

Vineyard Site Evaluation For: Wapato Place

Location: NE Ridge Road Yamhill, Oregon



Total Property Acreage: TL 01200 (37.7 Acres) TL 00900 (96.6 Acres) TL 01400 (9.08 Acres) TL 00701 (48 Acres)
TL 00700 (2 Acres)

Gross Plantable Acres (approximate): ~127 acres

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

AVA (American Viticultural Area): Yamhill-Carlton AVA

Vineyard Soil Types Present (NRCS Soil Survey): Dupee silt loam - A large portion of the property is Dupee soil or a close relative (Melbourne-Goodin silt loam). This is moderately well drained, deep soil over a parent material of sand and siltstone. Soils are typically 5 feet deep or deeper with a low pH.

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Drainage: There is drainage added in the lower Fruithill Creek Pinot gris. The rest of the vineyard area has not required drainage to be installed.

Fencing: Most of the property has been deer fenced though the areas that border the road are not protected.

Slope/Aspect: This property is at the crest of the hill with sections falling to the south, north, east and slight west. The section planted to grapevines falls off to the south while orchards are planted on the north, east and west facing sections along with one orchard block that is planted on the south slope.

Elevation: 250' - 550' is the elevation range of the site with vineyard blocks planted in this entire range.

Microclimate: The slope, elevation and aspect of this property are all highly suitable for high quality farming. Weather station data is not available for this specific site but nearby locations show that degree days can near 3000 in a warm year.

Accessibility: This property is located a short distance away from Highway 47 to the west. Large trucks and farming equipment can more easily access the property via NE Ridge Road though the access is located several miles off of a large roadway.

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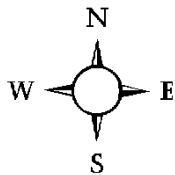
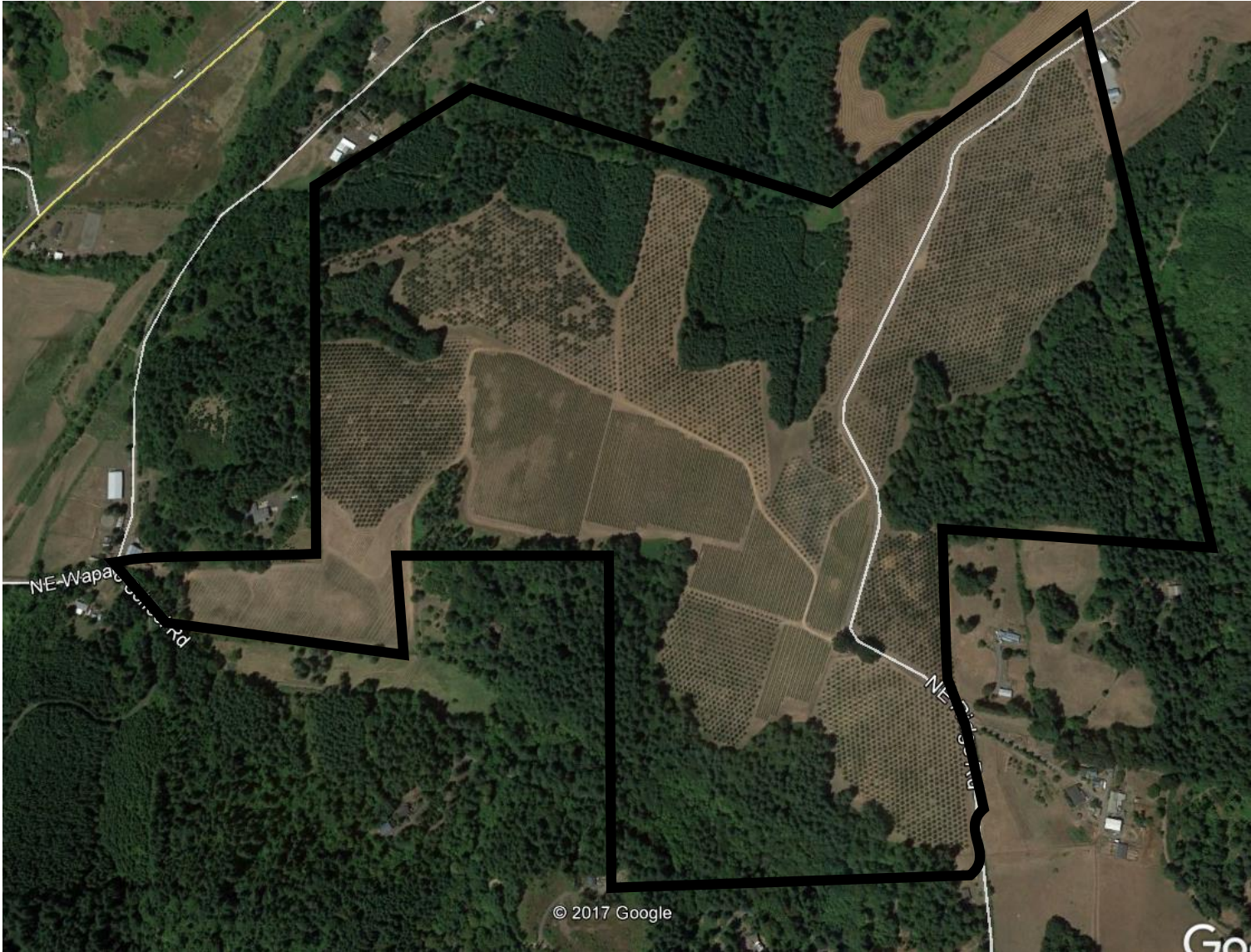
“Farmability”: The size of the property allows it to justify owning all major equipment for farming ease. The blocks are large and the terrain is generally of a gentle slope. There is a block of Pinot gris at ~6.8 acres that has some difficult turns and steep slopes.

