

Vineyard Site Evaluation

Date: March 22, 2019

Address: 28770 NW Quail Run Dr Gaston, OR 97119

20.0 Acres

Tax Lot: T2S R4W Sect 3 TL#1404



Gross Plantable Acres (approximate): Approximately 13.0 acres (see map) Dependent upon vineyard layout, avenue width and degree of maximization of land, Net Plantable acres are typically 75-90% of gross plantable acres.

AVA (American Viticultural Area): Yamhill – Carlton AVA

Vineyard Soil Types Present (according to the USGS Soil Survey): There are variations of one soil complex on the site, Melbourne-Goodin silt loam. These are marine sediments with parent material of sandstone or siltstone. They are moderately to very deep soils which are well drained. It is recommended that an independent soil survey be done to best define the soils and their transitions within the property.

Slope/Aspect: This hillside property slopes off to the south and the east with some fairly steep, short slopes on the far south side of the property. Some of the draws are too steep for planting, some areas are on the verge of being too steep however, most of the site has slopes that are typical of hillside vineyards and considered desirable.

Elevation: 540' – 665' elevation which is within the sweet spot for ripening wine grapes in the Willamette Valley.

Drainage: These soils are typically considered well drained and no drainage/water issues or springs were seen while walking the site.

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'Farmability': The majority of the site can be farmed with ease however the areas of the map highlighted in green will be more difficult to farm either because they are small areas or because the slope is significant and the row orientation will be determined by geography rather than by solar orientation or farming efficiency. The site has been cleared of trees but there is significant work to be done in cleaning up from the clearing. There is a short fence surrounding most of the property that will require some work to bring back to full functionality.

Vineyard: There is currently a one acre (+/-) vineyard planted on the property that was developed in the last couple of years. Approximately 50% of the vines will need to be replanted however, the trellis system is in place and could be utilized. Wooden end posts, metal in line stakes and a single set of moveable catch wires make up the trellis system. The vineyard has a vinyl deer fence surrounding it.

Irrigation: This site should be able to grow vines without the need for long term irrigation however, during the first few development years some supplemental irrigation will be necessary. Long term irrigation is becoming more typical in the Willamette Valley as our summers become warmer and should be considered following a thorough soil survey.

Summary: This is a very pretty site with beautiful views and is near to a number of highly regarded vineyards. The elevation, aspect, slope and soil types are all consistent with high quality vineyards. There are some steep areas on the property that will make farming more difficult but not impossible with use of the appropriate farm equipment. The site is off of a well traveled road and is easily accessible for farm equipment and visitors to the site.

