



Vineyard Land Assessment

Prepared For

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By

Results Partners

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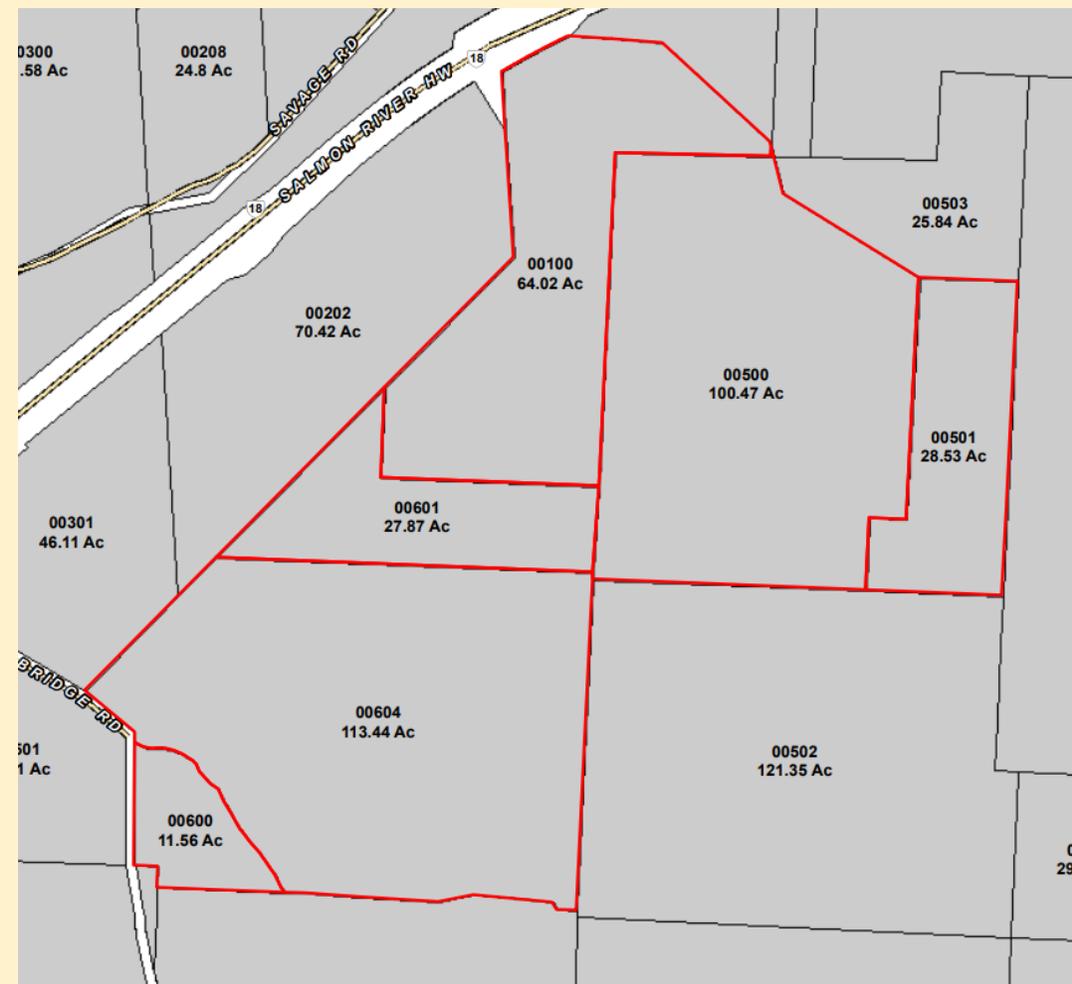
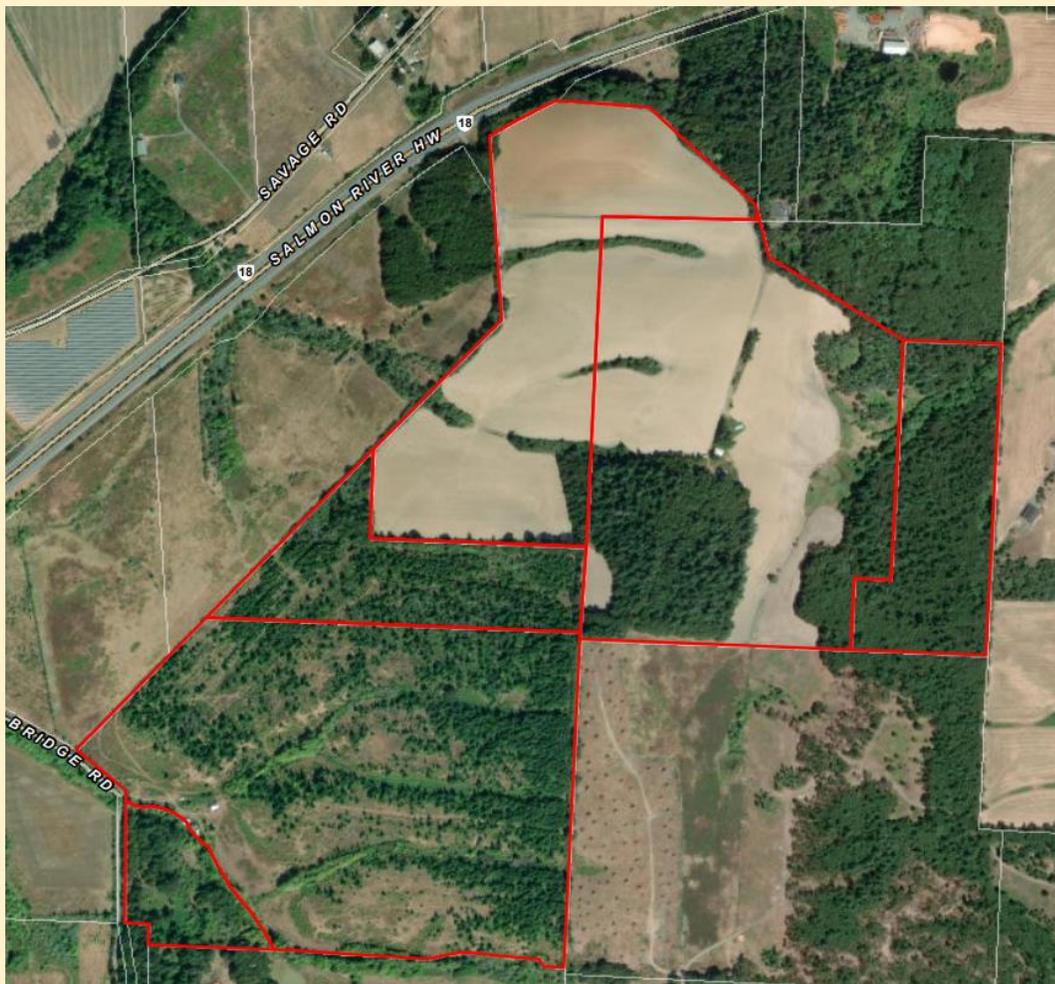
November 25, 2024

