

The VENUE

at the Reed's

**655 Spirit Lake Cutoff Rd
Spirit Lake, ID 83869**

A beautiful outdoor venue, nestled in the woods outside of Spirit Lake, with a one of a kind, spectacular landscape and luscious green grass, and a huge amount of area to make your wedding the dream you have always wanted.

Open: May - October

For: Weddings, Receptions, Reunions, Graduations, ect.

We are located just 2 minutes from Spirit Lake Idaho, off of a paved road, with a beautiful private park like atmosphere. Natural wildlife is an everyday occurrence, and your event be as relaxed and as enjoyable as possible. We enjoy working with our guests who have chosen to trust us with things that mean the most to them. We look forward to offering you a pristine outdoor venue with our weekend all inclusive package and camping options for large crowds. Our staff goes above and beyond to ensure that your special day will be memorable, and one you won't be soon to forget.

Rob & Tonya Reed 208-623-7070

Website: thevenueatthereeds.com

Email: info@thevenueatthereeds.com

Facebook: <https://www.facebook.com/thevenueatthereeds>

2025 & 2026 Summer Weddings and Events May – October

All Inclusive Weekend Wedding \$7800

Weekend wedding : Use of venue from Friday 11:00 am – Sunday 1:00 pm *Brides cabin check-in on occasion 2pm*

(depending on vacation rental of brides cabin prior to your wedding weekend Please ask specifics day before check-in)

ALL Prices listed are if booked before Dec 31, 2025

Friday or Saturday Day Only Wedding \$5500

Use of venue from 10:00 am – 10:00 pm

Sunday -Thursday Day Only Weddings \$4500

Use of venue from 11:00 am – 9:00 pm

***** Please note Weekend wedding package*****

Quiet time begins at 10:00 pm nightly Friday & Sat.

All Bands and/or DJ or Music must cease promptly at 10.

Day Wedding Includes everything listed in the all inclusive, except for overnight stays.

ALL INCLUSIVE WEEKEND includes:

- Bride and Groom will have 2 overnight stays in the cabin (or bridal party for Friday night.)
- All inclusive comes with RV & tent spots for your event, with early arrival on Friday.
- We have enough spaces for approximately 5-6 travel trailers or more, depending upon size. All trailers must be fully self contained. Fill water tanks prior to arrival. Bring your own generator and leveling blocks as ground is slightly uneven.
- Set up all day Friday with a rehearsal dinner, and the entire use of the venue late in the evening, but remember to be respectful as quiet time starts at 10 pm. (Low Backyard respectful music approved after.)
- Relax around the bar with a few drinks and your wedding party Friday after the work.
- Event will be fully set up - such as tables and chairs Saturday morning, day of wedding. All you will have to do is your final decoration touches!
- All set up and tear down will be completed from (setup) 11 am Friday morning, to (tear down) including RV & tents by 1 pm Sunday afternoon.

- Bride and Groom's quarters
- Covered tent (20' x 40') for banquet area and food prep
- Ample power for a DJ or live band
- Large dance floor with twinkle lights
- Large commercial refrigerator and a chest freezer for ice
- Large bar with misters for hot weather
- Large parking area w/ Maximum of 75 Vehicles
- Horse Shoe Pits and Corn hole boards
- Large outdoor play structure for tons of entertainment for the kids

- Table and Chair Setup and Tear down
- 2 PERMANENT Bathrooms, one with a shower in Venue area.

Venue Provided table and chairs
4 - 8' rectangle tables
4 - 6' rectangle tables
19 - 60" round tables
2 - 48" round tables
150 white folding chairs

NEED Linens? We got you covered! \$375 for all listed tables. White, Ivory, or Black.

