



# Vineyard Land Assessment

32088 SW Peach Cove  
West Linn, OR 97068

Report Provided By:

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Northeast corner of property.



Approximately 4.5 acres of abandoned blueberries in northwest corner of property.



Shop located at southwest corner of property.

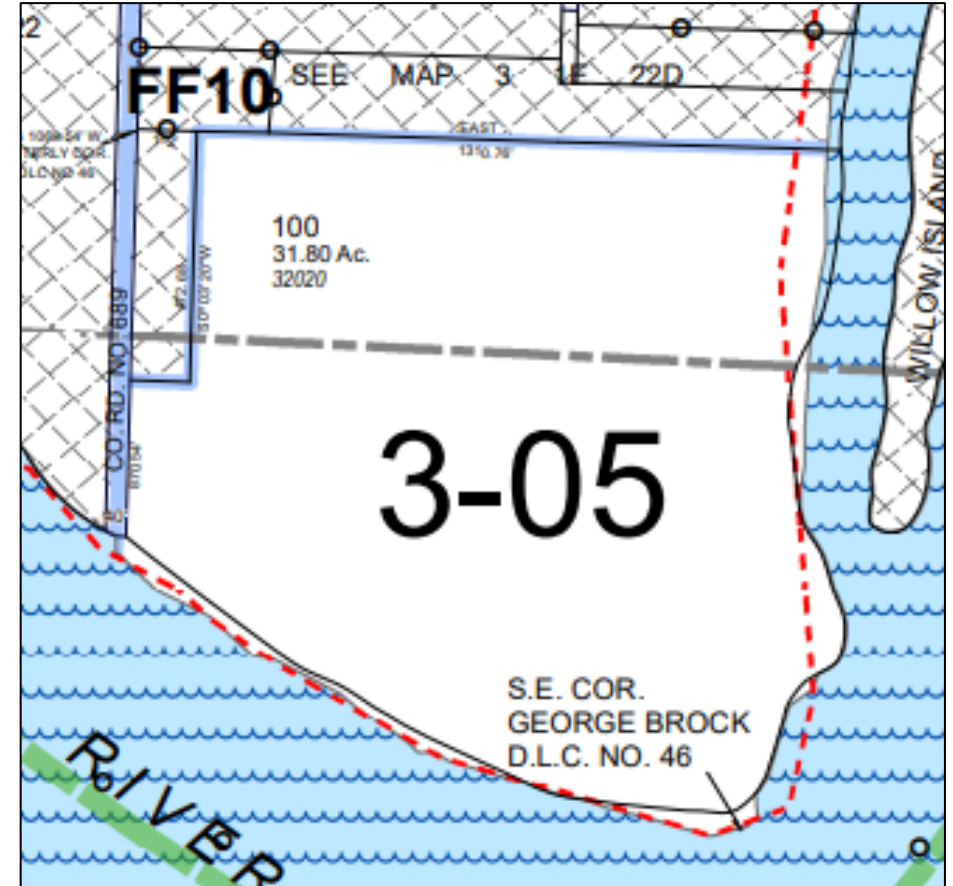


Alder trees growing from manmade soil mound in potential reclamation area.