Irrigation: None present. Though there is city water available near the Northern block of cherries.

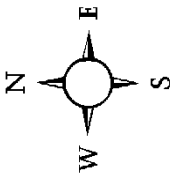
Trellis: The trellis system that is in place is a VSP system with vines that are bilaterally cane pruned. There are 2 or 3 sets of catch wires (depending on the block), one fixed wire, metal in-line stakes and wooden end posts. The plant spacing is 8' x 5' except in one small block, W-6, which is planted 9' x 5'.

Summary: This vineyard is at the crest of the hill on the top of Ridge Road with beautiful views in all directions. There is a variety of aspects to add interest to the field production blocks and an elevation difference of approximately 300 feet from the top to the bottom. Cherry orchards on the property surround the vineyard and could easily be converted into vineyard blocks if more grape acreage was desired. The AVA in which this vineyard resides is highly desirable with many well respected vineyards and wineries in close proximity. The soil type and climate are ideal for growing world class grapes for winemaking. The own rooted blocks are beginning to show signs of Phylloxera and will need to be replanted in the near future to bring the site back up to full production capability though with the gentle slope and Dupee Soils replanting will be straightforward.

Mark and Lee Schrepel – Wapato Place
Yamhill, OR
Aerial Image

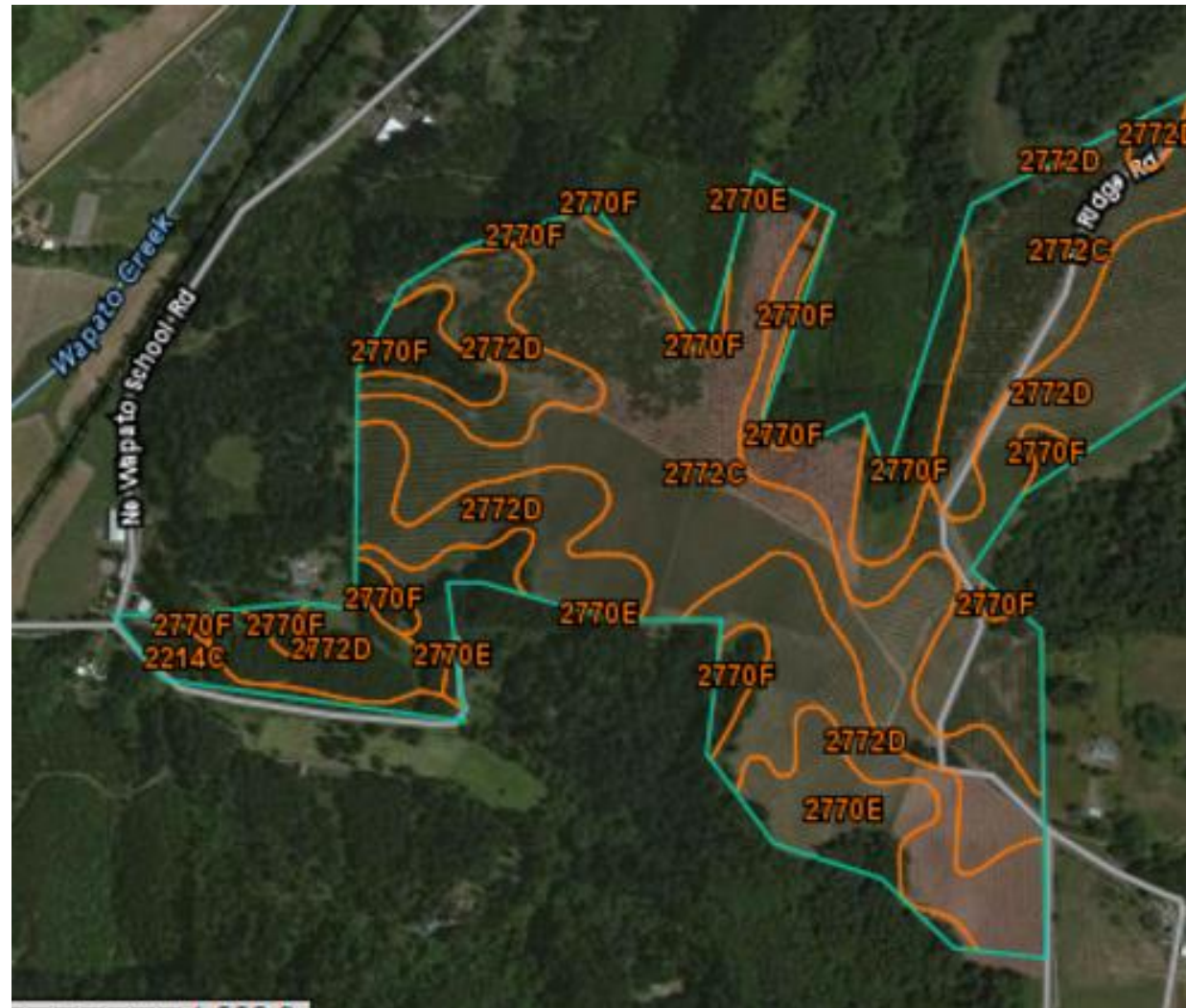


