

# Vineyard Site Evaluation

6750 Bethel Road  
Rickreall, Oregon



**Gross Plantable Vineyard Acres:** Tax Lot 500 and 301 combined contain approximately 75 plantable acres.

**Net Plantable Vineyard Acres:** Dependent upon vineyard layout, avenue width, degree of maximization and other estate infrastructure. Typically 80-90% of gross plantable vineyard acres.

**AVA (American Viticultural Area):** Eola Hills

**Vineyard Soil Types Present (NRCS Soil Survey):** Primarily Chehulpum Soil Series in the main areas suitable for vineyard. Chehulpum is a well-drained, low vigor soil well suited for high quality wine grape production. Vines would benefit from supplemental irrigation, especially during the establishment period. Additional soil analysis would better define this site's unique soil makeup, depth, boundaries and possible drainage requirements.

**Slope/Aspect:** There are a variety of slopes on this property which could offer subtle differences in vine growing characteristics as well as fruit flavor profiles. In order to take advantage of this, a number of smaller vineyard blocks would need to be established. The property as a whole largely faces south.

**Drainage:** Chehulpum soil is naturally well drained soil, but supplemental spot tiling may be required in concave sections of land, natural drainage ways and where obvious springs are present.

**Elevation:** 275-645' above sea level appears to be the elevation range for these particular property. The southeast corner represents the low elevation mark while the top of the property at the northeast corner represents the upper limit. This lies within the acceptable range for ripening cool climate wine grapes in the Willamette Valley.

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**Microclimate:** The property is located near other proven vineyard operations, which bodes well for this site's potential for producing high quality wine grapes. Although specific weather data for this site is not available, it is reasonable to assume that this site will have the potential to adequately ripen cool climate grape varieties such as Pinot Noir, Chardonnay, Pinot Gris or similar, under proper management. It is recommended that either a weather station or temperature recording thermometers be used in the lower reaches of the property to record temperatures mainly between the months of April 1<sup>st</sup> and October 31<sup>st</sup> to determine if freezing temperatures are realized during the growing season. Most notably in the area below 300'.

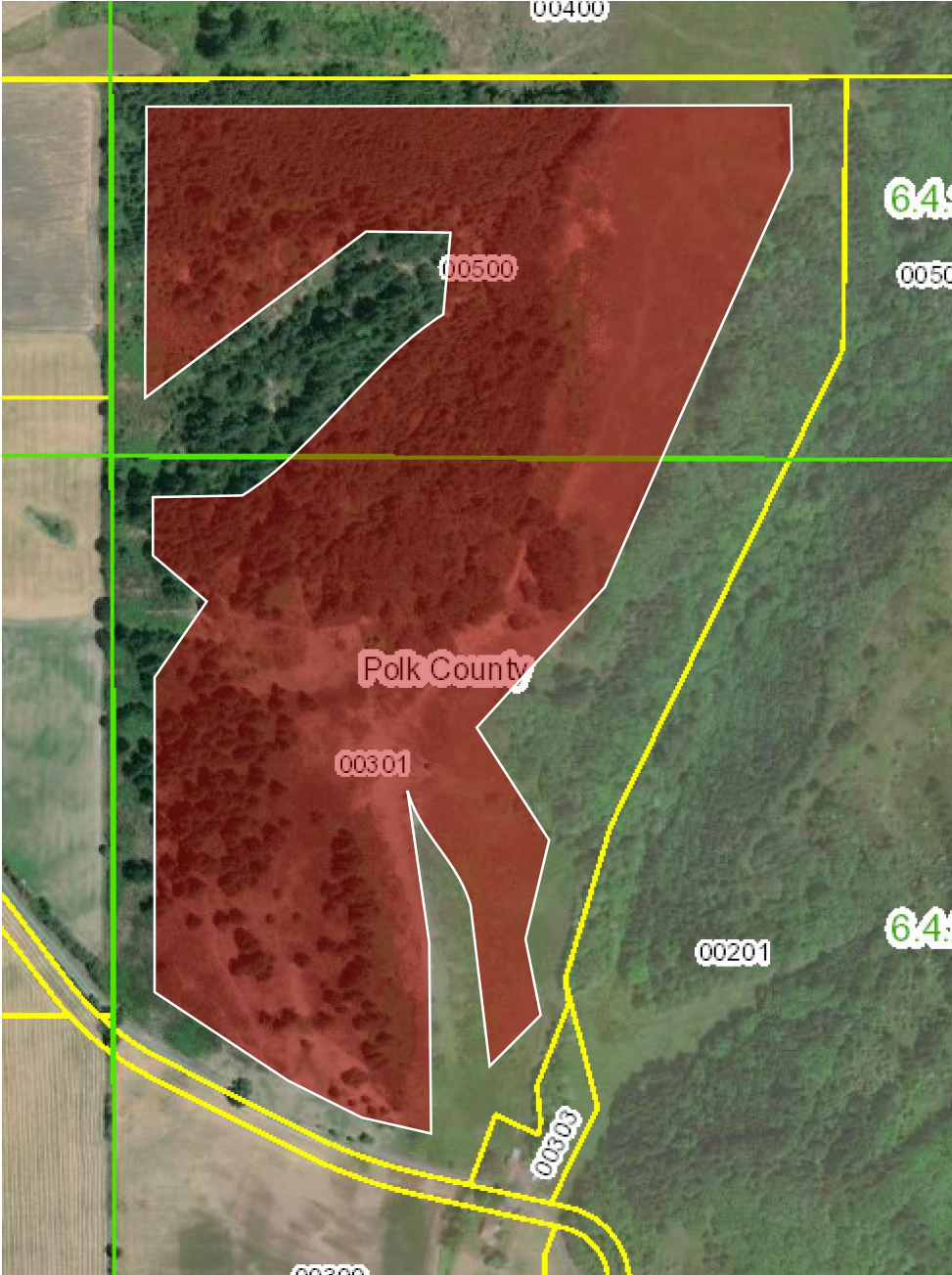
**"Farmability":** Given this site's topography with some steep areas on both the west and east sides, a crawler tractor may be required to farm some of the slopes. The many aspects will likely require that the vineyard area be made up of multiple small blocks where rows run parallel to the slope to ensure safe tractor operations.

**Summary:** This is a very nice piece of property with a relatively high percentage of plantable ground. It is near a number of vineyard and winery operations in the Eola Hills which are noted for producing high quality Pinot Noir and Chardonnay. Although farmable, slopes and aspects will require that many small vineyard blocks are constructed, which will, reduce farming efficiency. That said, this property lends itself better to high quality wine grape growing and less to high production farming where more mechanization is employed. Vineyard potential aside, this property offers some spectacular views and seemingly great opportunities for building a home or winery amongst the vines.

# Vineyard Land Assessment

6750 Bethel Road  
Rickreall, Oregon  
T6S R4W Sec 15 TL500 (Yamhill)  
T6S R4W Sec 22 TL301 (Polk)

Total Acres: 117  
Approximate Gross Plantable: 75



**RESULTS  
PARTNERS**  
*vineyard development & management*  
Phone: 503-883-4060



# USGS Soil Survey

6750 Bethel Road  
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T6S R4W Sec 22 TL301 (Polk)

Total Acres: 117  
Approximate Gross Plantable: 75

15C	Chehulpum silt loam, 3 to 12 percent slopes
15E	Chehulpum silt loam, 12 to 40 percent slopes
27C	Dupee silt loam, 3 to 12 percent slopes
29C	Hazelair silt loam, 3 to 12 percent slopes
29D	Hazelair silt loam, 12 to 20 percent slopes

