

FOR SALE



THE LANGERT GROUP · CONFIDENTIAL INVESTMENT FLYER

Bowling Brook Mansion

6000 Middleburg Road, Keymar, Maryland 21757 · Carroll County

Historic 1872 Georgian manor offered with its operating wedding, event, and eight-suite bed-and-breakfast business. Exclusive-use venue, ~3,100 SF Grand Ballroom, Class H liquor license, and approximately 60 weddings already on the books for 2027.

Offered at \$3,700,000

Real estate and operating business offered together · Allocation and financials under NDA

8.78 AC

TOTAL LAND

~12,000 SF

MANOR ASSEMBLAGE

200

GUEST CAPACITY

8 Suites

ON-SITE LODGING

~60

2027 BOOKINGS*

1872

YEAR BUILT

*Forward bookings as represented by ownership, September 2026. Confirm under NDA.



Grounds character · remaining farm buildings



Grounds · wagon and barn

THE HISTORY

A Maryland racing landmark, still standing.

Built in 1872 by R. Wyndham Walden — National Museum of Racing Hall of Fame trainer — this is the house Walden built and lived in until his death. It is the physical link to one of the most important training operations of nineteenth-century American racing.

- Walden saddled seven Preakness Stakes winners between 1875 and 1888, including five victories from 1878 to 1882. That trainer mark stood alone for 135 years and is now shared with Bob Baffert.
- He also won the Belmont Stakes four times. Across a 31-year career he trained 101 stakes winners and more than 1,000 race wins.
- At its peak, Bowling Brook Farm ran to roughly 1,800 acres and 200 thoroughbreds, with an indoor training track and a private rail spur to Pimlico.
- His son Robert trained 1899 Kentucky Derby winner Manuel from the same property. The farm remained in Walden family hands until 1951.

The 49-stall training barn sat on a separate parcel, was lost to fire in 1992, and is not part of this listing. What is offered today is the restored 1872 manor, supporting houses, grounds, and the operating venue business.



Guest suite



Main house landing

THE OPERATING BUSINESS

Turnkey venue. Real bookings.

A restored historic house configured as a one-event-per-day wedding and lodging business — not a barn rental competing on price.

Fully restored plant

Main house, carriage house, and three guest houses renovated. A 1,650 SF addition expanded the Grand Ballroom to roughly 3,100 SF and lifted seated capacity from 150 to 200.

Exclusive-use model

One event per day. The wedding party has the first floor, Grand Ballroom, rooftop patio, and grounds — the product sophisticated couples in this corridor already pay for.

Lodging income most venues lack

Eight guest suites across the property, typically \$175–\$275 per night, giving the business an overnight stream barn venues in the same market do not have.

Multiple ceremony settings

Rooftop patio (~2,000 SF), the Grove, a white gazebo, and a water-feature site, plus the historic indoor rooms and ballroom for weather-proof flow.

Forward bookings

Approximately 60 weddings on the books for 2027, with ownership projecting a path toward 75 per year following the ballroom expansion. Date-stamped detail under NDA.

Turnkey licensing

A Class H liquor license is in place for on-premise consumption. Transfer mechanics to be confirmed in diligence.

LOCATION & MARKET

Close enough to the cities. Far enough to feel like an estate.

Bowling Brook sits in rolling Carroll County farmland minutes from the Frederick County line — roughly an hour from Baltimore and Washington, D.C., on the I-270 / I-70 corridor, with Gettysburg to the north. Guests leave the city. They do not leave the market.



Terrace and grounds · Site aerial, 8.78 acres · CoStar parcel outline for marketing only, not a boundary survey

This is an established wedding corridor, not an isolated outpost. Nearby product — Prosperity Mansion & Farm, Mayberry Mill, and the Carroll County Farm Museum — confirms demand. Most of that supply is barn venues capped near 100 guests with no overnight rooms. A restored manor, 200-guest ballroom, and eight suites is a different product in the same drive-time.

\$1.41B

Maryland wedding market, 2025
~31,000 weddings

\$38K–\$46K

Average total wedding spend
in Maryland

\$12.8–\$14.1K

Average venue rental line —
largest single budget item

\$173M

Baltimore metro annual spend
~4,000 weddings / year

Carroll County median household income runs about 14% above the Maryland average and 46% above the national figure (U.S. Census, 2020–2024 estimate). The county promotes agritourism and publishes a visitor guide with a dedicated wedding and meeting section. Market figures above are directional industry ranges, not audited property results. Third-party directories still show pre-expansion package ranges (\$3,000–\$8,000) and should not be used for underwriting. Current rate card and TTM financials available from ownership under NDA.

WHY NOW

A hospitality campus, not only a Saturday.

This listing trades as restored real estate plus a going-concern venue — mansion, lodging, license, and a forward book in one place. That combination draws a wider set of buyers than venue-to-venue operators alone.

The market is still fragmented

Most wedding venues remain single-location, owner-operated businesses. Acquisition capital, regional hospitality groups, and real-estate investors have been paying for proven local demand when lodging and a license are already attached.

The offering is structured the way buyers finance it

Real estate and operating business are offered together. A Property / Business allocation — provided under NDA — supports a mortgage against the real estate and a note against the cash-flowing company.

What transfers, and what does not

Intended to include the manor assemblage on 8.78 acres, supporting houses, venue FF&E, the going concern, and contracted events, subject to diligence. License transfer and contract assignment to be documented in the CIM.



Venue identity



Guest suite



Carriage House bath

NEXT STEP

Confidential financial booklet, booking calendar, current rate card, and property/business allocation available under NDA. Private tour by appointment. This document is a teaser, not an offering memorandum.



Real estate and operating business — \$3,700,000

Historic 1872 manor · exclusive-use wedding venue · eight-suite lodging · Class H license · forward 2027 book

DESTINATION ESTATE

Mansion + lodging + grounds,
sold as a hospitality campus.

TURNKEY BOOK

Going concern, brand, and 2027
contracts subject to assignment.

WEEKDAY ROOM

Corporate, retreats, and dinners
sit on top of Saturday
exclusivity.

PHYSICAL MOAT

An 1872 manor on a former
racing farm is hard to replicate
next door.



Main house and lawn