

Content Explorer

4-5	DREAMS & ACCOLADES
6-7	BRIDE AND GROOM
8-9	CEREMONY
10-11	BEYOND THE COCKTAILS
12-13	QUESTIONS ANSWERED
14-15	SET YOUR STAGE & TIPS
16-17	A PLAN FOR PERFECTION

- 18-19 MAIN EVENT VENUE
- 20-21 SUNPORCH & AISLE PLANNER
 - 22 CONTACT US



302-677-1730

King Cole Farm Blissful Beginnings magazine is the official publication of King Cole Farm. Contents, information, pricing, hours, amenities are subject to change without notice. Copyright December 2023. Designed by Jim Dickerson. All rights reserved. Photographs contributed via digital media and can be credited and referred upon request to... info@kingcolefarm.com

History and Hospitality Blossom A Century of Memories

King Cole Farm, nestled amidst 500 acres of verdant fields in Dover, Delaware, is a place where history and hospitality intertwine, creating a tapestry of cherished memories. This family-owned and operated estate has witnessed the shaping of the United States, the tumultuous tides of two World Wars, and the turn of four centuries. Yet, through it all, King Cole Farm has remained a beacon of warmth and resilience, welcoming generations of guests to its embrace.

A Legacy of Farming and Community

Beyond its rich history, King Cole Farm is a thriving corn and soybean operation, contributing to the agricultural backbone of our nation. The Draper family, custodians of this remarkable land for three decades, has nurtured a deep connection to the community, fostering a spirit of generosity and camaraderie.

A Haven for Celebrations

In 1960, Audrey Owens Draper and Harry Draper, purchased this farm to serve Draper King Cole Canning Company in Milton Delaware. In addition to corn and soybeans, a variety of other crops have been grown on our farm, including lima beans, potatoes, and cattle. As one of the largest independent vegetable cannery operations in the US, Draper King Cole Canning Company proudly produced quality food products for our community and beyond.

In 2003, Sally Draper Dickerson and Chester T. Dickerson Jr., embarked on a mission to enhance King Cole Farm's elegance and versatility. With the construction of the Main Residence and the Pole Barn, they added a touch of modern sophistication to the farm's rustic charm, creating the ideal setting for unforgettable events.



Annemarie and Jim Dickerson

Your Destination for an Unforgettable Experience

Today, King Cole Farm stands as a testament to the enduring power of family, farming, and celebration. Currently managed by accomplished hospitality professionals Annemarie and Jim Dickerson, who bring over 30 years of industry experience to the venue. Thier carrers began where they met, working for Marriott Hotels and continued at the Francis Scott Key Family Resort in Ocean City, Maryland until it was sold in 2020.

Embrace the Magic of King Cole Farm

At King Cole Farm history meets hospitality, and memories are forever cherished. Whether you envision a grand wedding amidst our serene fields, a corporate retreat infused with rustic charm, or a family reunion filled with laughter and joy, King Cole Farm offers the perfect backdrop to create memories that will last a lifetime.

Your Dream Wedding Awaits

Nestled amidst the picturesque countryside of the Delaware Bay, King Cole Farm offers an idyllic setting for your unforgettable wedding celebration. Our exclusive weekend package provides you with the perfect backdrop to create a truly magical occasion.

Indulge in the luxury of our fully furnished five-bedroom, five-and-a-half-bath main residence. This exquisite retreat boasts a fully equipped kitchen, a spacious dining room, an inviting living room, and a prohibition-style bar, ensuring that you and your guests are pampered in utmost comfort.



Our weekend package allows you the "Luxury of Time" as it grants you exclusive access to our sprawling grounds, incluing the main residence, patio, pond, and backyard. Capture the essence of your wedding with breathtaking engagement photos amidst the serene beauty of the property.

Elevate your ceremony with our provision of white chairs, perfect for both the pond gazebo or our elegant indoor ceremony space. Farm tables and cross-back chairs, along with three portable bars, create a sophisticated and inviting atmosphere for your reception. Additionally, we provide sunporch pub tables, a cake table, a gift table, and a head table for the wedding party, ensuring that every detail is impeccably arranged.