Plat Map



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vineyard development & management





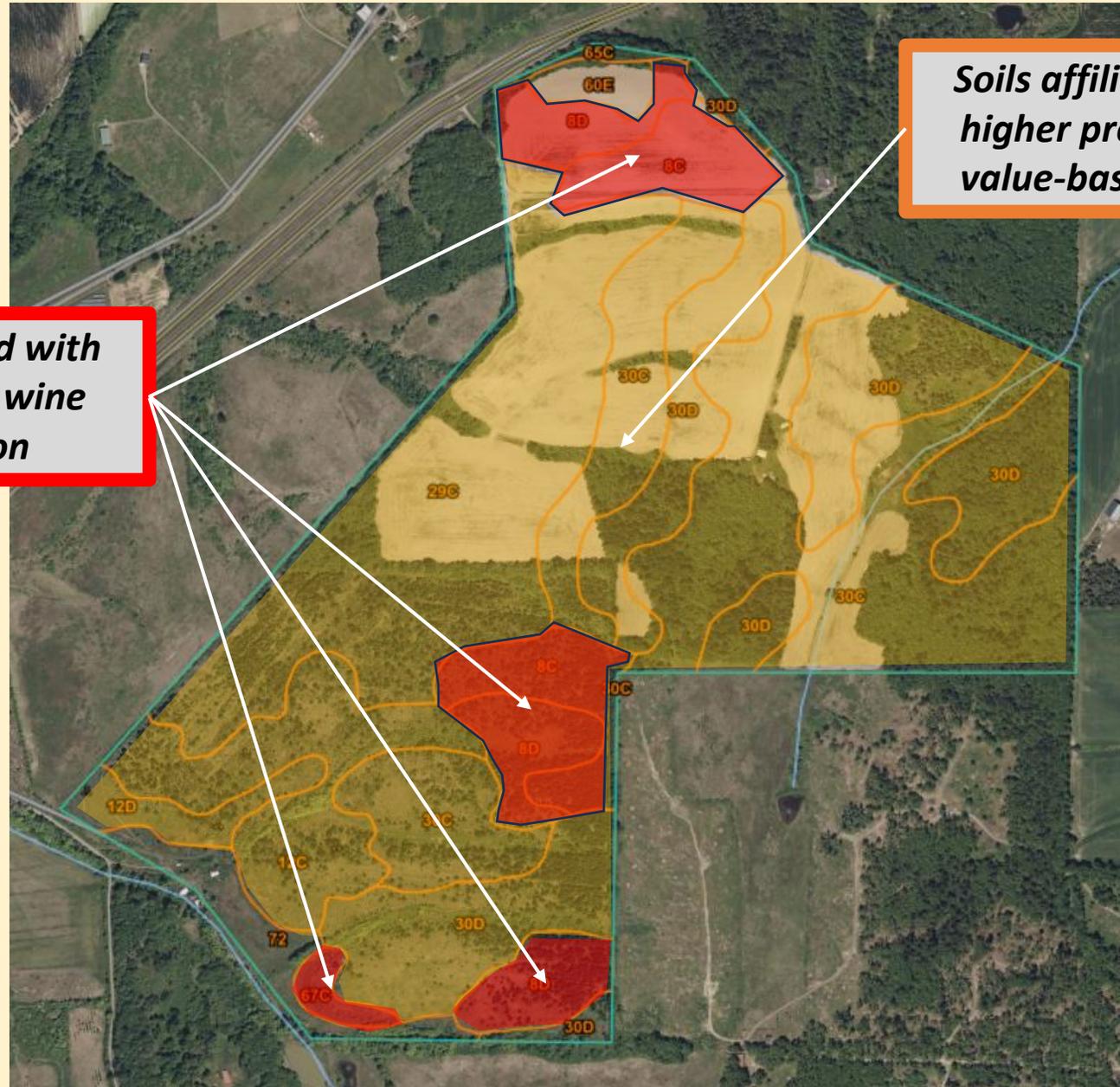
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Soil