Fender venue music system
(easy Bluetooth system)

Requirements: The Venue at the Reed's

- A \$800.00 non-refundable deposit is due at the time of booking. This deposit will turn into a damage deposit for your event and will be refunded to you after your wedding. In the event you cancel, you forfeit your deposit.
- Full balance of venue rental must be paid 90 days prior to wedding, unless it's a last minute booking, and in that event all balances paid in full at time of booking.
- ALL Alcohol allowed: Beer, Wine, Champagne- Our licensed bartender will come for free, on a tip only basis for you, by your request, for beer and wine.
- Our Licensed & Insured Bartender required for all hard alcohol - You will LOVE him! \$350 flat rate for whatever hour's he is requested to be here.
- Liability Insurance for 2 million required, Cost is under \$200 and The Venue at the Reed's LLC and Rob and Tonya Reed **must** both be listed on application. The Event Helpers (theeventhelpers.com) 530-477-6521
- 2 Parking attendants for weddings over 100 people must be provided by Lessee, unless parking is a add on.
- Required Clean-up by Lessee -
 - All table's and chairs must be free of all food and wiped down
 - All trash must be bagged and put in designated trash area
 - All dishes in brides cabin must be cleaned and put away and restored to original to arrival status
 - All bar area including commercial refrigerator must be clean and wiped down
 - Grooms Quarter must be restored to arrival status
 - Weekend Wedding overnight guests need to make sure all trash, and kids trash is cleaned up around the play structure at all time.

Rest of clean-up in grooms quarters and brides cabin (floors, linens, surface wiping, etc.) will be done by Venue team.

- **Additional Event Services At Additional Cost:**
 - FULL Event Clean Up \$500 (All your decorations must be removed)
 - Parking attendant and garbage collection during event \$250
 - Venue provided hard alcohol licensed bartender (\$350 flat fee plus tips from guests)
 - Linen service for all listed tables. \$375 Linens are here when you arrive. Black, White, or Ivory colors only.

Venue Expectation:

- Parents/Guardians must be responsible for kids under 18.
- No climbing on waterfall at entrance.
- Guests must stay in fenced in perimeter of venue. No climbing fences
- Play games only with their purpose. Couple is responsible for broken games.
- Guests are responsible for garbage during the event. It must be placed in designated garbage area.
- Cabin and Grooms quarters must be treated as a vacation rental, any damage to either will fall under the damage deposit agreement, and/or liability insurance. NO SMOKING in either building. If damages incur that are over the \$800, the deposit would be forfeited, along with a claim that will result under your wedding insurance contract.
- Overnight guests (parents) are responsible for their kids while on the venue. Please keep all play areas clean and free of trash. In the event we have to clean up a excess amount of trash in the play areas the garbage collection fee will be deducted from the deposit.
- ALL Dogs with overnight guests must be approved PRIOR to event. No Exceptions. Failure to do so will forfeit entire deposit.

THE VENUE AT THE REED'S, FOOD AND ALCOHOL HOLD HARMLESS AGREEMENT

The below signed Lessee agrees to defend and hold harmless, The Venue At The Reed's, Uncharted Ground LLC and Rob and Tonya Reed listed below and their suppliers and employees from any liability, claim, suit or legal action, stemming from Injury to any guests while at the Venue, or the consumption of food served at The Venue at The Reed's, Uncharted Ground LLC or Robert and Tonya Reed by any person during Lessee's event, when the food meets the following criteria;

1. Any food or beverage that is removed from the premises.
2. Any food or beverage that is prepared and served by licensed catering staff, and then stored by Lessee and/or Lessee's guests/employees.
3. Any food or beverage that is brought on the premises by Lessee or an outside caterer.

You are welcome to bring in your own caterers or if you choose and / or you may self cater.

SELF CATERED? ____ OR List Catering Company: _____ Date: ____/____/____

Furthermore, the above hold harmless release agreement signer/lessee releases the hired licensed Bartender from any liability, claim, suit or legal action, stemming from alcohol consumption being properly served by the said listed below bartender who knows the legal limits of properly serving Beer, wine or champagne or liquor at your event, or the event that hard alcohol is served.