Our expansive 9,400-square-foot pole barn, equipped with air conditioning and heating, seamlessly accommodates between 60 and 400 guests. This versatile space can be transformed to suit your vision, whether you desire a grand ballroom ambiance or a rustic country-chic affair.



Lighted parking for 118 is provided for your guests, overflow parking for an additional 100 vehicles and bus parking is also available for larger groups. We offer an electric golf cart to assist guests with mobility issues. We are committed to ensuring that every aspect of your wedding is executed flawlessly, leaving you and your loved ones with cherished memories that will last a lifetime.

Step into a world of enchanting possibilities at King Cole Farm. Contact us today to schedule a private tour and discover how our venue can make your wedding dreams a reality.





Accolades, Praíses & Kudos

"No detail was missed in this barn style venue. Complete with a secret speak easy that is absolutely one of the best ideas I have seen. From the restrooms to the sunroom and everything in between, this venue is perfect." - John S

"We recently used King Cole Farm to host the Air Force Ball. We had 400 guests, and their facility handled it spectacularly. Our guests all loved the venue, I look forward to using them again in the future!" - Hudson P

"It was so nice being able to stay at the property and having the time to set up and break down all of our decorations. We weren't rushed and we were made to feel right at home. The venue is breathtaking which was evident in all of our photos and video. All of our guests raved about how stunning the property was. The day was our dream come true!" - Morgan J

"They did an amazing job of making sure everything was ready when we arrived, but also worked with us to make the event space ours and unique to what we wanted. With the pole barn being a blank slate, you really have the opportunity to make it yours!" - Jaclyn H

"You can't find an experience like this anywhere else. From the accommodations in the renovated home to the venue itself and everything in between you will be blown away as will your guests. Everyone said it was like a Pinterest venue and it was an unforgettable weekend. Can't recommend enough." - Amanda A

"The site hosts a beautiful "pole barn" reception hall, complete with kitchen, restrooms, sun porch and a few little special nooks and crannies. The estate house is PERFECT for the bridal party to stay and not stress about a place to get ready (plenty of bedrooms and bathrooms, full kitchen and laundry!) The gazebo and pond backdrop for the ceremony are stunning. Any couple would be blessed to start their wedded lives here." - Misty R

"The house and barn are both absolutely gorgeous. Our stay was so comfortable and the wedding was a dream come true. If you're looking for the perfect wedding venue.... look no further. King Cole Farm will make your special day unforgettable." - Samantha S

"Our wedding went without a hitch and the venue was absolutely perfect. They have a plan for any possible weather event and last minute changes. The event space was gorgeous and all of our guests felt welcome and comfortable." - Lauren C



Our bridal suite is a private oasis that offers the best of the property and Main House. It features two walk-in closets, a makeup desk and bench, a bright spa bathroom with a freestanding spa tub and shower, and a private balcony outfitted with seating.

The bridal suite is located in the Residence, which has five suites each with a dedicated bathroom. The Residence can accommodate up to 30 inside for rehearsal dinners or unlimited outdoor yard and deck space for welcome parties and events.

BRIDES

Achieve flawless makeup application with our illuminated makeup mirrors. Our mirrors provide bright, natural-looking light that helps you see every detail of your face, so you can apply makeup with precision and confidence.





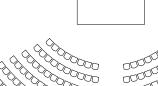


Our outdoor ceremony area is an oasis of serenity and romance, designed to provide the perfect backdrop for your wedding day. Surrounded by emerald green grass and vibrant foliage, our gazebo exudes an ambiance of natural beauty and elegance. The tranquil waters of our pond provide a picturesque setting for your vows, while the gentle cascading fountain creates a soothing symphony of nature's finest melodies. As you exchange your heartfelt promises amidst this enchanting setting, you'll feel as though you've stepped into a realm where love knows no bounds.

gazebo 10ft by 14ft

Theater Style: This classic arrangement places guests in rows facing the altar, creating a sense of formality and tradition.

