

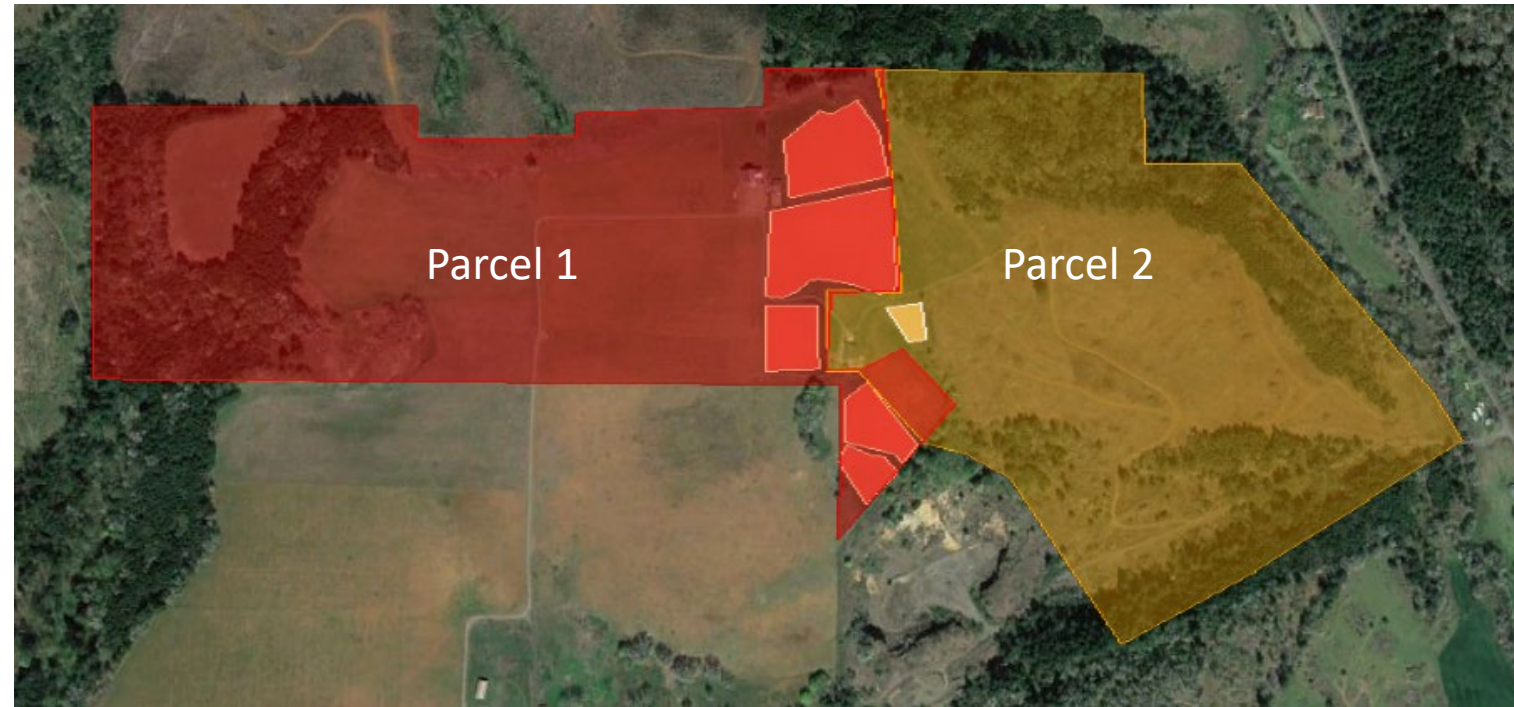
J Wrigley Vineyards: Vineyard Land Analysis

Located at 19394 SW Cherry Hill Rd., and 18460 SW Gopher Valley Rd., Sheridan Oregon

Total Site: 169* acres

Parcel 1: (Red)
Approx 89 acres

Parcel 2: (Amber)
Approx 80 acres



*Parcel areas are approximate, and subject to survey and final partition approval.

