



Vineyard Suitability Report



48493 NW Hillside Rd, Forest Grove, OR
Oleson Property

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Introduction

I visited the property at 48493 NW Hillside Road in Forest Grove Oregon on August 27th and met with new owner, Rob Oleson, and Matt Pihl of Pihl Excavating. The arable land present onsite was under older established hazelnuts and discussions revolved around their removeable and replacement with wine grapes. Red Hills Soil owner, Andy Gallagher, was consulted for this project following initial visit and soil borings were made and evaluated in early September. This report details the possibilities for vineyard plantings onsite using information from Red Hills Soil report and from investigation work on comparable vineyards in the area by NewGen Vineyard Services. Additional inputs as to makeup of future plantings was obtained from large value grape purchasers who currently work with NewGen Vineyard Services' existing clients.

Vineyard Soils



Red Hills Soil report shows Helvetia Silty Clay Loam as the predominant soil onsite. The shaded area in the map above shows the area of soil requiring artificial drainage to support healthy plant roots and avoid soil runoff due to soil hydraulic properties. Tiling will move ground water offsite and allow for proper aeration and moisture content. Soil chemistry was in balance and organic matter content was high. Subsoil pH was low and will be maintained over time by additions of gypsum and agricultural lime, specifically dolomite, which will maintain Mg⁺ cation saturation. Sulfur deficiencies will be maintained by the gypsum, which will also replenish Ca⁺ cations in the subsoil. Nitrogen, Potassium, and Phosphorus (NPK) plus Zinc and Boron will need to be monitored regularly using bloom or veraison timed petiole sampling.