Semi-Circle Style: This intimate arrangement fosters a more connected and inclusive atmosphere, allowing guests to easily view the ceremony from any angle.



Chevron (V Style): This modern arrangement adds a touch of visual interest and flexibility, accommodating various venue layouts and guest counts.

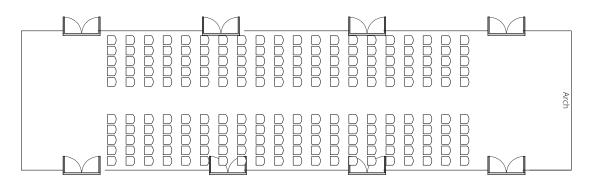
Setting the Stage for Your Special Moment





For love knows no bounds, not even the bounds of inclement weather.

Due to unforeseen weather conditions, we may be relocating the wedding ceremony indoors to either the sunporch or the Main Ballroom. Both locations offer a beautiful and intimate setting for your special day. The sunporch boasts an abundance of natural light and stunning views of the surrounding fields, while the Main Ballroom offers a more formal and elegant ambiance. Please feel free to choose the location that best suits your personal style and preferences.



Seating for 200 5 seats each side



ALCOHOL GUIDELINES

OUR BOTTLE LIQUOR LICENSE

If you choose to purchase the Alcohol for your event, you must purchase event insurance of \$1M liability coverage that protects both you and King Cole Farm. Bartenders must be on our preferred vendors list and also have valid Delaware Alcohol Server Training Certification.

No shots allowed.

Five Hour MAX Open Bar.

Cash bar is not allowed.

Last call for alcohol is at 11:30pm.

No self-serve alcohol stations are allowed.

Bars shall not be left unattended. A minimum of two bartenders or one bartender and a bar back is required.

MOBILE BARTENDER SERVICES

Alcohol Vendors use bartenders that are Delaware Certified AND Insured. They will also supply you with the required certification documents.

CATERER PROVIDING ALCOHOL

If you use a caterer that has an On-Premise Alcohol and Caterers license, they will provide the alcohol and the required certified and insured bartenders. You must still purchase event insurance of \$1M liability coverage that protects both you and King Cole Farm.

BEYOND THE COCKTAILS

Beyond aesthetics, a well-organized bar ensures a seamless flow of service, preventing guests from queuing up with long waits and interrupting the festivities. Our rule of thumb is to have one bartender for every 75 guests if you are serving beer and wine. This will ensure that your guests can get drinks quickly and easily, and that your bartenders are not overwhelmed.

If you are unsure how many bartenders you need, it is always best to err on the side of caution and hire more than you think you need. It is better to have too many bartenders than not enough.

Whether you envision a rustic retreat, a modern minimalist or an elegant soirée, our three distinct bars offer the perfect canvas to showcase your beverage selection for your wedding day. With careful consideration you can transform your alcohol display into a memorable element of your wedding day celebration.



Scotch Serenade



Rye Rhapsody



Bourbon Bliss

YOUR QUESTIONS ANSWERED

Must I provide a wedding planner?

Yes, a day of event planner is required to guarantee that your special day goes just as you envision. We can assist in referring wedding coordinators.

What is the capacity?

The Residence can accommodate up to 30 for inside use only or unlimited utilizing outside yard and deck space for rehearsal dinner and other events. The Pole Barn can accommodate 385 seated or up to 500 for a cocktail reception.

Are all indoor spaces climate controlled?

Yes! The Main house and Pole Barn are climate controlled which will allow events to be held comfortably year round.

What is your hold policy?

We require a non refundable \$2500 deposit to secure your date.

Is Catering included?

No. This allows you to have flexibility to select the caterer that matches your price point.

Is Day-Of Coordination included?

We will have an on site person on hand during set up, the event, and breakdown. They will not be involved in the details of your event but will be available to assist with details pertaining to the property.

Is Alcohol included?

No. We have a Bottle Liquor License that allows you to purchase your own alcohol with Delaware Certified and Insured bartenders. If you prefer to have the caterer handle both the food and alcohol you just need to contract a caterer that has an off site alcohol license.