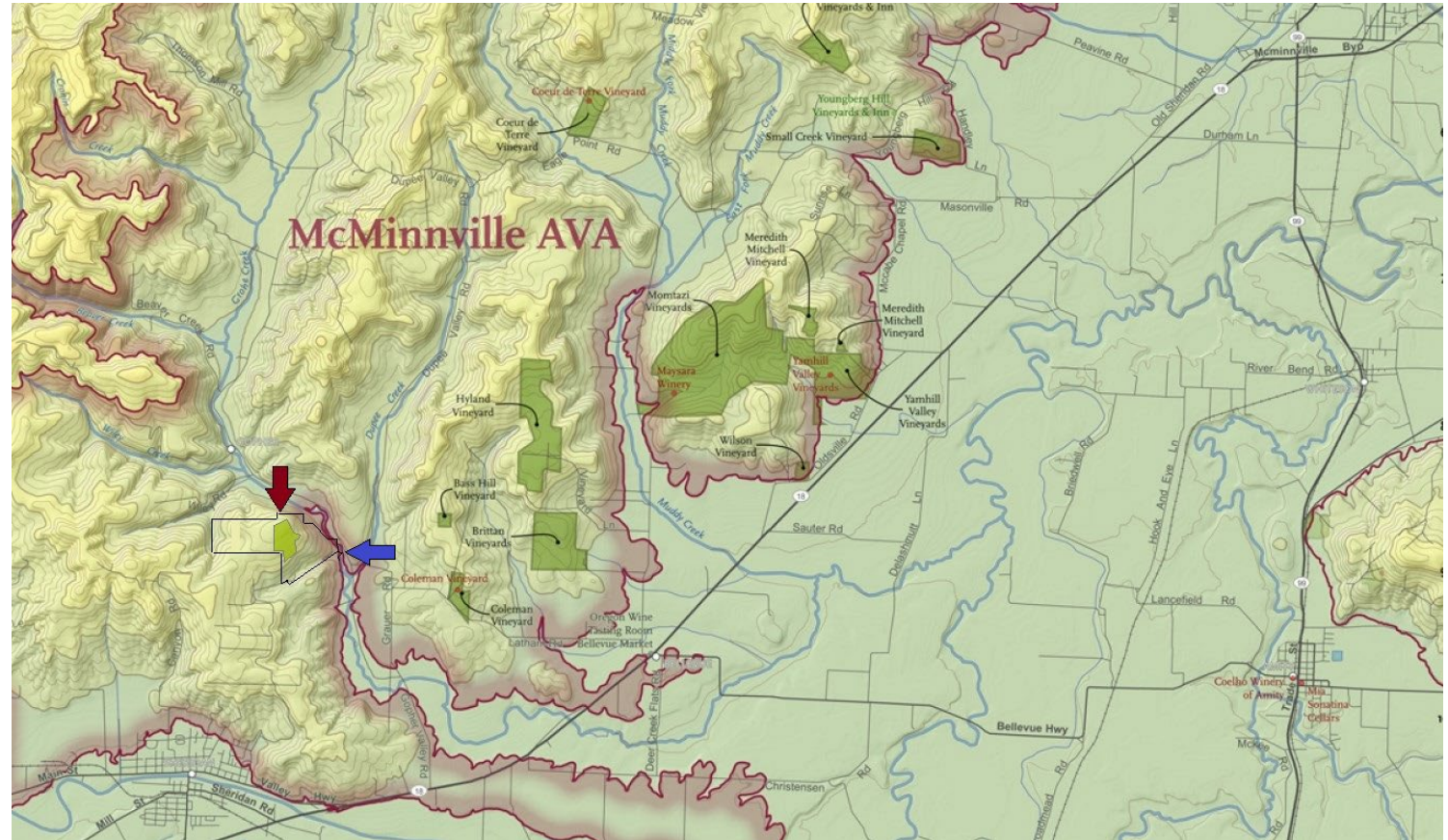
J Wrigley Vineyards Estate Vineyard Analysis