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# LEGAL DESCRIPTION

T3S R1E Sec 27 TL100  
31.80 AC





**RESULTS  
PARTNERS**  
vineyard development & management

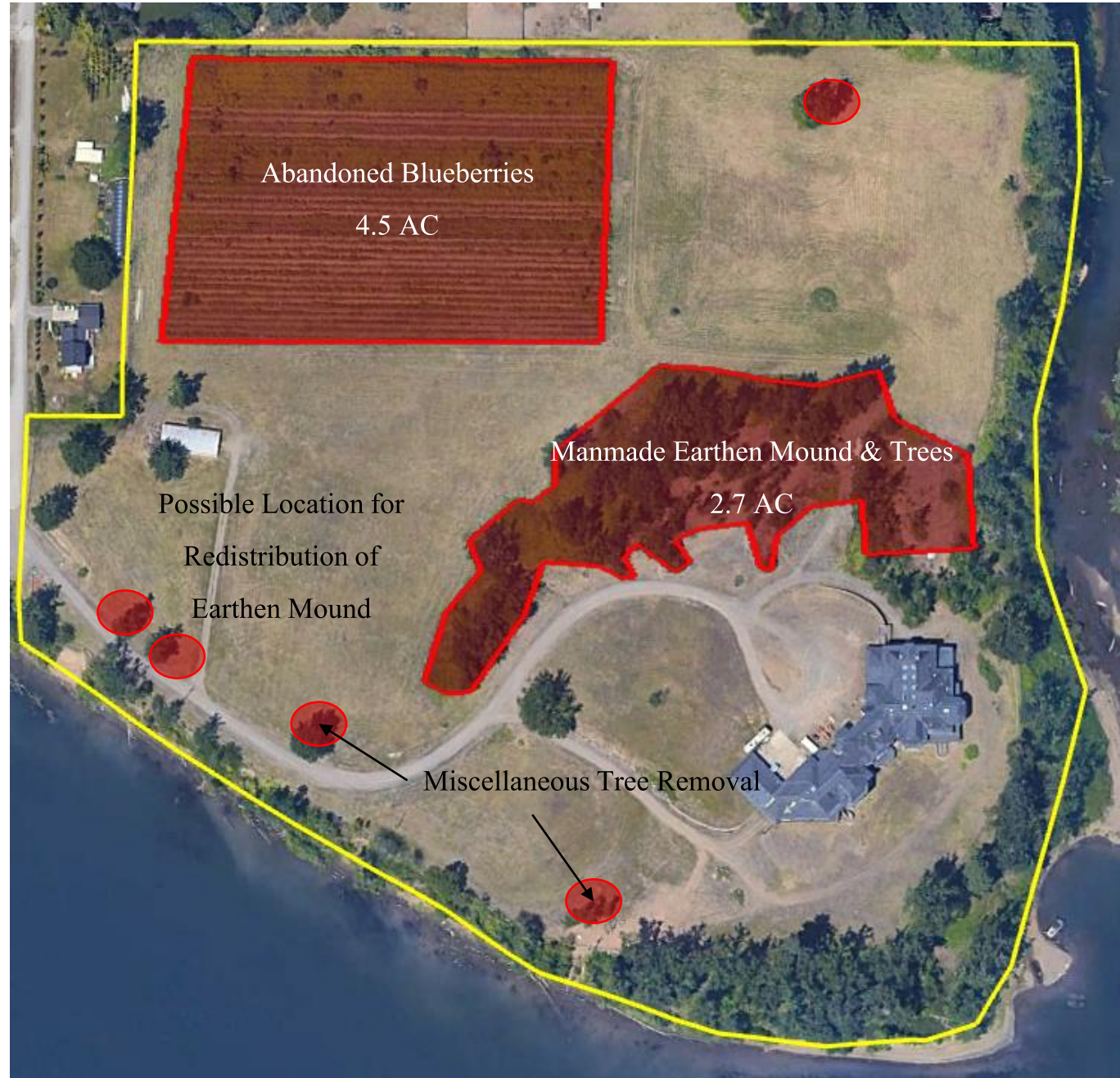
## NRCS SOIL SURVEY





**RESULTS  
PARTNERS**  
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## CLEARING MAP





**RESULTS  
PARTNERS**  
vineyard development & management

**SUGGESTED VINEYARD LAYOUT**

**NET ACRES: 17.25**

Suggested  
New Shop  
Road



## Narrative

**Net Plantable Vineyard Acres:** 17.25 acres based on suggested layout. Additional setback for utilities and infrastructure may be required.

**AVA (American Viticultural Area):** Willamette Valley

**Vineyard Soil Types Present (NRCS Soil Survey):** Canderly, Cloquato and Newberg. These are not traditional vineyard soils for the Willamette Valley largely due to their elevation. However, based on information found on the web these soils appear to be very well-drained with, course loam and sandy silt texture being a shared characteristic. Grapevines grown on these soils would benefit from drip irrigation due to the soil's low water holding capacity. Farming in a manner which discourages vine roots from traveling deep into the soil profile over time and reaching plentiful ground water levels, is encouraged. It is recommended that an independent soil survey be performed to better define soil type transitions.

**Slope/Aspect:** This property is for all practical purposes is flat and highly farmable, lending well to a north-south row orientation which is a favorable aspect for vine ripening.

**Drainage:** These soils are classified as being highly well-drained by the USGS/NRCS reports. Artificial drainage is likely unnecessary.

**Elevation:** The plantable ground on this property resides between 80-90 feet above sea level. Vineyards in the Willamette Valley are not often planted below 200 feet due to the high risk of spring and fall frost as well as high vigorous soils which often reside in these areas (excessive vegetative growth is usually viewed as undesirable from a wine quality perspective).

**“Farmability”:** This property is highly farmable. There is approximately 4.5 acres of abandoned blueberries that would need to be removed to allow for vineyard planting. There is also an area measuring approximately 2.7 acres that consists of an earthen mound and alder trees that was likely created from the excavation and placement of soil from initial homesite construction. It is assumed that a high percentage of this material is a mix of both topsoil and subsoil which could present slightly different growing conditions for vines planted over this material if reclaimed and dispersed.

**Irrigation:** This property possesses water rights to the Willamette River. Drip irrigation is highly recommended for vineyard development on this site due to the low water holding capacity of the upper soil layers.

**Summary:** This is a unique property from a location and soil perspective. Although the soils are not considered “traditional” Willamette Valley vineyard soils, the sandy-loam characteristics could be a medium for controlling excess vine growth through deficit irrigation, but this can only be proved with time. Spring and fall frost events are a concern at this elevation. It is highly recommended that onsite temperature data be collected for at least one complete growing season prior to planting to prove or disprove this. It is possible that the adjacent Willamette River could provide some insulation from colder temperatures. There are tools such as wind machines and overhead irrigation that can be employed to mitigate frost risk as well, but each method comes with pros and cons to consider. The large residence, end of road location, proximity to Portland and picturesque views would make this a very inviting wine and vineyard retreat. It will be a challenge to farm, market and sell grapes from this property to high-end wine producers given the perception that low elevation vineyards are lower in quality. Due to this a vineyard developed on this property would better align with price-point focused wine programs that allow higher yields with fewer input requirements. A vineyard under either scenario would provide very attractive landscaping for an estate or wine tourism venue.