Are there rooms for the bridal party to get ready?

The Residence has five bedrooms each with a dedicated bathroom including the bridal suite for your weekend use. The Pole Barn has a Groomsmen Lodge.

Are other events scheduled on the same day? No. Your event will be the focus of the day.

Can the barn accommodate persons with disabilities?

Yes. The pole barn is fully compliant with all ADA requirements. The residence is also fully ADA compliant.

Is parking provided?

Yes complimentary parking is included. We also have dedicated bus parking for guests who may be staying at local hotels.

May we setup or have access to the venue before our event begins?

Yes. Both the Main House and pole barn venue are rented from Friday 9am to Sunday 1pm on our two day wedding package. 1pm Tuesday to 11am Thursday for weekday weddings. Single day rentals are limited to the day of rental only.

Who is responsible for setting up and tearing down my personal decor?
You will be responsible for setting up and breaking down any personal items used for your event.

Are candles allowed?

Yes, as long as they are contained in glass.

Do you have chairs for our Ceremony & Reception?

Yes we will provide tables and chairs for both the ceremony and reception.

When is my rehearsal time?

As the weekend rentals are from 1pm Friday to 1pm on Sunday this allows you to have flexibility on your rehearsal and wedding times. 1pm Tuesday to 11am Thursday for weekday weddings. Single day rentals must schedule a time that is available at King Cole Farm.

Can we have any special effects at our wedding?

Any special effects would have to be approved by our local Fire Marshal and may require a permit. It is your responsibility to inform us of your intention and supply us with a copy of acceptance and permit.

Can we take pictures on the grounds?

Yes. An engagement photo session is included. We hope you take many pictures!! Please tag us on Social Media!

Is smoking permitted on the grounds?

We do not allow smoking inside our Main Home or pole barn. We do have designated smoking stations outside.

Is there a ceremony fee? No.

How late can my reception go?

We request that all activities in the pole barn and Main house end at midnight.

OUR CONTRACT

Our full contract will be furnished during your tour of our facility. Our contract outlines the terms and conditions for renting the King Cole Farm venue for an event. The customer is responsible for adhering to all of the rules and conditions, including those regarding noise, smoking, alcohol, decorations, and cleanup. The contract also includes information about insurance, cancellation policies, and payments.

Here are some of the key points:

- * The rental period includes all set-up and clean-up time.
- * Smoking is only permitted in our designated smoking area.
- * Loud music must stop by 11:59 PM.
- * All guests not staying on property must be off the premises by 12:30 AM.
- * The customer is responsible for any damage to the property.
- * The customer must provide their own insurance.
- * The customer must cancel the event in writing if they need to cancel.
- * The customer is responsible for paying all of the fees associated with the event.

Setting the Stage for Your Special Day





REHEARSAL DINNER WELCOME PARTY

CEREMONY





RECEPTION

ACCOMMODATIONS



Savoring Your Special Day: Tips for the Bride to Enjoy the Wedding

Your wedding day is a momentous occasion, a celebration of love, commitment, and the start of a new chapter in your life. While the planning and preparation can be both exciting and stressful, it's important to remember that this day is about you and your partner, and it should be a time of pure joy.

It is easy for brides to get caught up in the whirlwind of events and forget to savor the special moments that make their wedding day truly unforgettable. Here are some tips to help you relax, enjoy, and cherish every minute of your big day:

Prioritize Self-Care: In the weeks leading up to the wedding, make sure to prioritize your physical and mental well-being. Eat nutritious meals, get enough sleep, and engage in activities that bring you relaxation and joy. Schedule regular massages, facials, or other pampering treatments to help you feel your best.

Delegate and Trust: Don't try to do everything yourself. Delegate tasks to your bridesmaids, family members, and wedding planner. This will allow you to focus on enjoying the day and not worry about every little detail. Trust your vendors and team to handle their respective responsibilities.

Set Realistic Expectations: Things don't always go exactly according to plan. Embrace the unexpected and don't let minor hiccups ruin your day. Remember, the true essence of your wedding lies in the love and celebration, not in perfection.