Vineyard Site Evaluation

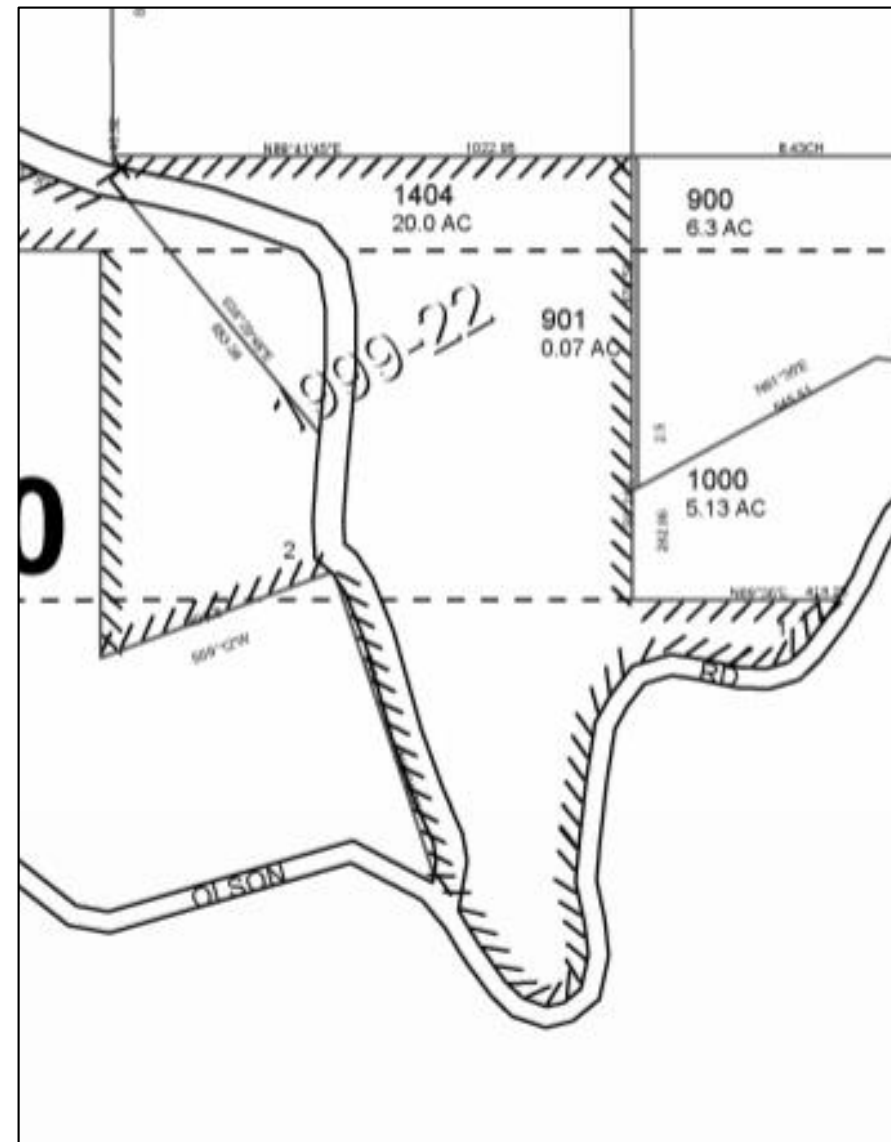
Tax Lot Maps

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RESULTS™
PARTNERS
vineyard development & management

