Vineyard Site Evaluation
14900 Willis Road, McMinnville OR

Gross Plantable Vineyard Acres: Tax Lot 300 (29.0 acres), Tax Lot 301 (20.0 acres), Combined (51.75 acres). Note that a thirty-foot set back has been accounted for around the perimeter of all vineyard areas as required access.

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

AVA (American Viticultural Area): Yamhill-Carlton

Vineyard Soil Types Present (NRCS Soil Survey): Primarily Windygap, Jory, Goodin-Saum and Dupee. All of which are highly regarded vineyards soils which support dry-farming. Please refer to the soil report created for this property by Red Hills Soil.

Slope/Aspect: There are a variety of sun exposure aspects to take advantage of on this property ranging from west to southwest and west to slightly north facing.

Drainage: The soils on this property are noted for having good to very good natural drainage characteristics. However, sub-surface drainage will likely need to be installed in the natural drainage ways and swales in order to realize the plantable acreage outlined.

Elevation: 630' to 900' above sea level appears to be the elevation range for these particular parcels. The bottom of the natural drainageway on the western property line represents the low elevation mark while the top of the property near the location of the small green shed represents the upper reaches. 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 the 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 1st and October 31st to determine if freezing temperatures are realized during the growing season.

"Farmability": Although much of the ground has gentle rolling slopes, some areas are quite steep and will require the use of a crawler-type tractor to farm the future vineyard.

Irrigation: Although drip irrigation can help reduce variability in a vineyard's establishment period, can help reduce vine stress in drought years and serve as an alternative means for applying fertilizer to vines; drip irrigation will likely not be a requirement for vine establishment.

Summary: These are two very nice parcels of vineyard land. A good portion of the land has been cleared and is well on its way to being ready for vineyard ground preparation. The steeper slopes may not be as efficient to farm as those on the lower sections, but do offer very nice aspects for late season ripening. Higher elevations (>800') are becoming more popular with winemakers seeking higher acids, lower sugars and terroir driven flavors achieved with longer growing seasons.

Bachmore Property

14900 Willis Road
McMinnville OR, 97128
T3S R5W Sec 35
TL300 (42.47 total acres)
TL301 (40.67 total acres)

Gross Plantable Acres*
TL300: **29.0**
TL301: **20.0**

* Actual number of acres under vine can vary greatly due to set block sizing, row orientation, set backs, buffers, future infrastructure, etc..