Savor the Moments: Take a few moments throughout the day to step back and appreciate the beautiful surroundings, the loving faces around you, and the incredible milestone you're celebrating. Capture these special moments with photographs and videography to cherish forever.

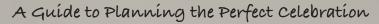
Dance Like Nobody's Watching: Let loose and have fun on the dance floor! It's your day, so celebrate with abandon and let your joy shine through. Encourage your partner, family, and friends to join you, and create unforgettable memories that will last a lifetime.

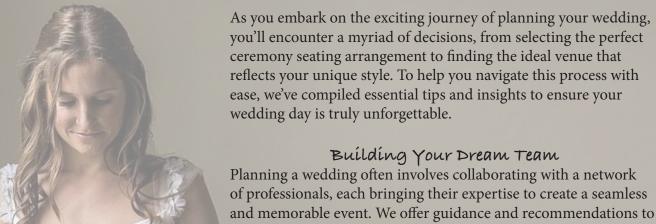
Indulge in the Details: Take time to savor the details you've thoughtfully planned. Sample the delicious food, admire the floral arrangements, and appreciate the décor that reflects your unique style and personality.

Cherish the Shared Experience: Connect with your partner throughout the day. Share intimate moments, exchange loving glances, and express your gratitude for the love you share. This shared experience will strengthen your bond and create lasting memories.

Savor the Afterglow: In the days following your wedding, take some time to reflect on the special moments and the love that surrounded you. Share photographs and videos with loved ones, and reminisce about the day that marked the start of your new chapter together.

Remember, your wedding day is a celebration of love, commitment, and the beginning of a new journey. Relax, savor the moments, and create memories that will last a lifetime.





Wedding Planners: Experienced planners provide invaluable assistance in managing every aspect of your wedding, from selecting vendors to coordinating logistics.

connect you with trusted wedding professionals, including:

Photographers: Capture the essence of your special day with the help of skilled photographers who will preserve your precious moments in timeless images.

Florists: Transform your wedding venue with breathtaking floral arrangements that complement your chosen theme and style.

Caterers: Delight your guests with culinary creations that reflect your taste and preferences, catered by experienced professionals.

Your wedding theme sets the tone for your entire celebration, allowing you to express your personal style and create a cohesive and memorable experience. We can accommodate a variety of wedding themes, from timeless classics to contemporary trends:

Classic Elegance: Embrace sophistication and refinement with traditional décor elements, such as ivory linens, crystal accents, and timeless floral arrangements.

Rustic Chic: Create a warm and inviting atmosphere with natural elements like wood, burlap, and wildflowers, complemented by vintage accents and mason jars.

Bohemian Flair: Capture the essence of free-spirited romance with flowing fabrics, intricate lace patterns, and an abundance of colorful flowers.

Modern Minimalism: Embrace clean lines, geometric shapes, and a monochromatic color palette for a sophisticated and understated aesthetic.



Making Your Dream Wedding a Reality

Planning a wedding involves careful financial considerations, and we're committed to helping you make the most of your budget. We offer practical tips and strategies to save money, find affordable vendors, and maximize value without compromising on your vision:

Set a Realistic Budget: Establish a clear budget that aligns with your financial capabilities and prioritize the elements that matter most to you.

Consider Off-Season Dates: Opt for weddings during the off-season to enjoy lower venue rates and vendor discounts.

Explore DIY Options: Channel your creativity and involve loved ones in DIY projects, such as crafting décor, designing invitations, or creating favors.

Prioritize Quality over Quantity: Focus on investing in a few high-quality elements that will make a significant impact rather than spreading your budget thinly across numerous items.

Remember, your wedding should be a reflection of your love and commitment, and we are here to guide you every step of the way. With our expertise and support, you can plan a wedding that is both meaningful and memorable, creating a lasting celebration that you and your partner will cherish for years to come.