Mark and Lee Schrepel – Wapato Place
Yamhill, OR
Topographic Map

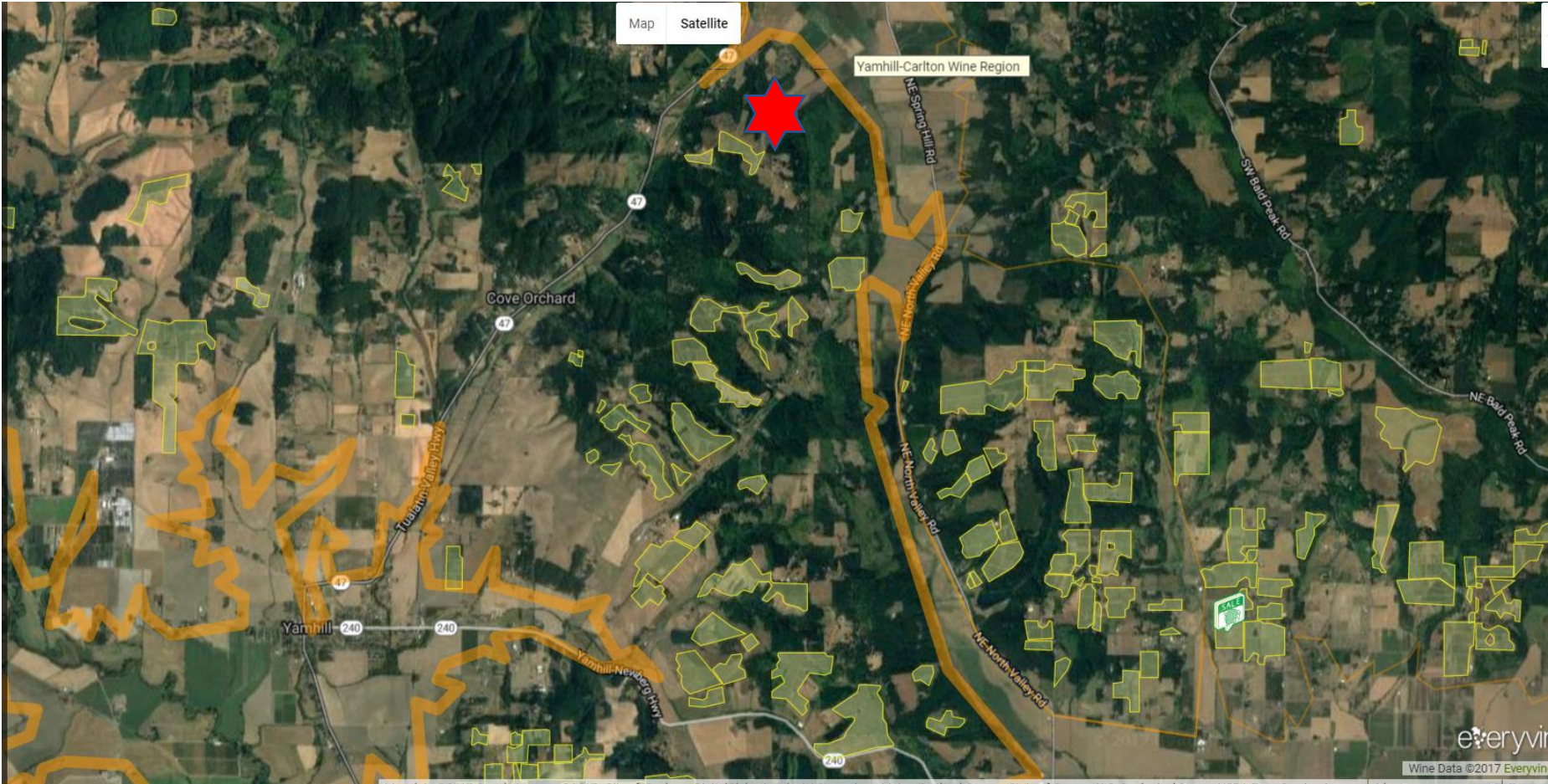


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Yamhill, OR
NRCS Soil Survey Map

Map Unit Legend			
Yamhill County, Oregon (OR071)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2214C	Chehalem silty clay loam, sedimentary, 3 to 12 percent slopes	2.5	1.8%
2770E	Melbourne-Goodin silt loams, 20 to 30 percent slopes	9.4	6.8%
2770F	Melbourne-Goodin silt loams, 30 to 60 percent slopes	12.8	9.3%
2772C	Dupee silt loam, moderately well drained, 2 to 12 percent slopes	52.0	37.6%
2772D	Dupee silt loam, moderately well drained, 12 to 20 percent slopes	61.4	44.4%
Totals for Area of Interest		138.1	100.0%