Licensed Bartenders Name: _____

Lessee Name: _____

Signature: _____ Date: ____/____/____

**Licensed Bartender fee and Liability Insurance documentation,
is DUE 90 days prior to your event along with pay in full.**

The Venue at the Reed's will not be held responsible if and to the extent that a Party's performance of any of its obligations pursuant to this Agreement is prevented, hindered or delayed directly or indirectly by fire, flood, earthquake, elements of nature or acts of God, acts of war, terrorism, riots, civil disorders, rebellions or revolutions, or any other similar cause beyond the reasonable control of such Party (each a "Force Majeure Event"), and such non-performance, hindrance or delay could not have been prevented by reasonable precautions, then the non-performing, hindered or delayed Party shall be excused for such non-performance, hindrance or delay, as applicable, of those obligations affected (the "Affected Services") by the Force Majeure Event for as long as the Force Majeure Event continues and, except as otherwise provided in this Section, such Party continues to use its commercially reasonable efforts to recommence performance whenever and to whatever extent possible without delay, including through the use of alternate sources, workaround plans or other means. The Party whose performance is prevented, hindered or delayed by a Force Majeure Event shall promptly notify the other Party of the occurrence of the Force Majeure Event and describe in reasonable detail the nature of the Force Majeure Event. The Venue at the Reed's shall make good faith to perform its obligations and will make efforts to resume performance with the least possible delay.

Lessee Name: _____

Signature: _____ Date: ____/____/____

Wedding or Event Contract

Congratulations! We are pleased that you have chosen our The Venue at the Reeds for your Wedding.
Please fill in the following information, carefully and completely. Make certain that you have read and understand the terms of this contract and our policies, as they appear on the reverse side of this page.
Thank you! *Final Balance subject to change in the event that additional costs are incurred.

Name of Lessee:		Relationship to Wedding / Event Party:	
Address of Lessee:		Lessee Email Address:	
City,	State,	Zip Code	Lessee's Phone
If your reserving for a event, please skip bride and groom info:			
Name of Bride :		Brides Phone:	
Name of Groom :		Grooms Phone:	
Bride/Grooms Email Address:			
Event Date:	Rental Period? (one day - or all inclusive weekend)	Ceremony Day and Time:	
Number of People Attending:	(Circle one or both) Serving Alcohol?	Leave or Remove Archway	
	Hard Alcohol	Beer/Wine	
Notes			

Facility Rental, for Event Date listed above:

Additions to your Rental Package:

TOTAL \$

ADD ON'S \$

DEPOSIT \$

A \$800.00 non-refundable cash deposit is due at the time of booking. This deposit will turn into a damage deposit for your event and will be refunded to you within 30 days after your wedding. (Provided there is no damage or additional charges.) In the event you cancel, you forfeit your deposit.

BALANCE DUE 90 DAYS

PRIOR TO WEDDING DATE

Full Balance Due: *90 days prior to your event

PAY BY DATE / BALANCE DUE

Unless your a last minute booking that is less than the 90 days, then pay in full is required at time of booking.

\$

I have read the terms of this lease, as they appear on the front and back of this form, and I understand them completely and accept all conditions. This fee does not include the insurance, Bartender or Liability Insurance, or any other of your fees you may acquire. We gladly accept Credit Cards with a 4% fee, We also give a 3% discount on all cash payments for entire booking (deposit not included.) CC fee for all inclusive is \$280

Lessee: _____

Date: _____

Lessee: _____

Date: _____

WEDDING FACILITY LEASE GUIDELINES – PLEASE READ CAREFULLY BEFORE SIGNING!

Lessee hereby leases from lessor, The Venue at the Reeds, Uncharted Grounds LLC Or Robert and Tonya Reed 655 Spirit Lake Cutoff RD, Spirit Lake, ID 83869, temporary use of the event facility including the cabin, grooms quarters and all camping areas, for the date and times described on the reverse side of this page, upon the following terms and conditions:

