



RESULTS
PARTNERS

vineyard development & management

Vineyard Land Assessment

13745 NE Worden Hill Rd

Dundee, Oregon

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Vineyard Land Assessment

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Suitable Vineyard Land – 54 total acres



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Gross Plantable Vineyard Acres (approximate): 54.0 (see map)

Net Plantable Vineyard Acres: Dependent upon vineyard layout, avenue width and degree of maximization. Typically 75-90% of gross plantable vineyard acres.

AVA (American Viticultural Area): Dundee Hills

Vineyard Soil Types Present (NRCS Soil Survey): The predominant soil types are Jory and Wellsdale, approximately 15 acres of the former and 39 acres of the latter. Jory soil is what the Dundee Hills are primarily known for. Created from eroded basalt, Jory is deep, promotes moderately high vigor and is well-drained. Wellsdale is also deep, but only moderately well-drained. Wellsdale is derived from weathered marine sediments and is also recognized as a high-quality vineyard soil. It is recommended that an independent soil survey be performed to better define soil type transitions.

Slope/Aspect: General aspects range from due east to undulating terrain rolling slightly north. Slopes range from approximately two percent in the eastern area to just under thirty percent in the steepest ground located on the western side of the creek. These steeper slopes provide good exposure to the sun where the slope faces east. The larger area of vineyard ground located east of the creek is very farmable and offers slightly undulating terrain which could be farmed more efficiently as a large contiguous space either with all rows running north-south or broken up into smaller blocks with varying row orientations.

Drainage: Sub-surface drain tile in general is not required in Jory soil due to its well drained characteristics. The Wellsdale soil series however would benefit from the installation of “grid tile” to reduce the seasonally high-water table in this area. In addition to this, natural swales and areas near the creek may require some additional drainage to dry out perched water tables in the spring to improve equipment access.

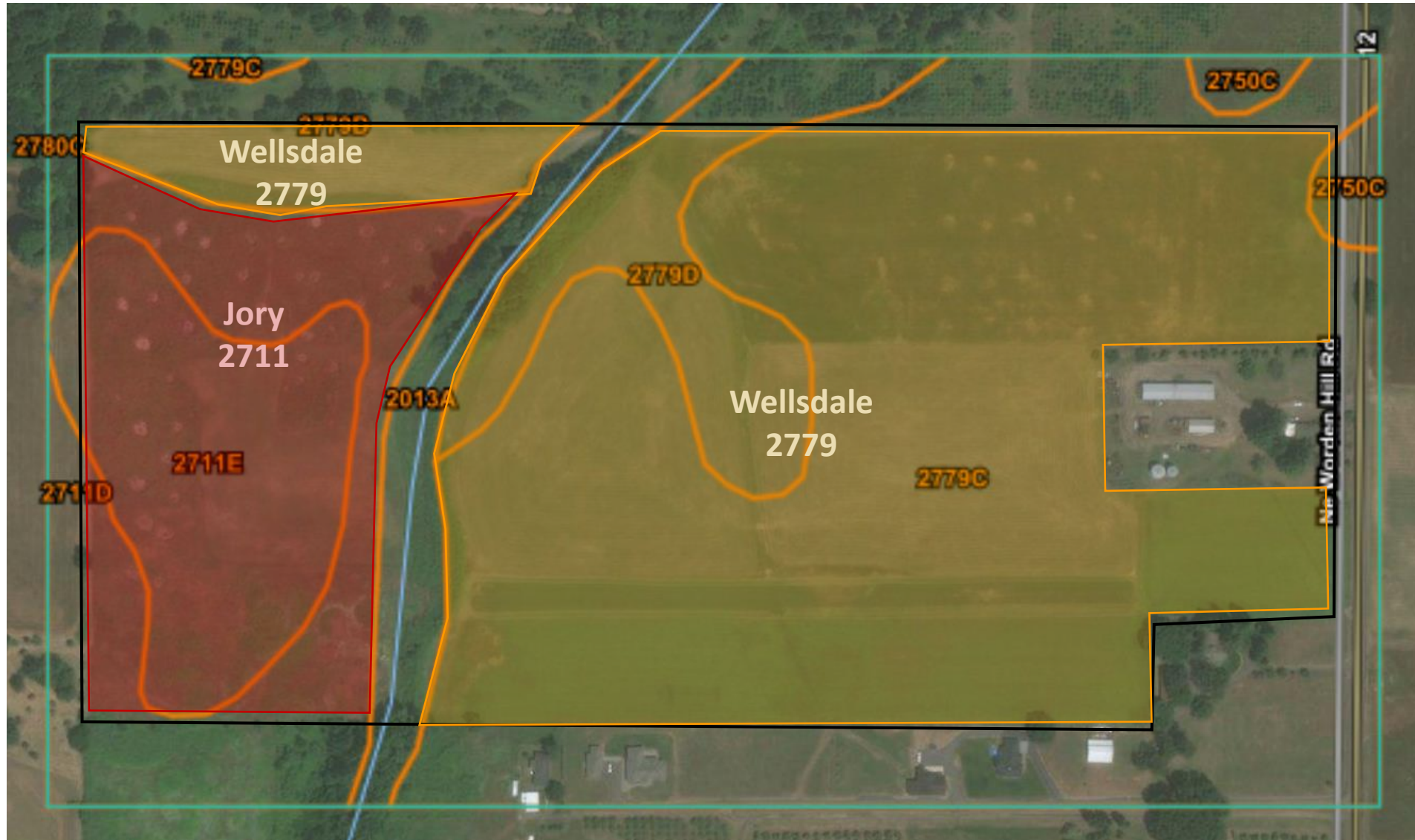
Elevation: The lowest point on the property mapped as suitable for vineyard production is approximately 300’ above sea level. The southwest corner is the highest at approximately 340’. Elevation can have an impact on frost risk and overall grape ripening potential in the Willamette Valley. Under 200’ in elevation and the risk of spring and fall frost events during the growing season significantly increase. Above 800’ elevation indicates that it will likely take more time to ripen grapes adequately, which can be a challenge in cool vintages. This site’s elevation range lies well within the “acceptable range” for growing high quality wine grapes at lower frost risk.