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Nearby Vineyards



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Tax Lot Map

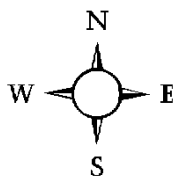
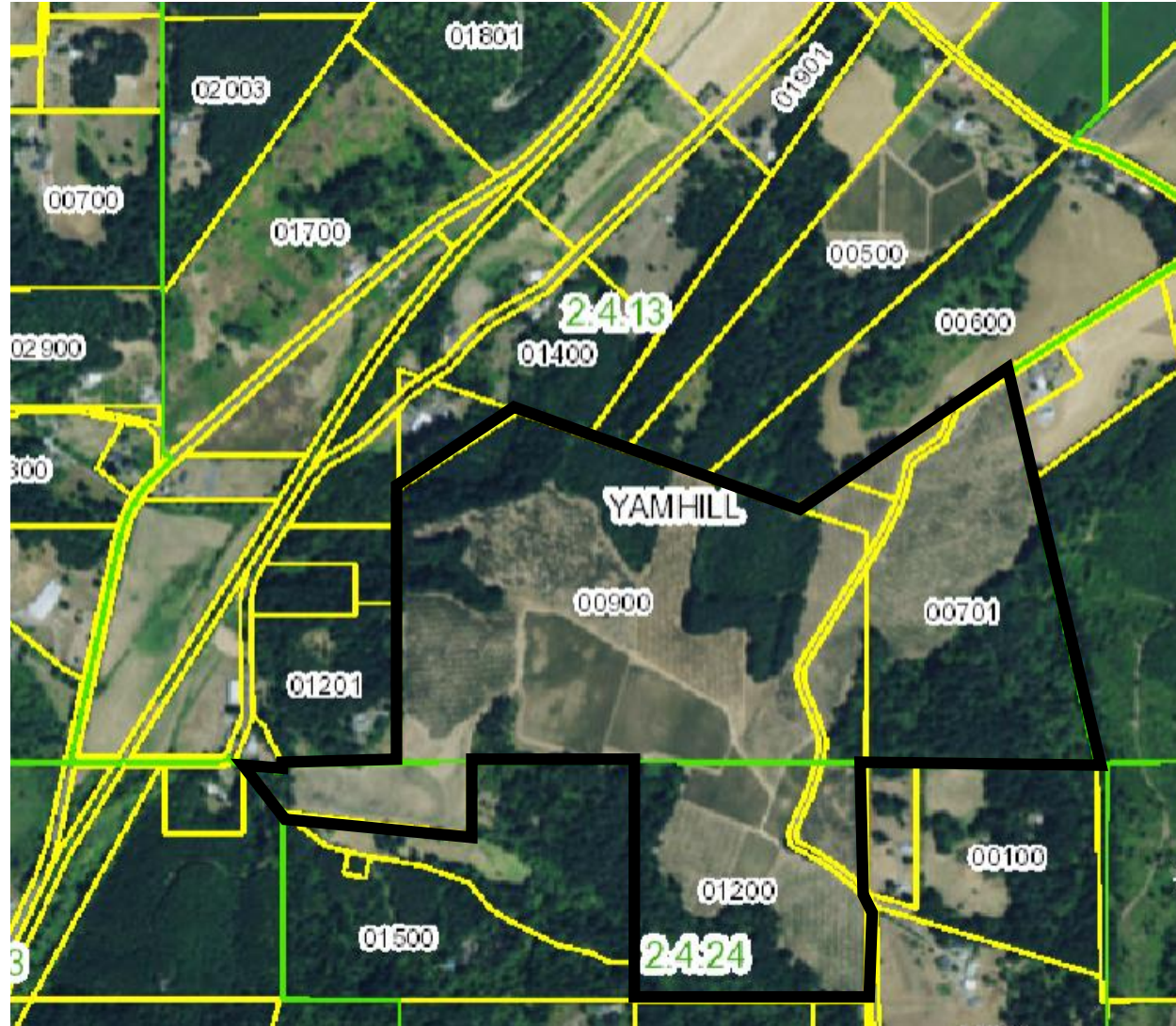
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Block Map

-  Pinot Gris
-  Pinot Noir