Located at 19394 SW Cherry Hill Rd., and 18460 SW Gopher Valley Rd., Sheridan Oregon

Total Site: 169* acres located in
The McMinnville AVA

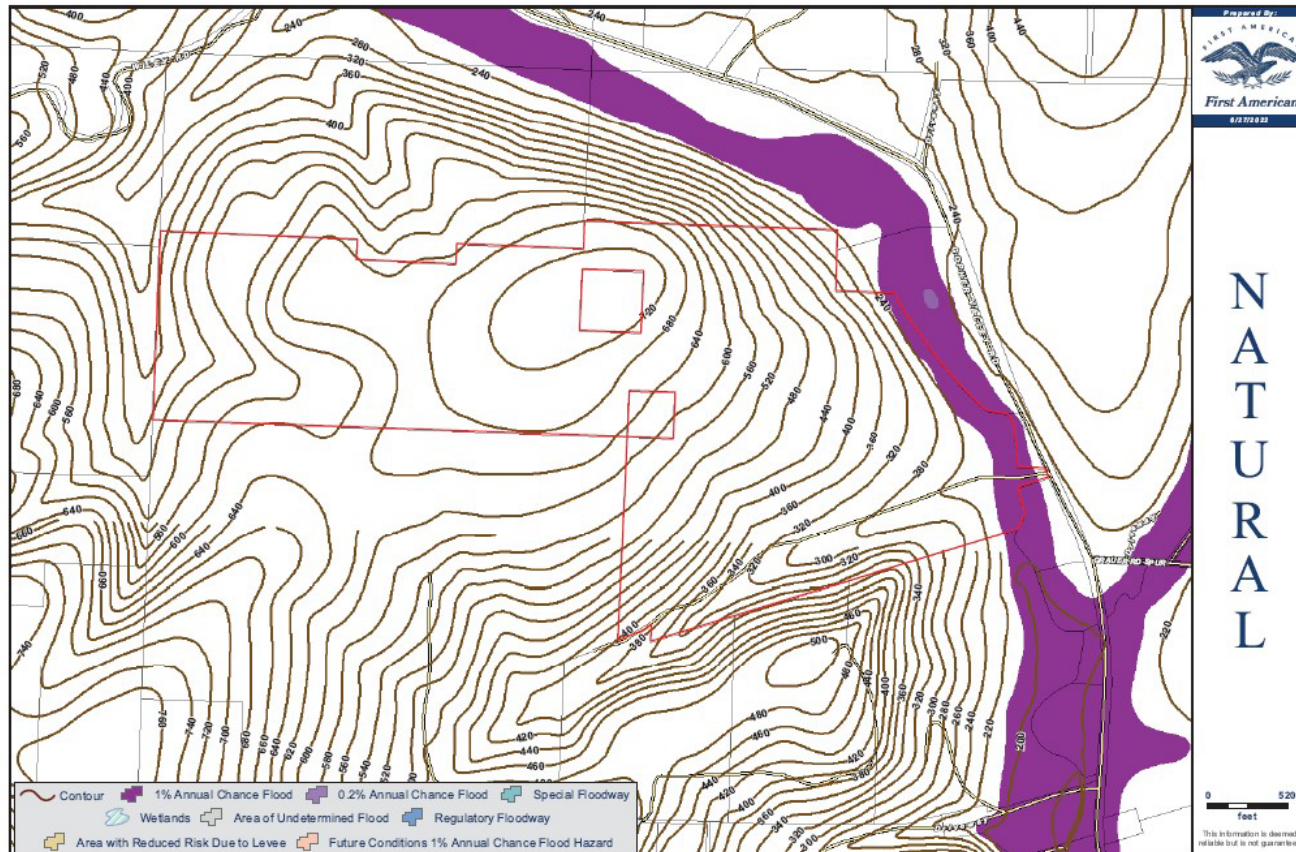
Parcel 1: (Red Arrow)
Approx 89 acres on Cherry Hill