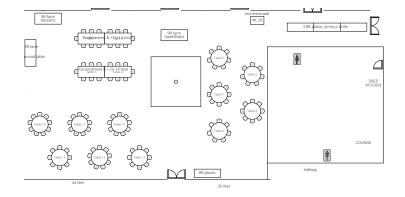


MAIN EVENT VENUE

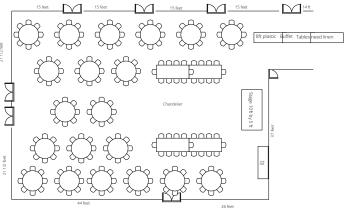
Picture your wedding day, the most special day of your life, celebrated in our main hall that exudes elegance and sophistication. As you step into the spacious room, your eyes are immediately drawn to the gleaming chandelier, where underneath you and your beloved will share your first dance as husband and wife. The dance floor is surrounded by ample seating for your guests, ensuring that everyone has a perfect view of the celebration.

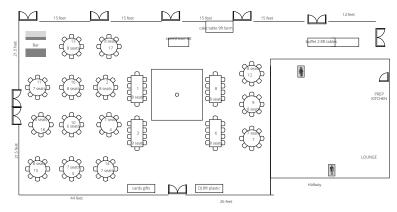
The head table, reserved for you and your VIP guests, is placed at the front of the room, creating a sense of prominence and distinction. Imagine your wedding party seated around you, their faces glowing with happiness as they witness the start of your new chapter together.

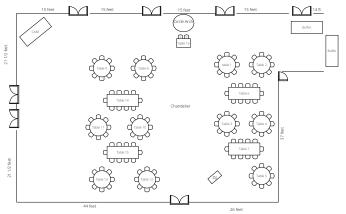
The room's layout is designed to foster easy interaction among your guests, creating an atmosphere of warmth and camaraderie. Whether you're exchanging heartfelt conversations or simply enjoying the company of loved ones, the space seamlessly facilitates meaningful connection.