“Farmability”: This is a very farmable parcel, supported by the fact that almost the entire area east of the creek has been farmed to either hay or orchards for many years. With the right layout and sturdy trellis, many common forms of mechanization could be performed on the future vineyard from leaf pulling to in-row weed management and mechanized harvest.

Irrigation: While irrigation is a nice tool to have to help reduce vine stress during drought years and is a good conduit for applying liquid fertilizer, it is not necessary for every vineyard. Given soil types and their natural water holding capacity, this site could be successfully dry-farmed from year one with proper management.

Summary: This is a very nice vineyard property which will support the propagation of high-quality wine grapes. All cool-climate wine grape varieties commonly grown in the Willamette Valley could be successfully grown on this site with a high level of marketability. In addition to having many desirable vineyard attributes, one cannot ignore the huge potential this site has for accommodating an estate winery or with wine tourism in general. It’s proximity to Worden Hill Road, the main artery to the Dundee Hills, and the possibilities this adds cannot be overstated. Properties of this size, with this high percentage of farmable, suitable ground in the Dundee Hills is becoming an exceedingly rare find.

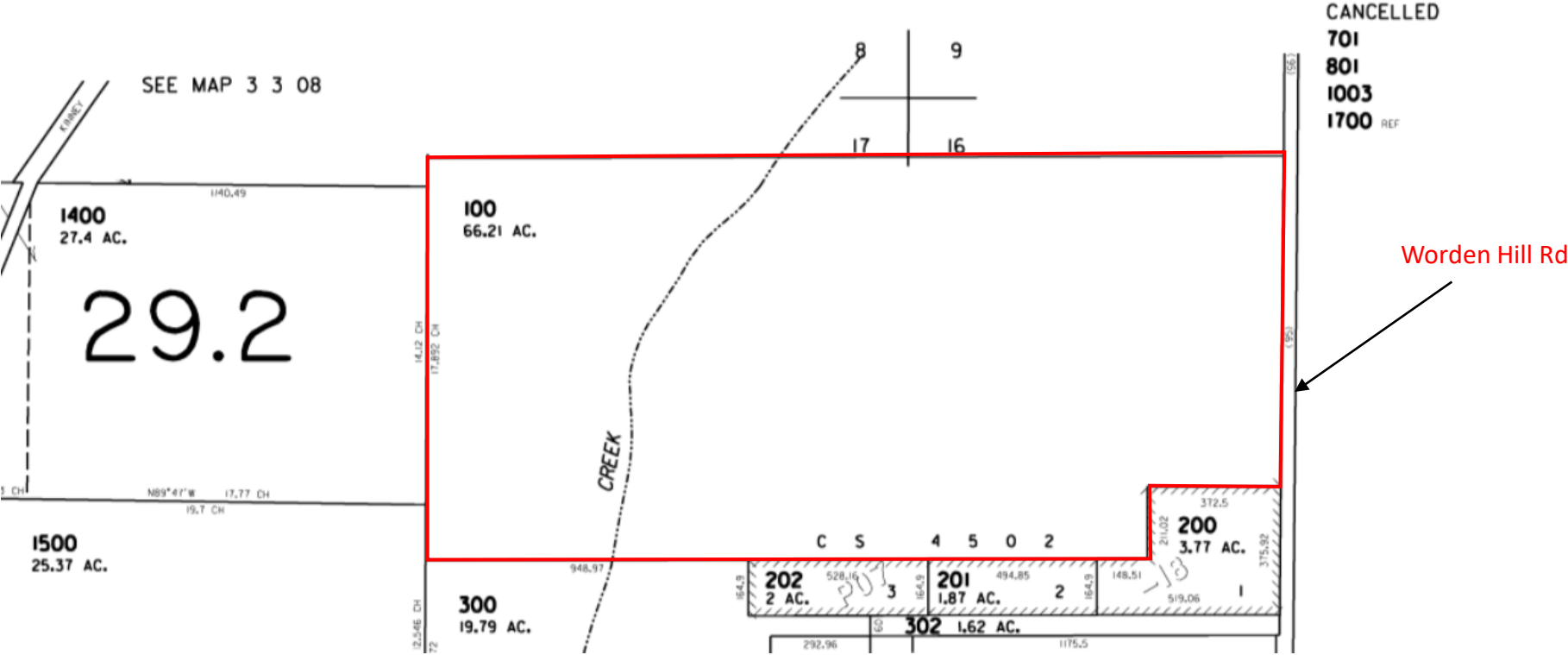
USGS Soil Survey



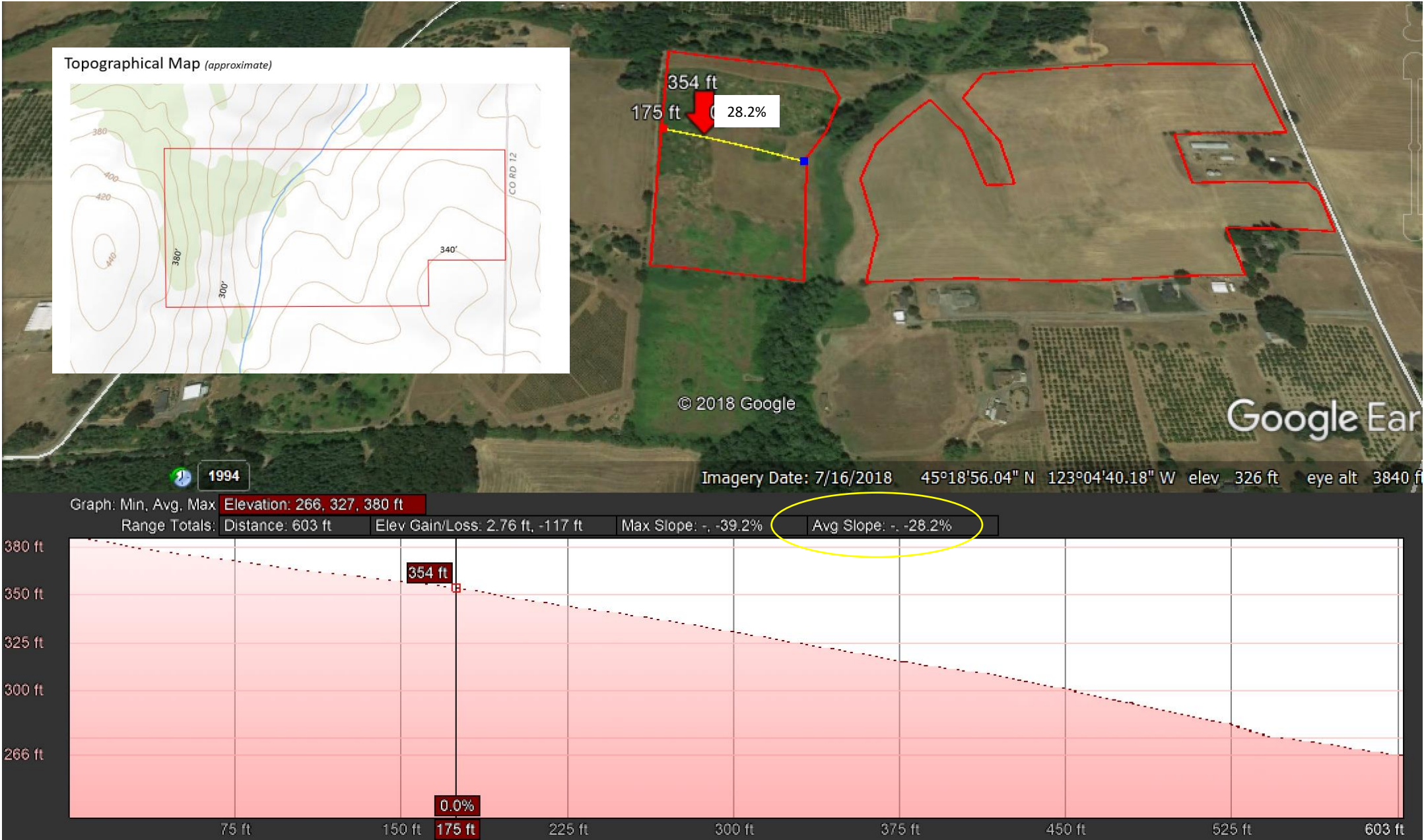
PLAT MAP

SECTION 17 T3S R3W W.M.
YAMHILL COUNTY
1" = 400'

3 3 17



Topographical Map



Topographical Map