Parcel 2: (Blue Arrow)
Approx 80 acres n Gopher Valley



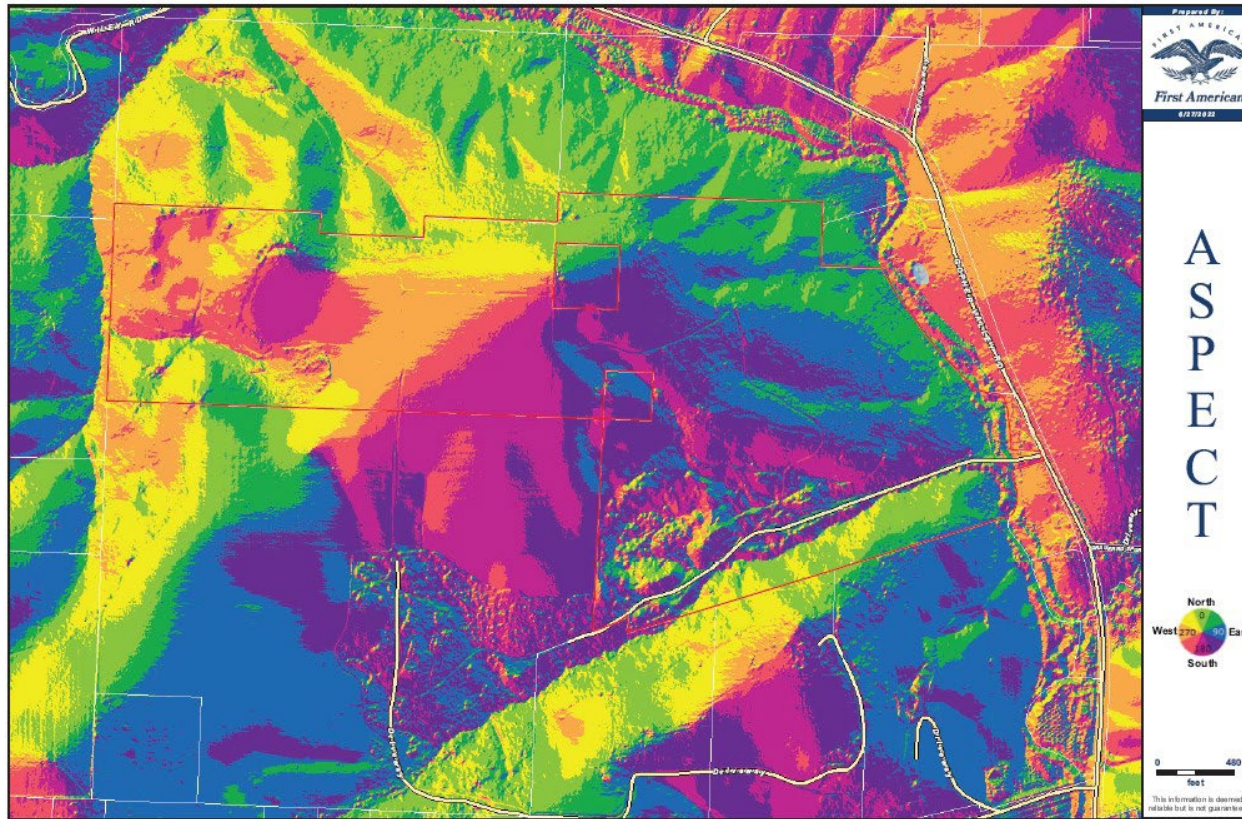
*All site areas are approximate, and subject to
survey and final partition approval.

