



BLOOMFIELD BARN

WEDDING & EVENT VENUE

INVESTMENT OFFERING | CHRISMAN, ILLINOIS

\$1,725,000

ASKING PRICE

6.32± AC

PROPERTY

7,000 SF

VENUE

~300

GUEST CAPACITY*

Presented by Floyd Young

Mossy Oak Properties Illinois Land & Lifestyle | Licensed in IL & IN

Direct: (217) 765-8077

Property inquiries: (217) 304-4974

18398 N 1600th St | Chrisman, IL 61924 | Edgar County



**Current real-estate listing markets capacity at approximately 300 guests.*

Premier Venue. Established Brand. Proven Destination. Unlimited Potential.

INVESTMENT THESIS

Established hospitality asset with operating history, purpose-built design and multiple paths for expanded event use.

TURNKEY PLATFORM

Existing venue identity, operating history, furnishings/decor inventory and established event-use infrastructure.

PURPOSE-BUILT

Approximately 7,000 SF with 31-foot ceilings, reception hall, bridal and groom suites, catering support and all-season comfort.

DIVERSIFIED USE

Weddings anchor demand, with proms, showers, parties, corporate functions, auctions, photography and ticketed/vendor events extending the calendar.

FLEXIBLE EVENT MODEL

Consultative booking model supports weddings, receptions, rehearsals and a broad mix of private and community events.

ASKING PRICE

\$1,725,000

ACREAGE

6.32± acres

BUILDING

~7,000 SF

TYPE

Commercial

COUNTY

Edgar County

BUILT

2016

This is not simply a barn building - it is an established event platform with a history of weddings and non-wedding uses, supported by existing infrastructure, furnishings and operating systems.

ASSET PROFILE

Designed for memorable events - and efficient operations

A strong blend of guest experience, operational utility and year-round usability.

Architecture

Post-and-beam timber-frame character with soaring 31-foot ceilings and open-plan reception space.

All-season comfort

Climate control and radiant floor heat support year-round bookings.

Guest experience

Bridal and groom getting-ready spaces, multiple ceremony sites, landscaped grounds, pond views and ample parking.



Property image from current listing materials

EVENT INFRASTRUCTURE

Catering facilities, sound system, tables/chairs, decor inventory, setup/tear-down support and day-of coordination.

ACCESSIBILITY

ADA-accessible restrooms and a six-seat golf car for guests needing mobility assistance to outdoor ceremonies.

OUTDOOR SPACES

More than 1,800 SF of covered patio, plus an open-air patio and multiple outdoor ceremony settings.

Event categories already supported

- Weddings & receptions

Proms

Showers

Private celebrations

Corporate meetings

Online auctions

Photography

Ticketed/vendor events

CAPACITY NOTE

The current real-estate listing markets the property for weddings of up to approximately 300 guests. A major wedding directory currently reports a seated reception capacity of 280. Buyers should confirm final permitted/operational capacity during due diligence.

GROWTH OPPORTUNITIES

Multiple paths to broaden event use and strengthen market reach

Strategic concepts for a buyer to evaluate based on operating goals, market demand and local requirements.

INCREASE CALENDAR UTILIZATION

Build wedding count toward prior peak years while targeting shoulder months and Friday/Sunday availability.

EXPAND CORPORATE & COMMUNITY USE

Package meetings, retreats, auctions, galas, reunions and seasonal events to fill non-wedding dates.

PREMIUM ADD-ONS

Formalize decor tiers, ceremony enhancements, coordination upgrades, extended access, guest-house use and other convenience services.

DESTINATION PARTNERSHIPS

Build preferred lodging, transportation, catering and local-experience partnerships for out-of-market guests.

BEVERAGE PROGRAM OPTIONS

Evaluate direct venue licensing and/or revised third-party bar structures, subject to legal, insurance and county requirements.

OWNED EVENT PROGRAMMING

Continue or expand ticketed concepts such as dinners, expos, dances, antique shows and vendor events.

DIGITAL CONVERSION

Use current brand equity, reviews, galleries and venue tours to strengthen lead capture, nurture and rebooking.

PROPERTY ENHANCEMENT

Evaluate lodging expansion, outdoor improvements or additional guest amenities where zoning, utilities and site planning support it.

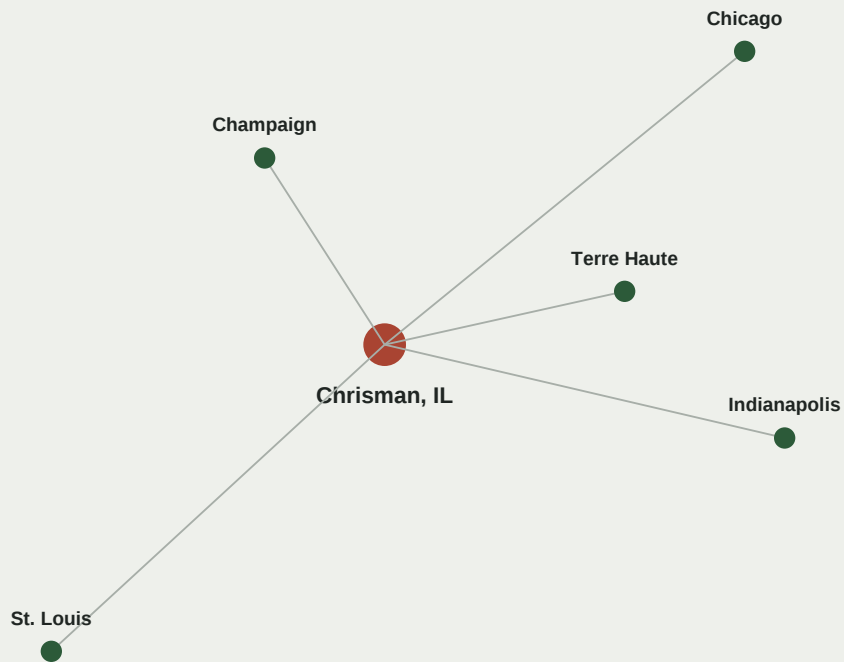
WHY THIS MATTERS TO A BUYER

The asset already contains the hardest-to-build pieces: a distinctive physical venue, established local awareness, a history of hosted events, operational systems and a flexible service model. A new owner can focus on calendar management, customer experience and market outreach rather than starting from a blank site.

REGIONAL DRAW

A Midwest destination with regional reach

Current listing materials specifically cite guests traveling from Chicago, Indianapolis, St. Louis, Champaign and Terre Haute.



Schematic market-reach graphic - not to scale



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A local Illinois native and Army Veteran, Floyd combines local-market knowledge with Mossy Oak Properties' national marketing reach. Contact Floyd to schedule a private tour, review additional listing materials and discuss buyer due diligence.