Soil plays a significant role in quality grape production. Balancing vine vigor is an important aspect in color and flavor development. Deeper soils with higher fertility are more likely to produce healthy grape vines but also can promote excessive vigor having a negative impact on quality.

**Soils affiliated with
high-quality wine
production**

**Soils affiliated with
higher production,
value-based wines**



USGS Soil Survey

Soil Review



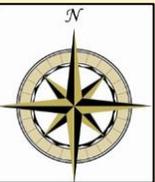
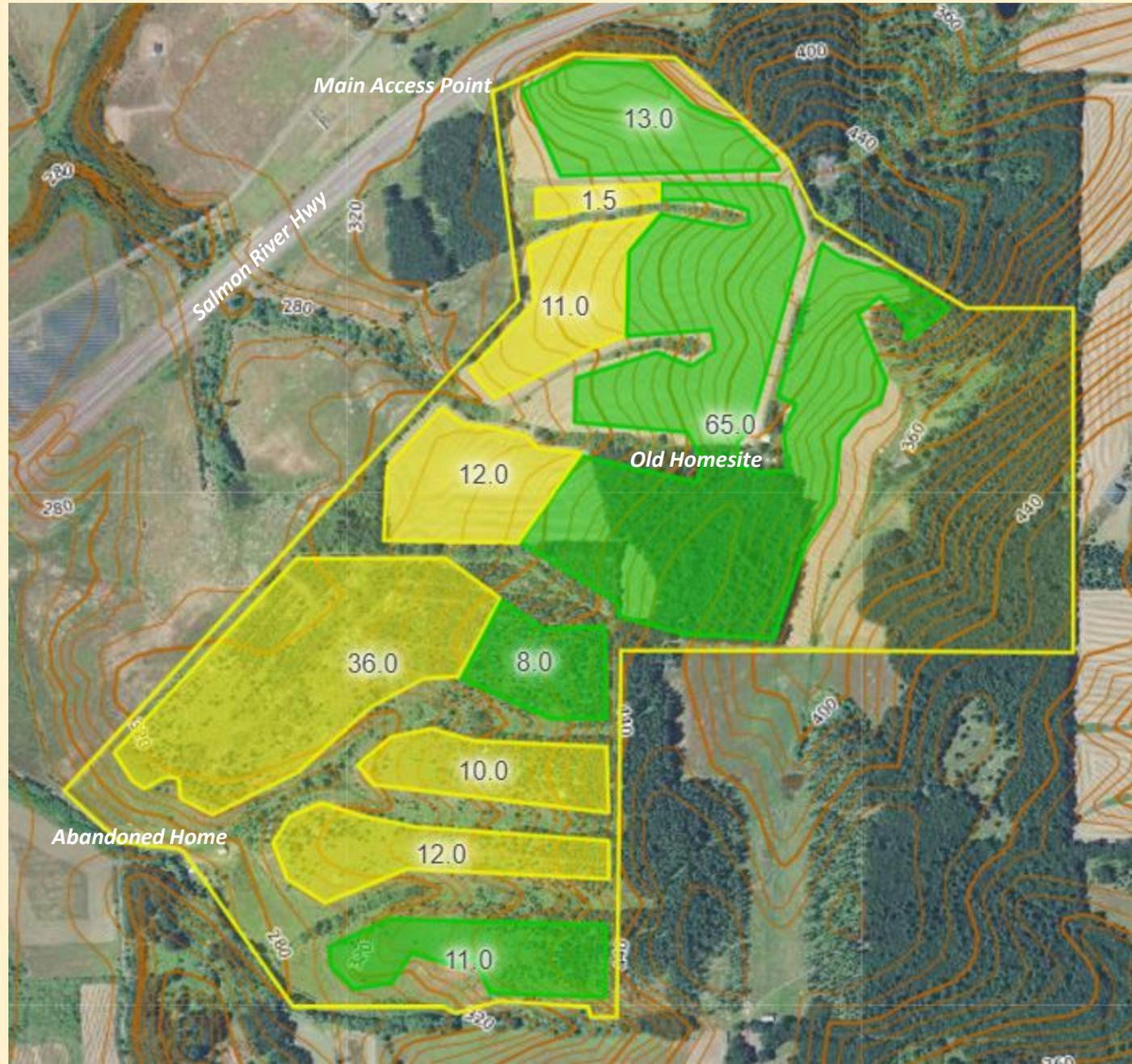
The following table condenses key information for each soil type as it pertains to high-quality vineyard production. Soils with a low “vineyard suitability” score were not identified on the accompanying soil map. An independent soil study is recommended to better define soil quantities and locations as limited USGS soil data was used for this report.