Vineyard Site Evaluation

Topo Maps

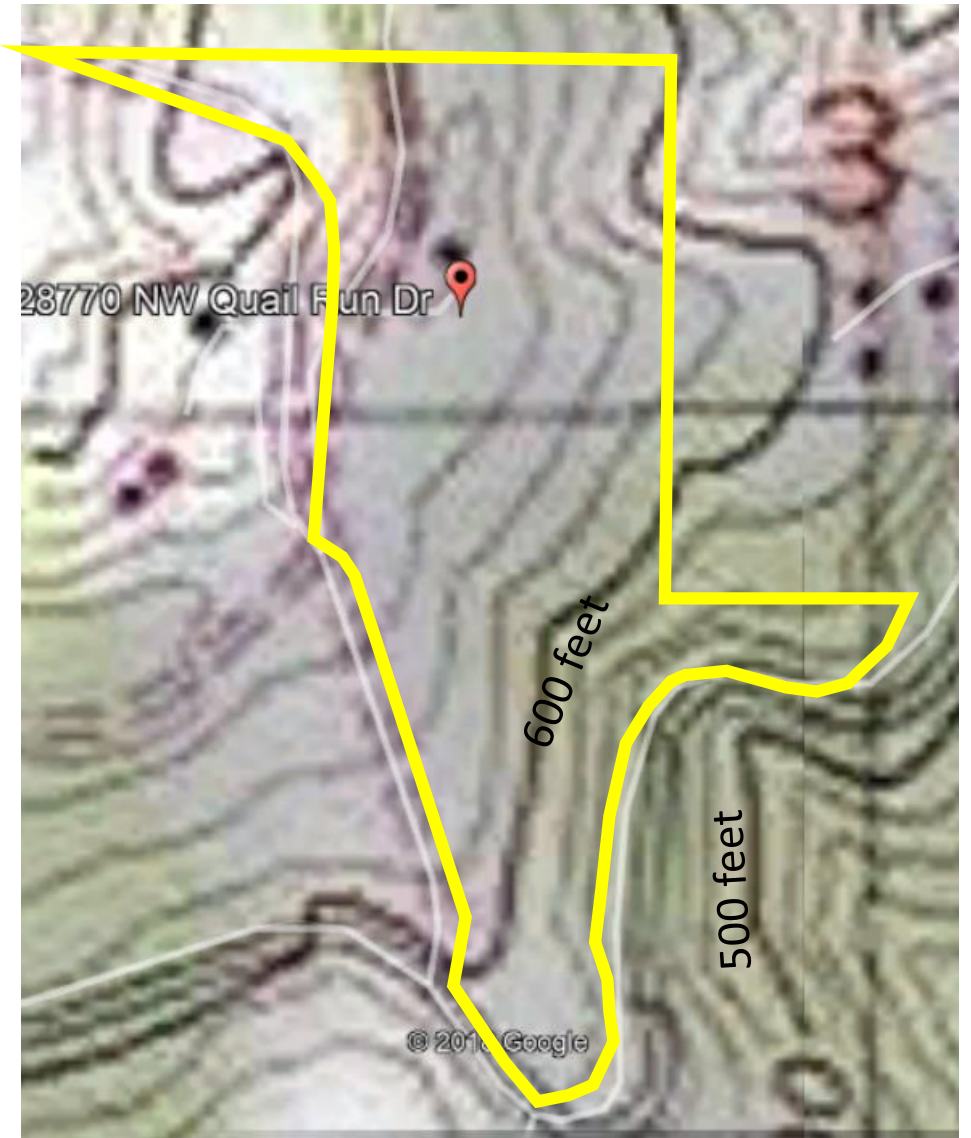
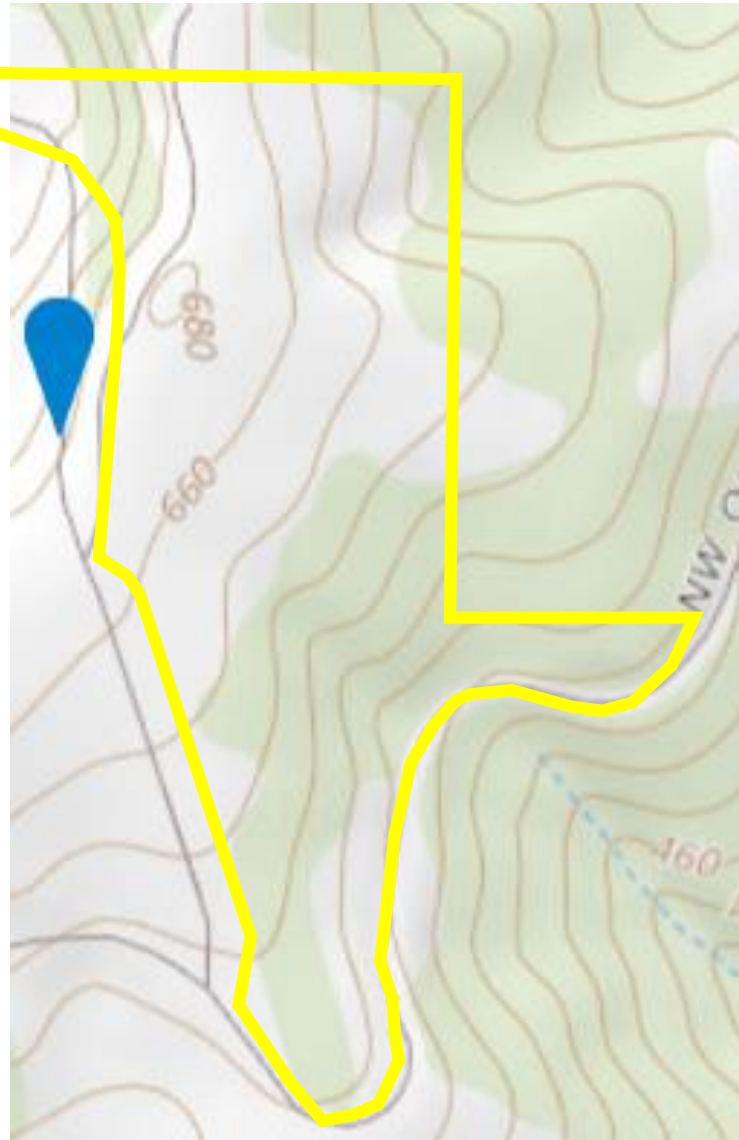
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USGS Soil Survey

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Yamhill County, Oregon (OR071)			
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2769C	Melbourne-Witham complex, hummocky, 2 to 25 percent slopes,	0.6	2.6%
2770C	Melbourne-Goodin silt loams, 2 to 12 percent slopes	0.9	4.3%
2770D	Melbourne-Goodin silt loams, 12 to 20 percent slopes	6.5	30.6%
2770E	Melbourne-Goodin silt loams, 20 to 30 percent slopes	4.0	18.7%
2770F	Melbourne-Goodin silt loams, 30 to 60 percent slopes	5.5	26.0%