RESULTS PARTNERS
vineyard development & management

N

4/23/18 LP
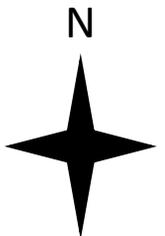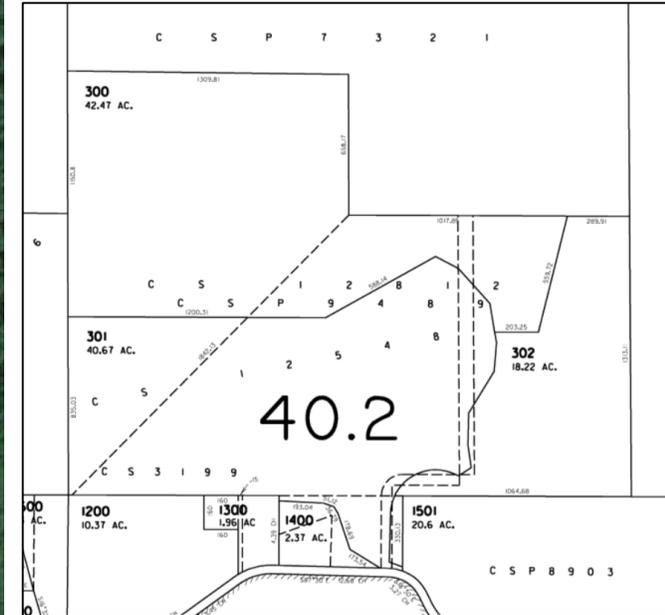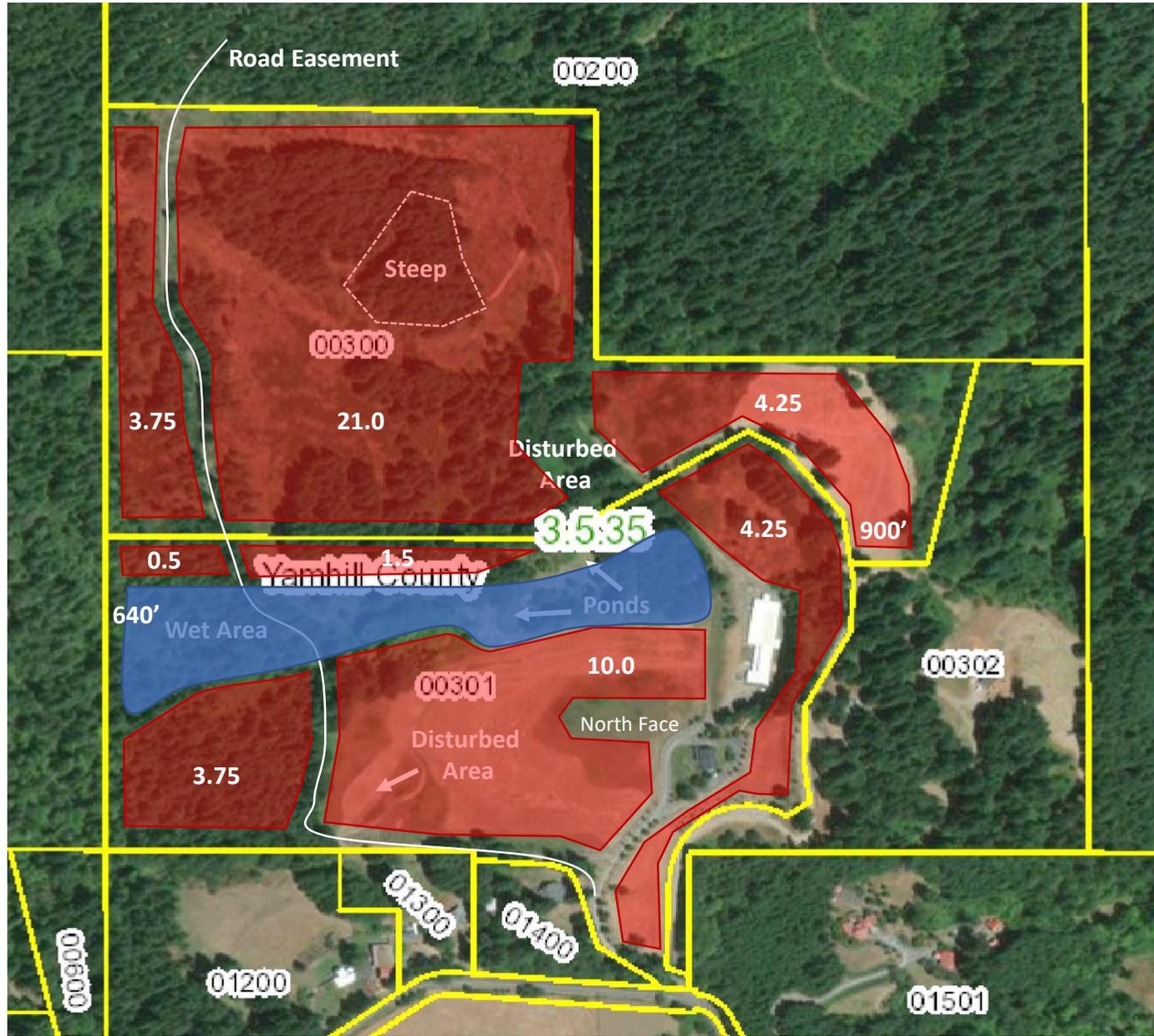
Bachmore Property

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McMinnville OR, 97128
T3S R5W Sec 35
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Gross Plantable Acres*
TL300/TL301 Combined: **51.75**

Road Easement

00200

Steep

00300

24.0

4.5

Disturbed Area

3.5.35

9.5

900'

640'

Yamhill County

Ponds

Wet Area

10.0

00301

North Face

00302

Disturbed Area

3.75

01300

01400

00600

01200

01501

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RESULTS PARTNERS
vineyard development & management

CSP 7 3 2 1

300
42.47 AC.

301
40.67 AC.

302
18.22 AC.

40.2

1200
10.37 AC.

1300
1.96 AC.

1400
2.37 AC.

1501
20.6 AC.

CSP 8903

N

4/23/18 LP