Soil Name	Series	Slope	Type	Depth	Drainage Needed	Vineyard Suitability	Irrigation Importance
<i>Bellpine</i>	8	3-20%	<i>sedimentary</i>	0-32	<i>no</i>	<i>high</i>	<i>low</i>
<i>Briedwell</i>	12	12-20%	<i>gravel alluvium</i>	0-60	<i>no</i>	<i>moderate</i>	<i>low</i>
<i>Hazelair</i>	29	3-12%	<i>sedimentary alluvium</i>	0-40	<i>yes</i>	<i>moderate</i>	<i>moderate</i>
<i>Helmick</i>	30	3-20%	<i>sedimentary</i>	0-60	<i>yes</i>	<i>moderate</i>	<i>moderate</i>
<i>Rickreall</i>	60	20-50%	<i>sedimentary</i>	0-30	<i>no</i>	<i>low</i>	<i>low</i>
<i>Santiam</i>	65	6-15%	<i>alluvium</i>	0-60	<i>likely</i>	<i>low</i>	<i>low</i>
<i>Steiwer</i>	67	3-12%	<i>sedimentary</i>	0-30	<i>no</i>	<i>high</i>	<i>moderate</i>
<i>Waldo</i>	72	0-3%	<i>clay</i>	<i>deep</i>	<i>yes</i>	<i>low</i>	<i>low</i>

Vineyard Acreage Assessment

84.0 acres identified as having best potential for high-quality grape production.

82.5 acres identified as best suited for high production, value-based wine production.





Looking west from the "Old Homesite"



Looking southeast from the "Old Homesite"



*Approximately 300 yds north of the
“Abandoned Home”*



Looking north from the “Old Homesite”



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There is a well maintained, gravel road leading from Salmon River Highway up to the center of the property, terminating at the “Old Homesite”. The road would provide good year-round access to future vineyard areas.



Summary

Key Takeaways

- *Large percentage of plantable ground.*
- *Most aspects and slopes are highly farmable, lending well to mechanization.*
- *Many opportunities for water impoundment.*
- *Located off of Salmon River Highway. A highly trafficked corridor to the coast.*
- *Springs and creeks on property that may provide water source.*
- *Favorable slopes, elevation and aspects to maximize ripening.*
- *Drain tile appears to be installed in the areas currently being farmed to grass seed, adding considerable value.*
- *Property elevation spans from 300 ft to 440 ft above sea level.*
- *Well maintained, interior gravel access road to the center of property off of Salmon River Highway.*

Additional Considerations

- *Lower elevations below 300' should be examined further for frost potential if planted.*
- *The site resides just west of the McMinnville and Van Duzer AVA boundaries (American Viticultural Areas).*
- *The south and southwestern areas are smaller, forested and terrain is more variable. These areas will be more expensive to develop due to clearing requirement and more costly to farm given smaller scale and terrain.*
- *Although dry-farming on these soils is possible, it will require attentive moisture and cover crop management and will likely limit yield. Water development in the form of a reservoir(s) would add great value to this property, allowing for drip irrigation.*
- *The overwhelming assumption is that this will be a slower ripening site by virtue of its proximity to the coast range and the Van Duzer Corridor. This can have qualitative advantages in years of high temperatures but will very likely reduce yield due to a lack of heat units (growing degrees days) needed to adequately ripen marketable varieties. The installation of a weather station and/or temperature recording thermometers to track heat units throughout the season will provide data that can be compared to other known areas of the Willamette Valley to better define the site's capabilities.*