the center and a stunning reception barn made of solid wood. To top it all off it is the best price I found on the market. MUST SEE IN PERSON, pictures do not do this place justice.

Victoria

:



2 months ago

This venue is amazing! Fred and Jennifer are super responsive and amazing guests at your wedding! The price can't be beat for everything you get! They go above and beyond for their brides. They made my wedding day so easy and I always saw them in case I ever needed anything. They are so nice and will help meet any of your needs. Worth every penny!! Thank you Lacey farms for an amazing wedding!!

Susan S. Kiel, Broker/Owner

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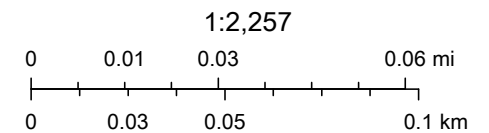
www.marketrealty.com

Washington CAD Web Map



2/3/2022, 9:13:10 AM

 Search by Owner Last Name _Query result  Washington County Boundary
 Parcels



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Washington County Appraisal District, BIS Consulting -

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Susan S. Kiel	558624	burton@marketrealty.com	(979)251-4078
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Susan Kiel

Information available at www.trec.texas.gov
IABS 1-0 Date

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