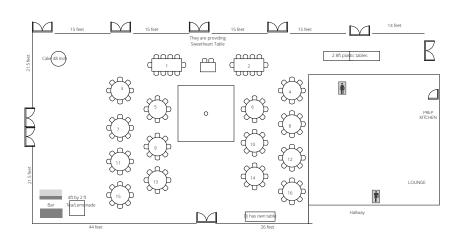


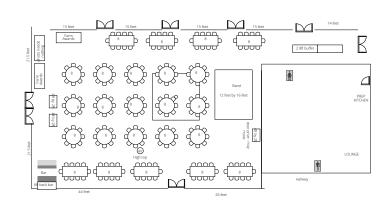


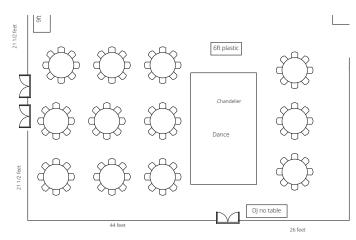


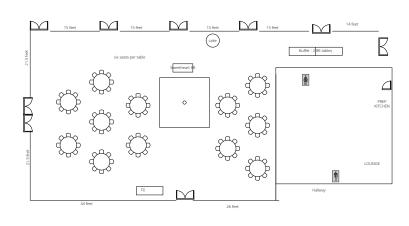


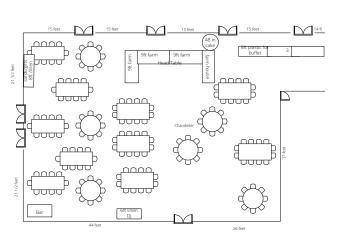


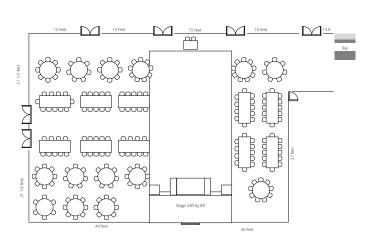




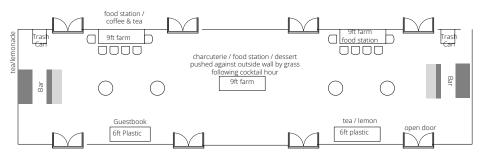


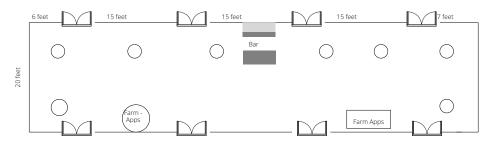


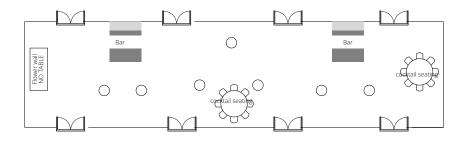


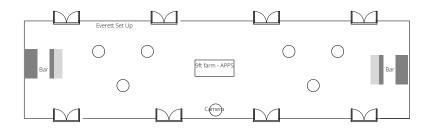


SUNPORCH









Envision your wedding reception adorned with our unique bourbon barrel high-top tables, their rustic charm adding a touch of warmth and sophistication to the ambiance. Overhead, pendant lights cast a warm and inviting glow.

Guests can seamlessly move between the indoor and outdoor areas, enjoying the fresh air and the captivating ambiance of both settings. This open and inviting layout allows for effortless interaction among your guests, fostering a sense of community and shared joy.

Imagine your wedding guests mingling and conversing under the soft glow of the pendant lights, their laughter and lively conversations filling the air. The bourbon barrel high-top tables provide a unique and stylish gathering spot, encouraging guests to engage in casual conversations and make new acquaintances.

Whether you're exchanging heartfelt greetings with old friends or making new ones, this reception area sets the stage for unforgettable moments of connection and celebration.



AISLE PLANNER

Planning a wedding is supposed to be magical, a whirlwind of romance and excitement culminating in the happiest day of your life. But let's be honest, amidst the cake tastings and dress fittings, lurks a monster: the stress. Between budgets, guest lists, vendor coordination, and a million tiny details, the magic can easily morph into overwhelm.

Fear not, dear brides! Enter Aisle Planner, your knight in shining armor (or should we say, wedding veil?). This free online tool, specifically designed for wedding venues to offer their clients, is like a fairy godmother waving her wand at your planning woes.

Say goodbye to nights spent hunched over spreadsheets. Aisle Planner's intuitive budgeting tool lets you set your overall budget, allocate funds to different categories (think venue, catering, attire), and track your spending in real-time. Visualize your progress with handy bar charts and pie graphs, and say hello to peace of mind knowing you're staying on track.

Ditch the paper chase! Aisle Planner's online RSVP system makes guest management a breeze. Send customizable invitations, track responses easily, and manage dietary restrictions and seating preferences with a few clicks. No more chasing down Aunt Matilda for her response – Aisle Planner takes care of it, freeing you up for more important things (like cake sampling!).



Worried about how to arrange your dream ceremony and reception? Aisle Planner's drag-and-drop layout tool is your secret weapon. Choose from pre-designed templates or create your own, adding tables, chairs, a dance floor, and even the stage for your epic band. Visualize your dream space coming to life, and make adjustments until it's picture-perfect.

Pinterest meets wedding planning with Aisle Planner's beautiful mood boards. Create boards for different aspects of your wedding, from ceremony décor to honeymoon outfits. Pin photos, articles, and color swatches, and use them as inspiration for your vendors and to keep your vision consistent. No more frantic searches for "rustic boho wedding centerpieces" – your dream wedding is right there at your fingertips.

Forget the hassle of hiring a web designer. Aisle Planner lets you create a stunning wedding website in minutes. Choose from elegant templates, personalize the content with your love story and wedding details, and share the link with your guests. It's the perfect platform to keep everyone informed, excited, and RSVP-ready.

Remember, brides, Aisle Planner is just one of the many ways King Cole Farm is dedicated to making your big day everything you've ever dreamed of. So relax, take a deep breath, and let Aisle Planner handle the chaos. Your perfect wedding awaits!

"Embark on a love story that deserves a majestic setting. Will King Cole Farm be your enchanted beginning?"



1730 Bayside Drive Dover, Delaware 19901 kingcolefarm.com events@kingcolefarm.com 302-677-1730