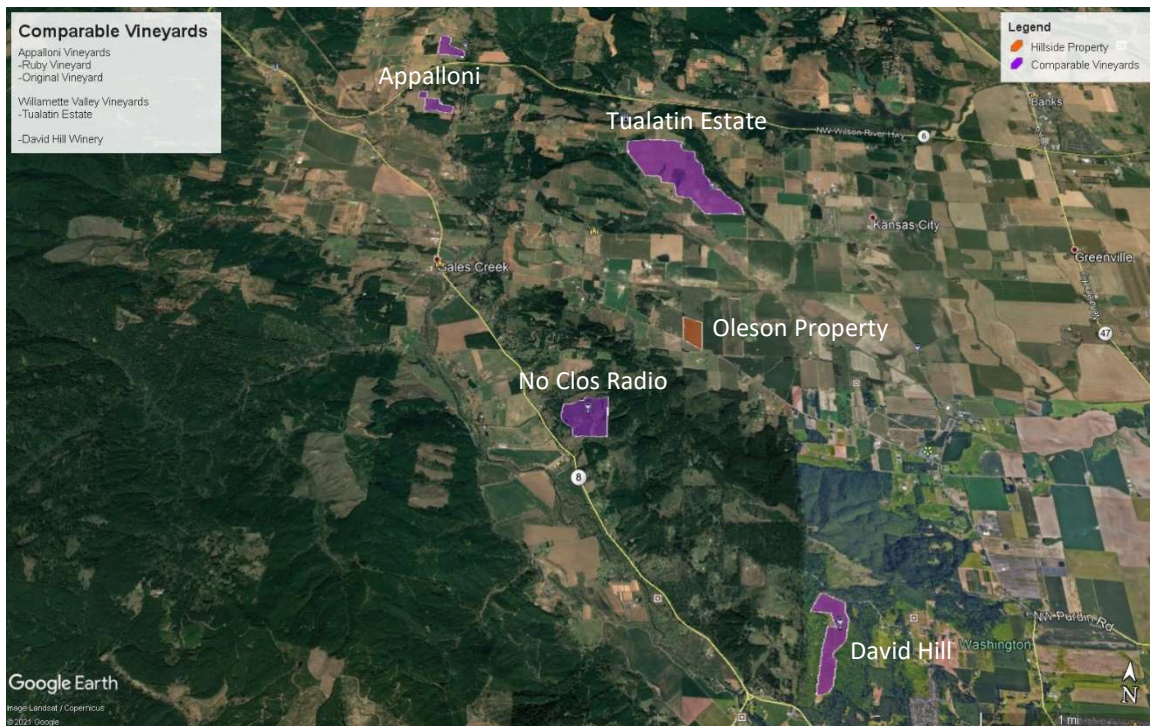
Vine Stock

The soil properties of the Oleson Vineyard will support high vigor growth of grapevines, which can be undesirable for quality wine making if not dealt with properly. The high-water holding capacity of the soil combined with high organic matter content will create large canopies that may hinder sunlight penetration into the foliage where buds need light and heat to form the following season's grape clusters. Large canopies are also very expensive to manage and are prone to fungal disease development due to restricted airflow. Therefore, it will be necessary to add drainage to the property to pull away excess water and to choose a vigor reducing rootstock like Riparia Gloire or 3309c. Riparia is a shallow growing rootstock which branches out wide rather than deep which reduces the amount of subsoil water the vine is exposed to and therefore limits nitrogen availability and will keep foliage growth in check.

For variety selections, vineyards were surveyed in the area (See Map Below) for the makeup of their plantings. The varieties that were shared by all surrounding sites were the following...

1. Pinot noir
2. Pinot blanc
3. Chardonnay
4. Pinot gris
5. Riesling
6. Sauvignon blanc
7. Gewurztraminer

Vine spacing should be 7 x 5 with 7 feet between rows and 5 feet between vines. This spacing results in a vine density of 1,245 plants per acre or 23,000 vines to plant the property out.



I also reached out to some of the bigger value buyers in the Willamette Valley to see what they would be willing to purchase in the future. Stoller Family Wine commented that they will continue to be interested in Pinot gris, Pinot noir, and Chardonnay at the following prices for production...

Pinot noir \$2,200 per ton, Pinot gris \$1,400 per ton, Chardonnay \$2,300 per ton.

Selling grapes to a value production group will be the easiest of fruit sale transactions and will cause the least distraction to other business activities you wish to conduct on the site. This is due to the minimal amount of winemaker intervention these groups impose on the farming of the grapes. NewGen Vineyard Service has relationships with several of the big value buyers in the area, notably, A to Z, Joel Gott, Northwest Wine Co., R. Stuart, etc.

Equipment:

An 18.5 acre vineyard will require several pieces of equipment for farming. A tractor with forks for doing regular cultivation, spraying, and seeding will be the main piece of equipment. The forks will assist with loading and unloading of various materials needed for the vineyard as well as placing harvest totes on a trailer. A pair of pack forks that mount to the rear 3-point attachment on the tractor will help move full fruit totes out of the field. A 200 gallon HVLP air blast sprayer will be necessary for applying fungicides every 14 days once grapes are established. A set of vineyard discs is also very handy to have for cultivating between the rows during vineyard establishment and during production years to reduce rodent burrows and rejuvenate the between row cover. A chain flail can be very convenient for mulching brush after winter pruning, but it can also be brought in custom by management company. Finally, a brush mower for maintaining a mow on tractor alleyways and turnarounds is very essential for the maintenance of the site. All other equipment can be brought in as custom application by farm management company.

Summary:

The potential vineyard site 48493 SW Hillside Rd in Forest Grove has characteristics in the soil, elevation, and aspect that will support a production vineyard in the Willamette Valley. The high organic matter content and water holding capacity of the soil needs to be addressed during planting with drainage, rootstock, and vine spacing in order to guarantee good production. The site will produce an abundant crop of moderate quality wine grapes which will most likely be desirable to a value production producer. The arrangements involve contracts allowing for high yields at lower per ton pricing for the fruit. The contracts are usually less "hands on" by the purchasing winemaking team making it easier to meet performance goals of the contracts. Some combination or single planting of Pinot gris, Pinot noir, Chardonnay, and Pinot blanc would best serve today's grape market. Pinot noir and Chardonnay are subject to being slightly overplanted currently and Pinot gris and Pinot blanc seem to be in higher demand and less available. These varieties bring lower prices per ton and it would be important to keep the vines in balance with fertility and regular gypsum/lime applications to keep yields high. In order to get a vineyard planted in the Fall of 2022, vines would need to be ordered before the end of February 2022. This is when grafting operations get started and wood for the vine order would need to be collected prior to grafting. Please contact us for any additional help you would like on this project. NewGen Vineyard Services is a farm management and development company that specializes in wine grape farming in the Willamette Valley and has a proven track record in establishing healthy productive vineyard plantings. We also manage over 500 acres of vineyard plantings and help deliver harvested grapes to over 75 different wineries across the Valley. Next steps would be to put

together a development plan and budget and generate a stock/vine list for bench grafting this winter.
Please contact me to get started on the next steps.

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