

Vineyard Land Assessment

9449 SW Old Highway 47
Gaston OR

Prepared By:

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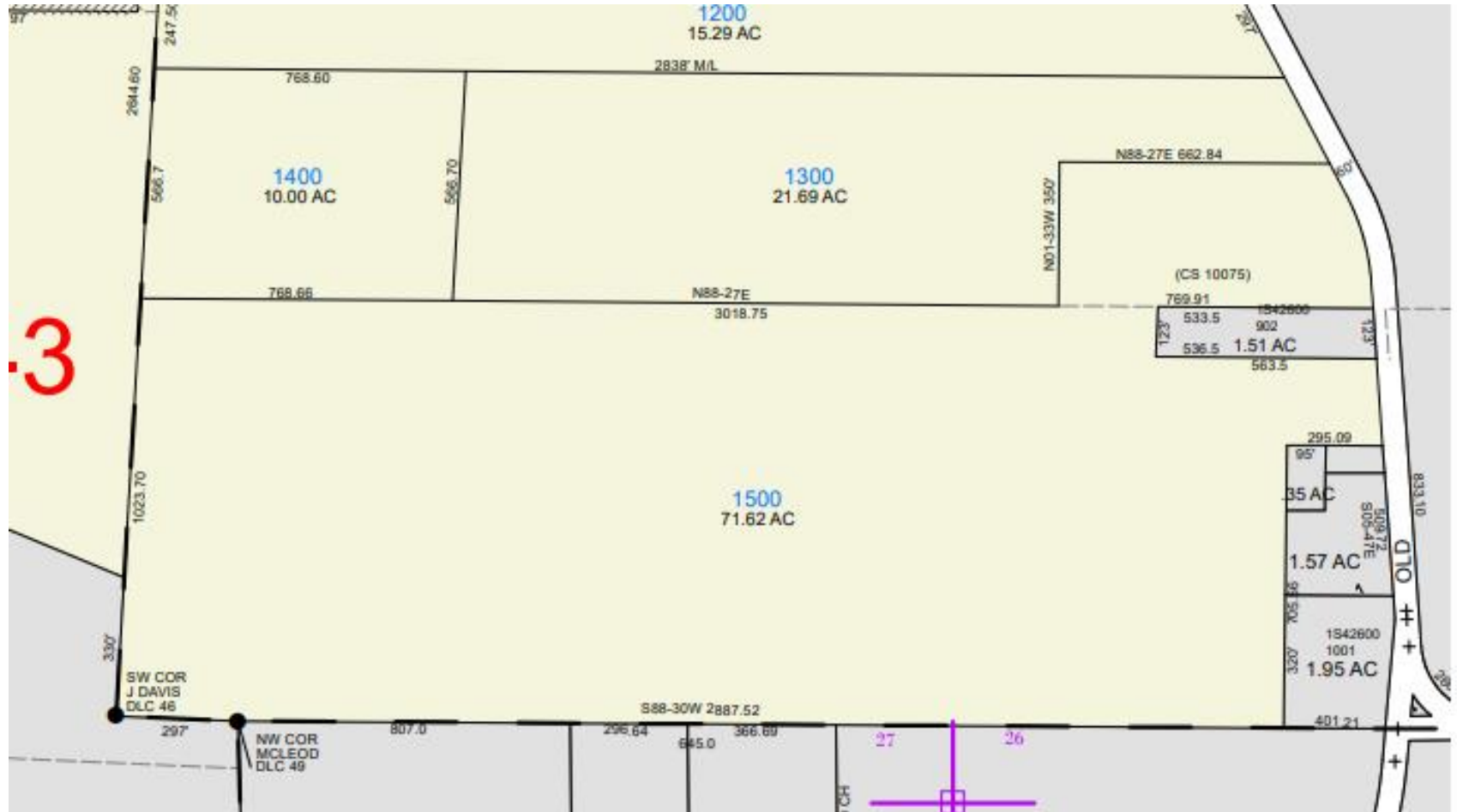
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8/31/20