1. This lease applies the temporary use of the event facility.
2. The lessor will not be responsible for any lost or stolen articles, equipment, clothing, etc., left in the facility prior to, during, or after an event. Equipment and personal belonging are to be removed from the event facility at the conclusion of the event, or by the end of the rental period, whichever comes first. In the event that move-in or move-out goes beyond the agreed-upon rental period. The damage deposit is considered forfeit. It is the responsibility of the lessee to ensure that lessee’s 3rd party vendors abide by the rental period and the guidelines and policies contained within this contractual agreement.
3. In the event of a cancellation there are no refunds. We have saved the date for you and we will not have time to replace the date with a new event, we will however allow you to transfer to a friend for the same date, new contract must be signed by new party.
4. Lessee shall be fully responsible for any persons or entities that come on the lessor’s property for the purpose of the event, whether invited or not. Additionally, lessee shall provide proof of insurance and name **The Venue at the Reeds LLC and Robert and Tonya Reed** as additional insured to cover any personal liability, with a single combined limit of not less then, \$1,000,000.00.
5. Lessor shall not be liable, and lessee hereby releases and discharges Lessor, for and from any damage, either to personal or property, sustained by Lessee or others, caused by and defects now in said premises or hereafter occurring therein, or due to the buildings in which the leased premises are situated or any part or appurtenance thereof, becoming out of repair, or caused by fire, or tenants or other occupants of said facility, or any other persons, including Lessor, or due to the happening of any accident from whatsoever cause in and about said building, including any alcohol related incidents. Lessee agrees to defend and hold lessor harmless from any and all claims for damage suffered in or about the leased premises by any person, firm, or corporation.
6. This lease shall terminate upon the destruction of the building by any casualty, and upon partial destruction, by written notice from Lessor, at the option of Lessor.

FACILITY POLICIES

- No pets on the premises without prior approval.
- No Smoking inside any of the facilities. This includes the cabin, grooms quarters, pavilion, bar area. Smoking areas will be permitted by approval only depending on location and fire restrictions.
- Campfires in and around the venue area including RV and camping area are approved by lessor prior to event, and is subject to change at all time during fire restriction season.
- Licensed catering companies are permitted.
- Alcohol is to be consumed inside the facility only, and only by adults of 21 years of age or older, and only to the extent that they do not become intoxicated, as defined by Idaho State law. Only beer, wine, and champagne shall be permitted to be consumed, unless you hire our licensed bartender, and plan to serve to guests. Hard Alcohol in moderation is acceptable for bride and grooms party's to be consumed during rehearsal and day of getting ready. All alcohol served will be provided by lessee.
- No nails, tacks, staples, etc., may be applied to the facility. Current decor may not be removed. Decorations must be freestanding, or hung in such a way as to not mar or damage the facility. No candles are permitted. Battery operated are fine. If you use confetti, you are responsible for cleaning it up. Flower petals MUST be natural or biodegradable.
- No honking or horns or other loud noise making is permitted outside of the facility.
- No fireworks, other than Sparklers may be allowed by approval only depending on location and fire restrictions. No throwing of rice. Birdseed is fine in reasonable quantities. Wedding bubbles, etc. are preferred.
- A damage deposit of \$800.00 is required. The Check/Credit Card/Cash will be held to be used towards any damages or broken policies that may occur during use of the facility, including all structures (ie cabin, grooms quarters, RV and tent area.)
- INITIAL _____ Date _____
- Your rental period is from (Date/time) _____ until (Date/time) _____. Reception and all music must end by 10:00 PM. nightly. All decorations must be cleaned up and removed from the facility by the end of the rental period. This includes all guests, vendors and their equipment, RV guests and RV's, Tents, Cabin Guests including grooms quarters, unless otherwise arranged for. Parties that do not comply will be removed from the facility and their damage deposit will be forfeit.
- INITIAL _____ Date _____
- Outside vendors are responsible for knowing and following these same guidelines, and adhering to the time-frame in which you have use of the facility. Vendors who do not follow the rules, or who are destructive to the facility will not be permitted to come back to the facility for future events. Any damage from vendors will be taken out of your damage deposit.
- No RV’s campers or trailers are permitted on grounds after rental period has ended.
- Facility may be visited by appointment only.
- A minimum of \$100.00 is kept for any single violation of this contract.
- All personal Items must be removed from the venue by the end of your rental period. In the event you decide not to do clean-up, your deposit will result in a "additional service cost" of \$500 for full clean-up to venue, and portion of deposit may be withheld.
- Any events with over 100 guests are required to have at least 1 parking attendant, of which you must provide.

INITIAL _____ Date _____

This property is also a residential property as well. Please stay in the assigned areas. This includes not going into the various other structures, homes, water features etc. or areas around the facility. Those areas are strictly off limits for the safety of the guests and that live here. All guests must stay inside fenced area, as to not bother neighboring properties.

INITIAL _____ Date _____

Thank You for choosing The Venue at the Reed's LLC and Rob and Tonya Reed

Signature _____ Date _____

Signature _____ Date _____