Vineyard Site Evaluation Plantable Acreage Map

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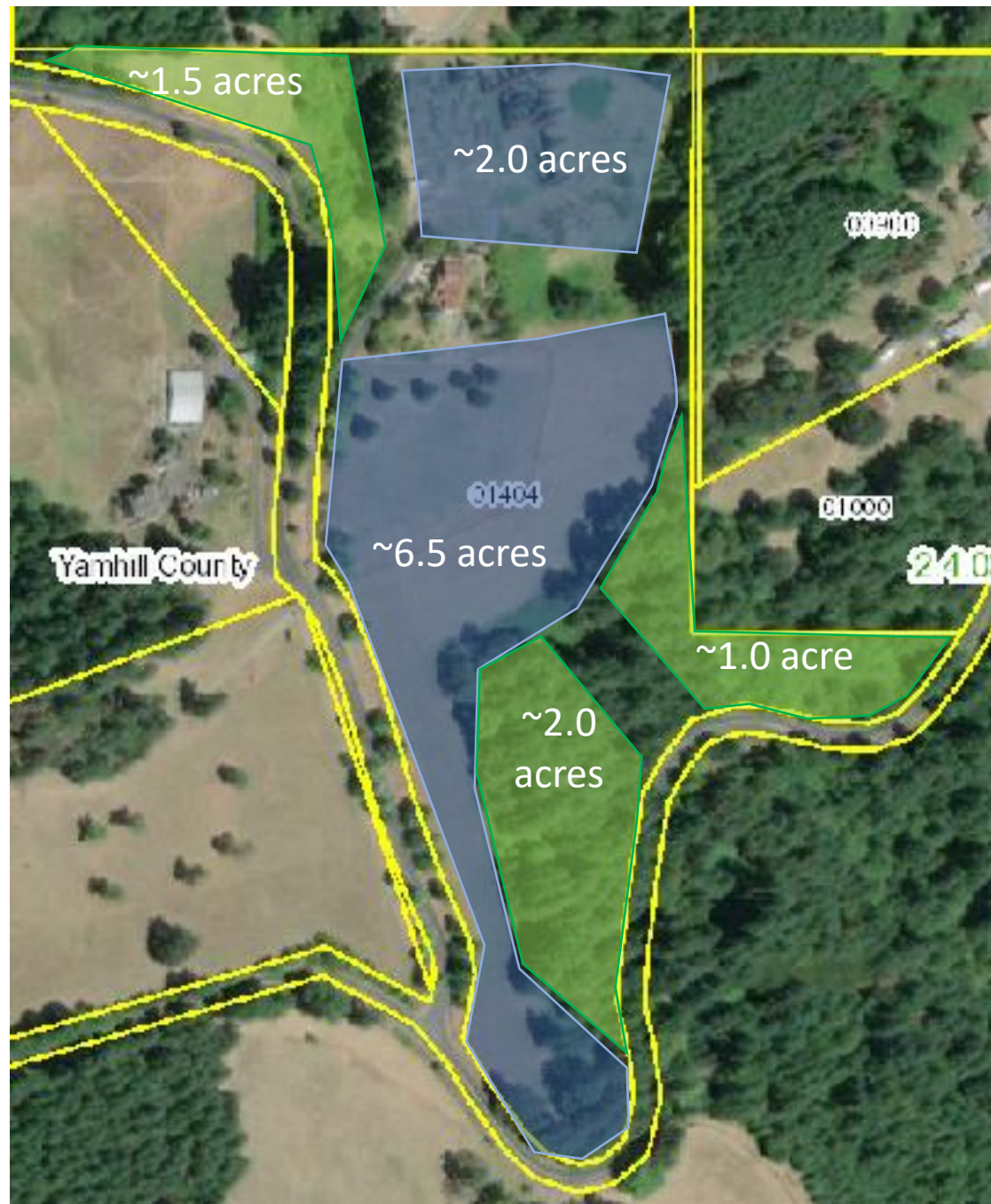
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Blue – Prime plantable vineyard land

Green – Secondary vineyard land (steep and/or small area)





Vineyard Site Evaluation Everyvine.com Map

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