9449 SW Old Highway 47, Gaston OR
T1S R4W Sec 27 TL1500 71.62 acres

PLAT



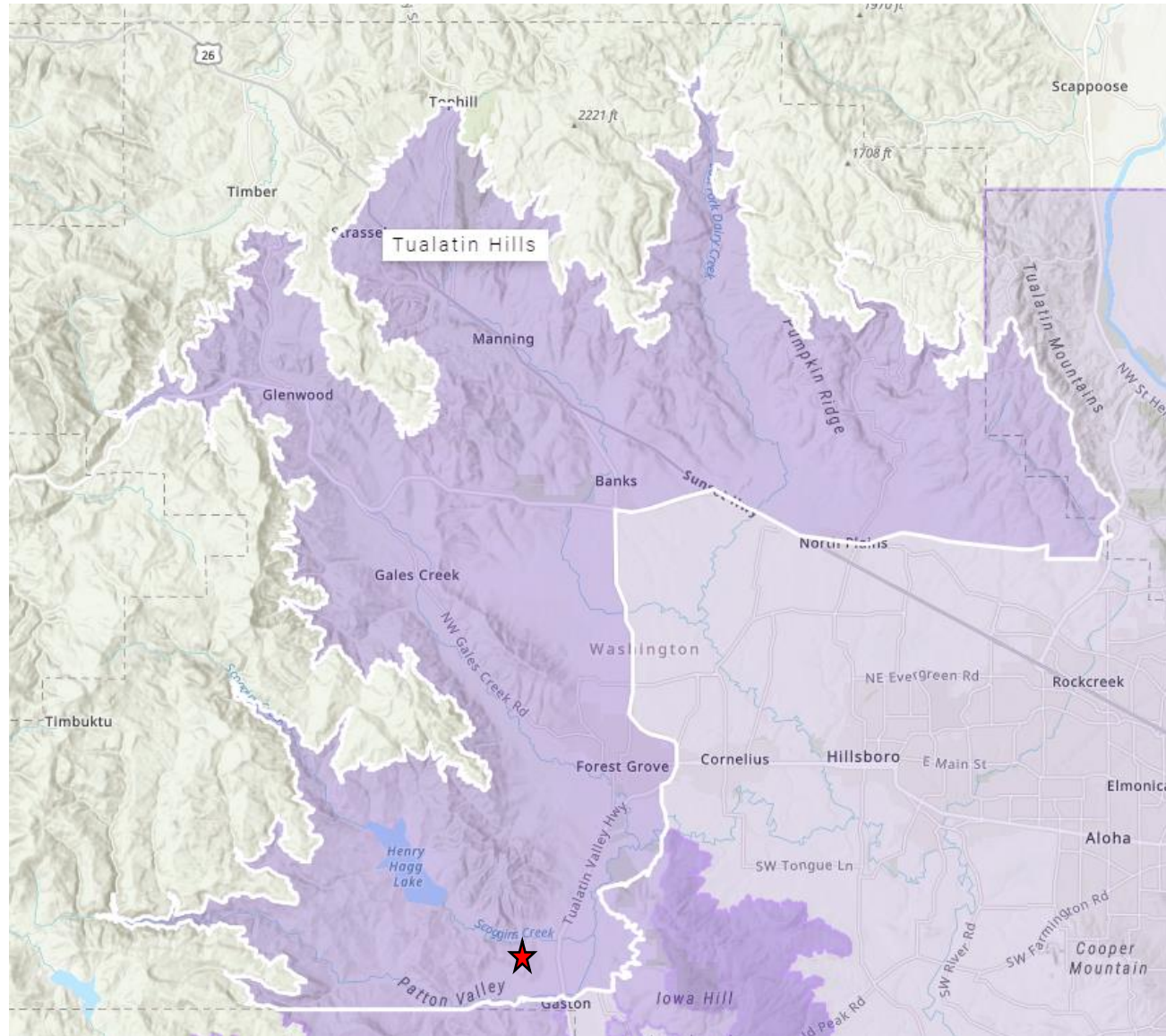
USGS Soil Survey



LIDAR



TUALATIN HILLS AMERICAN VITICULTURAL AREA



22.4 Gross Acres



Narrative

Gross Plantable Vineyard Acres (approximate): 22.4 (see map)

Net Plantable Vineyard Acres: Dependent upon vineyard layout, avenue width and degree of maximization. Typically 75-90% of gross plantable vineyard acres.

AVA (American Viticultural Area): Tualatin Hills (new sub-AVA of Willamette Valley)

Vineyard Soil Types Present (NRCS Soil Survey): The two primary vineyard soils that make up this parcel are Laurelwood and Cornelius-Kinton silt-loam. Both are deep, well-drained soils which were created by wind-blown soil. Laurelwood is derived primarily from windblown basalt from the Columbia River Basalt flows. They are regarded as high-quality vineyard soils in the area. It is recommended that an independent soil survey be performed to better define soil type transitions.

Slope/Aspect: This parcel has a general east facing aspect, but with slopes gradual enough to allow for north-south row orientation as can be seen in the existing vineyard. The remaining vineyard land (22.4 acres outlined in this report) provides the opportunity to either continue with this row orientation or run rows east-west for added diversity.

Drainage: Fortunately, the identified soil types exhibit good natural drainage characteristics. Some sub-surface drainage may be required in the lower reaches of the Cornelius/Kinton soils, near natural drainage ways or if planting encroaches upon the Helvetia soil type below the 225' elevation mark. However, in general the installation of a large-scale tiling system is unlikely needed. There is a long, natural drainage-way in the southern fourteen-acre section that could be planted through if significant drainage and grading is performed, however this is not recommended.

Elevation: Ranges from 225' at the bottom of the plantable vineyard area near the northeast corner to 425' at the upper reaches of the southwest corner where the plantable area abuts the existing vineyard. Vineyard planted within this range should be well above the typical "frost-prone zone" found in the Willamette Valley.

"Farmability": The outlined area combined with the existing vineyard is very farmable and well suited for mechanization, multi-row and/or multi-tool farming if so desired.

Irrigation: Although water is a great asset and irrigation is a great tool, the high moisture holding capacity of the Laurelwood and Cornelius soils should allow this parcel to be dry-farmed (no irrigation) provided that every-row "full cultivation" and diligent weed control is performed over the first 3-5 years of vineyard development to reduce moisture competition.

Ground Preparation: The plantable vineyard ground as outlined is currently an abandoned cherry orchard. The cherry trees are mature in size but should be easy and systematic to remove with proper equipment. The vineyard ground would require deep ripping to break up any artificial hard pan layers created from years of farming as well as to bring remaining cherry roots to the surface for removal.

Summary: This is a very nice farmable parcel which complements the current vineyard planting very well. The entire parcel has a very high percentage of plantable ground with soil, aspect, elevation and other high-quality attributes which support both high quality grape production as well as high farming efficiencies, combined with a winery and tasting room within proximity to Portland.