



This Old Barn

WEDDING VENUE & EVENT CENTER

Real Estate Auction

..... TIMED ONLINE

OPENS: THURSDAY, MAY 19 / CLOSES: THURSDAY, MAY 26, 2022 AT 2PM

OPEN HOUSE: THURSDAY, MAY 12TH FROM 2-3PM



Fairfield, Iowa

This Old Barn is located at 1870 Kelp Avenue, Fairfield, Iowa.

Conveniently located 1 ¼ miles north of Fairfield on Highway 1, then ¾ miles west on 185th Street, then ¼ mile south on Kelp Avenue. All hard surface roads!

THIS OLD BARN, LLC – BRIAN & CINDY VELDHIJZEN

Brandon Nelson – Closing Attorney for Seller

For information contact Terry Hoenig of Steffes Group, 319.385.20000 or 319.470.7120

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000



SELLING AS AN ONGOING BUSINESS WITH REMAINING 2022 EVENTS INCLUDED!

Within a short time span, Brian & Cindy Veldhuizen have built This Old Barn into a wonderful wedding venue & event center. You will find the entire property is in immaculate condition with attention to detail around every corner!

With minimal advertising the average number of events per year has been 28. Put in place a full time entrepreneur along with a renewed marketing plan this business offers room for growth with more bookings and expansion into other revenue generating avenues. The possibilities are endless, let your entrepreneurial spirit bloom with this event complex!

With this business, the Veldhuizen's have decided to retire from the wedding and event planning business. The tedious work of building and getting established has already been accomplished. This presents a unique business opportunity as This Old Barn will be offered as an ongoing business with the remaining 2022 events included. The Veldhuizen's are ready to assist the Buyer with a seamless transition and are willing to offer two options.

Option 1: New Owners Take On Current Events

Upon final settlement/closing with a projected date of July 11, 2022, the Buyer would be responsible for the remaining 2022 events and would receive 100% of the remaining 2022 event fees with the Seller keeping the deposit holds. The Buyer will have the option to come & assist the Seller with events in June, which the Seller will be responsible for managing/ hosting and will retain the proceeds. Upon final settlement/closing the Seller will be a supervisor to the Buyer thru September 17, 2022, if so desired by the Buyer.

Option 2: Veldhuizen Rent Back

Upon final settlement/closing with a projected date of July 11, 2022, the Seller will rent the venue back from the Buyer for \$500 per event with the Seller being responsible for managing/hosting said events. Buyer shall be responsible for maintaining/mowing the property. Seller would retain 100% of the event fees & deposit holds. This would be for the remaining 2022 booked events.



FSA information, Soil Maps,
and additional photos online at
SteffesGroup.com

Tract 1 – This Old Barn Event Center & Remodeled 4 Bedroom Home on 3.75 Acres M/L

Authentic Iowa Barn

- Original 48'x52' barn was built in 1920 with a 26'x52' addition & total barn renovation completed by the Amish in 2015.
- Event space with a 165 seated capacity and is heated & cooled.
- Walk in welcome/greeting area.
- Spacious ADA restrooms.
- Kitchen with lockable storage room & laundry hookups.
- Serving bar with live edge wood countertop.
- Barn was spray foamed insulated on the outside in order to maintain the original barn look on the inside.
- 20'x75' flagstone decorative concrete patio with waterfall.
- Outdoor ceremony area with plenty of green space.

Bridal Suite

- Separate 24'x24' bridal suite built in 2019.
- Changing area with 1/2 bath.
- Spacious gathering area with vaulted ceilings.
- Hardwood floors.
- Heated & cooled.
- 8'x20' covered vinyl front porch.
- Attached 18'x24' garage with barn siding interior & garage door (could be converted to groomsmen hangout).
- Picturesque landscaping with white picket fence & brick paver sidewalk.

Home

- Home was remodeled in 2017 with 2,648 sq. ft. of total living space.
- Custom kitchen with modern farmhouse cabinetry, farmhouse sink, center island, marble counter tops, kitchen pantry with farmhouse screen door, lighted cabinets & KitchenAid SS appliances.
- Laundry room with 3/4 bath, Whirlpool washer & dryer and heated tiled floors.
- Dining area with French doors to wrap around vinyl porch.
- Living room with built in cabinetry.
- Home office.
- Open stairway to upstairs.
- Upstairs has 4 bedrooms & 3/4 bath with heated tiled floors.
- Beautiful hardwood floors throughout.
- Basement with Rheem gas furnace & central air.
- Attached 30'x30' garage with heat & air.

Amenities

- 50'x80' machine shed with gravel floor & overhead door.
- Vintage 1950 concrete silo.
- Included with the auction is the transfer of This Old Barn Facebook page (over 6,000 likes), domain name & website: ThisOldBarnIowa.com (new registration due August, 2022).
- Other amenities of the property: Iowa Telecom internet, LISCO Fiber to home & barn(not hooked up), Alliant Energy electric, City water.

Included: Square point of sale register, Turbo Air 2 door glass front cooler, True 3 door glass front under bar cooler, Continental SS 2 door refrigerator, Manitowoc ice machine, Champion dishwasher, Samsung electric stove, Advanced SS 3 well sink, SS under counter ice bin/sink/liquor holder, SS under bar 3 well sink, (2) SS tables on casters, Round tables & chairs for 165 guests, Dishes, glasses, silverware, cloth napkins & rings, table settings for 165 guests, Chandelier in barn & bridal suite, Bridal Suite furniture, Outdoor furniture for patio area by the barn, KitchenAid refrigerator, gas stove, dishwasher & built in microwave, Whirlpool washer & dryer.

Not included: Veldhuizen rock, Liquor license, Liquor & Cola inventory, Washer/Dryer in barn, True 2-door kegerator in garage, Covered Bridge, 24' Portable Building, Old Antique Tractor, LP tank, Tools, All personal property in the home, shop & garage.

Tract 2 – 4 Acres M/L

Here is something hard to find, a potential building site located on a hard surface road. If bought together this tract could be used for further expansion of the event center complex or expanded parking. Land is currently in hay ground production.

scan for auction details



CONTACT TERRY HOENIG OF STEFFES GROUP AT 319.385.2000 OR 319.470.7120

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Home



Bridal Suite



Venue



Terms: 10% down payment on May 26, 2022. Balance due at final settlement/closing with a projected date of July 11, 2022, upon delivery of merchantable abstract and deed and all objections have been met. Possession: Projected date of July 11, 2022 (Subject to 2022 events). Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years. Tract 1 - Net Taxes: \$7,964.00 (approx.) | Tract 2 - Net Taxes: \$902.00 (approx.)





2245 East Bluegrass Road
Mt. Pleasant, IA 52641

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