

FARMHOUSE 1905



Celebrate at the Ranch



Hello!

My name is Anastasia, and I'm the venue manager at Farmhouse 1905. Thank you for considering our ranch for your wedding — we couldn't be more honored to be part of your story.

A little about us: we're a family-owned and operated venue built on Texas hospitality and a love for bringing families together. From your very first visit, you'll experience the charm and warmth of an authentic Texas ranch.

This brochure walks you through our standard wedding packages. If you're dreaming of something a little different, we'd love to build a custom package around your vision.

We can't wait to welcome you to the ranch.

— Anastasia, Farmhouse 1905 Team

Celebrate at the ranch

— WHY FARMHOUSE 1905

Four reasons this feels like the one.

You'll know it when you see it—but these are the moments that usually make couples fall in love with Farmhouse 1905.

- ✓ Authentic Texas ranch atmosphere
- ✓ Sunset view
- ✓ 3,700 sq. ft. farmhouse for getting ready
- ✓ Personal, family-owned service that makes you feel at home



photo: Alyssa Simmons Photography

WHERE IT ALL HAPPENS



Three spaces — for a day, or the
whole weekend.

photo: Bailey West Media.

— WHERE IT ALL HAPPENS

FARMHOUSE

3,700 SQ. FT · SLEEPS 14 · 5 BEDROOMS · 3½ BATHROOMS · DINING ROOM · PRIVATE LAKE VIEWS



Built in 1905 and lovingly preserved ever since, the Farmhouse is where the magic begins. Morning coffee on the porch, pajama parties with your girls, and late-night laughs with family while watching the sunset. Five bedrooms, a fully equipped kitchen, and 3.5 baths sleep up to 14 guests, all just steps from the barn.

Weekend:: Two overnight stays included

One-Day: Access from 8am to 11pm

Photos on this page by: Sarah Smiles Photography, Alyssa Simmons Photography, and Bailey West Media.

— WHERE IT ALL HAPPENS

THE BARN

3,500 SQ. FT · SEATS 180 GUESTS · FULL HVAC · TABLES & CHAIRS · TWO PORTABLE BARS



Our barn has just been renovated! It now features full HVAC for year-round comfort, a timeless black-and-white design, abundant natural light, warm string lights over the dance floor, an elevated buffet area, and a dedicated bar with a cozy lounge. The barn accommodates up to 180 seated guests.

Weekend: Access for entire weekend

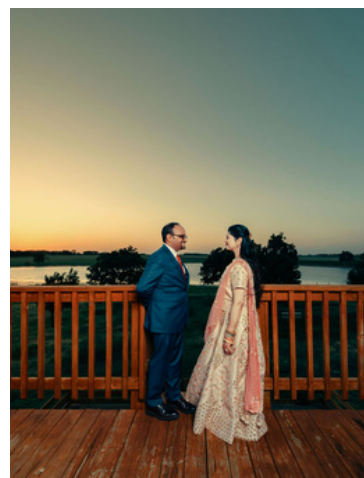
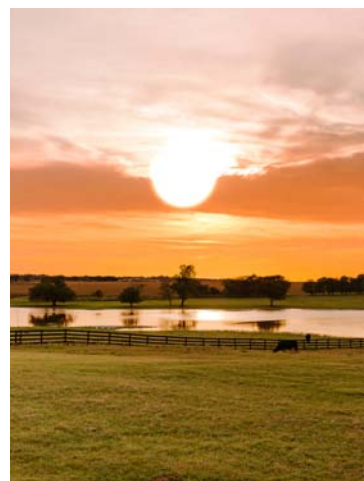
One-Day: Access from 8am to 11:30pm

Three photos on this page by: Sarah Smiles Photography,

— WHERE IT ALL HAPPENS

OUTDOORS

10 ACRES · SUNSET · LAKE · FARM VIEWS · ORIGINAL HAY BARN · OLD OAK TREES



Open ranch land, old oaks, and golden-hour light — and the freedom to say "I do" wherever on the property feels right to you. Our team will set up chairs exactly where you want them. Your rehearsal dinner can move outdoors too — anywhere on the property you'd like to gather.

Photos on this page by: Sarah Smiles Photography, Leslie Reagan Photography, Thirdeyestudio, Alyssa Simmons Photography.



Wedding Day

ANY DAY OF THE WEEK

*15 hours of exclusive access to
the Farmhouse and the Barn.*

On-site wedding rehearsal.

\$7.500

plus tax 6.75%

Weekend

ANY DAYS OF THE WEEK

*48 hours of exclusive access to
the Farmhouse and the Barn.*

*Two-night stay in the Farmhouse
for up to 14 guests.*

*On-site wedding rehearsal and
rehearsal dinner.*

\$11.000

plus tax 6.75%

DETAILS

CEREMONY

You can choose any location on the ranch for your ceremony. Our team will handle the chair setup and move them back to the reception area after the ceremony.

BARN FACILITY

The attached kitchen is equipped for plating, featuring a double-door refrigerator, ice machine, double sink, and prep tables. Newly built restrooms with two stalls for men and two stalls for women.

PROVIDED FURNITURE

180 bentwood chairs

16 rectangular tables (30" x 8")

6 round tables (60")

4 round tables (30")

4 cocktail tables

1 rectangular farm table

1 round farm table (30")

Portable bar, 6 ft long, 2 pc.

Lounge with faux-leather loveseat sofa and four velvet chairs.

VENUE TEAM ON-SITE

During your wedding, our team will take care of:

- ceremony chairs setup;
- trash removal throughout the event;
- restroom maintenance;
- managing outdoor heaters (if rented).

VENDOR POLICY

You are welcome to bring any vendors you choose. We can provide recommendations.

Alcohol Policy

You can bring your own alcohol, and it must be served by a TABC-certified bartender.

Catering

A licensed catering company or commercially prepared meals are required. Homemade food is not permitted.

ENGAGEMENT PHOTOSHOOT

You are welcome to have your engagement or bridal photoshoot at the ranch, with your photographer.

DOGS

Dogs are allowed outdoors and inside the Barn on a leash. Dogs are not allowed inside the farmhouse.

CLEANING

Cleaning of the farmhouse and barn facilities before and after the wedding is included.

SECURITY

One police officer for 6 hours is included for wedding reception. If alcohol is served or the guest count exceeds 100, a second police officer will be required for an additional fee.

PARKING

On-site parking for up to 130 cars.

INSURANCE

We require a \$1m insurance policy with our venue listed as the additional insured.

DAMAGE DEPOSIT

A refundable damage deposit of \$1,500 is required two weeks before the wedding day. Refunds will be issued by check within one week after the wedding, provided no damage has occurred.

HOW TO RESERVE THE DATE

To reserve your wedding date, a 50% rental deposit is required. The remaining balance is due 30 days prior to your wedding. Payments can be made via mailed check or wire transfer.

We also offer flexible payment plans, so please feel free to reach out for more details about the available options.

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Schedule Your Tour

Ready to see the venue in person? Schedule your private tour by clicking the button below. We can't wait to welcome you and your family!

Visit [Farmhouse 1905](#)

Have Questions?

We'd love to hear from you! Send us an email at hello@farmhouse1905.com or call or text us at 254-218-3870.

Venue Address:

[7582 Spring Valley Rd, Moody, TX 76557](#)

WWW.FARMHOUSE1905.COM

[@THEFARMHOUSE1905](#)