Aspect and Elevation



- Parcel 1 (west 89 acres) has a gentle slope to the south and south-west, and some gentle NW facing slopes
- Elevation ranges from 560 to 720 feet
- Vineyards currently planted on gentle SE facing slopes
- Parcel 2 (east 80 acres) is south to east facing and slightly northeast facing
- Elevation ranges from 240 to 640 feet

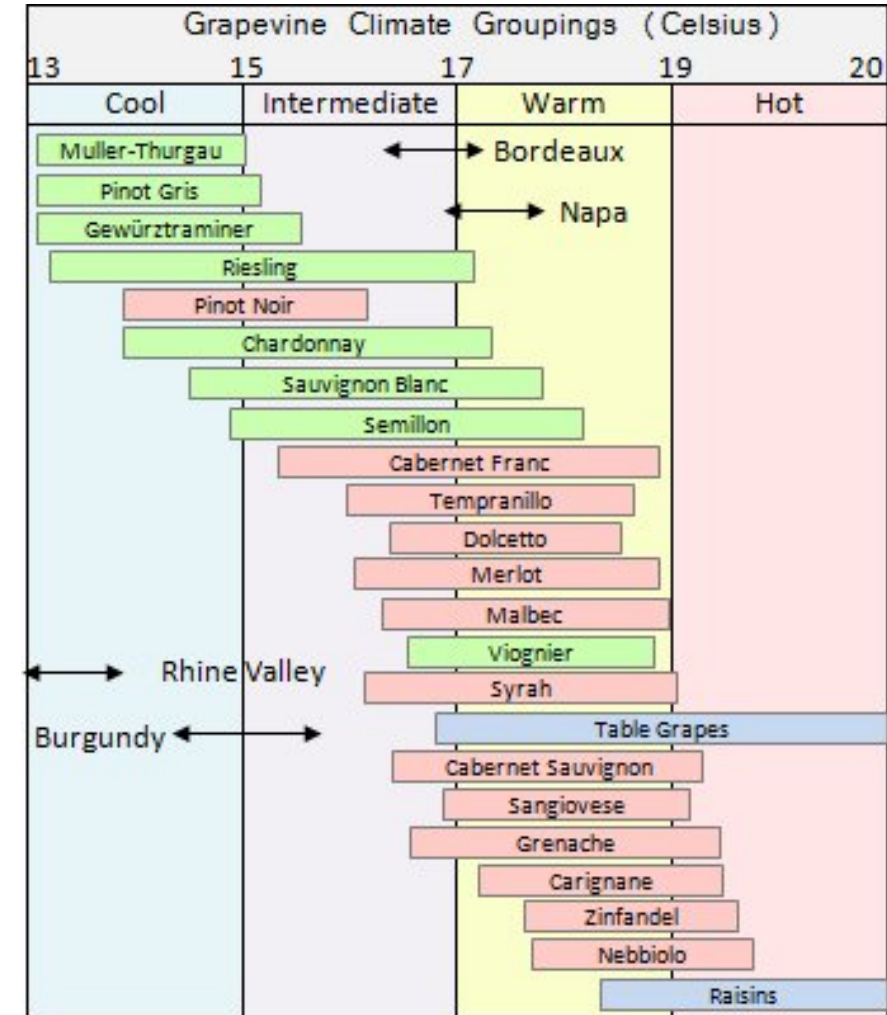
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Grape Variety Suitability

- Diagram showing what grapevines can be grown in different areas
- This is based on the accumulation of heat units from April 1st through October 31
- This site can primarily support the varieties in the cool and intermediate groupings
- Choice of rootstock can impact timing of ripening as well



Grape Variety Suitability

Parcel 1

- Best suited for Pinot noir and Chardonnay
- Higher elevations ideal for still or sparkling production
- Other cool to intermediate climate varieties include Riesling, Gamay noir, Pinot blanc, Pinot gris and others
- This is a cool site that will perform well even with a changing climate
- Site currently planted with Pinot noir, Chardonnay, Pinot gris and Riesling

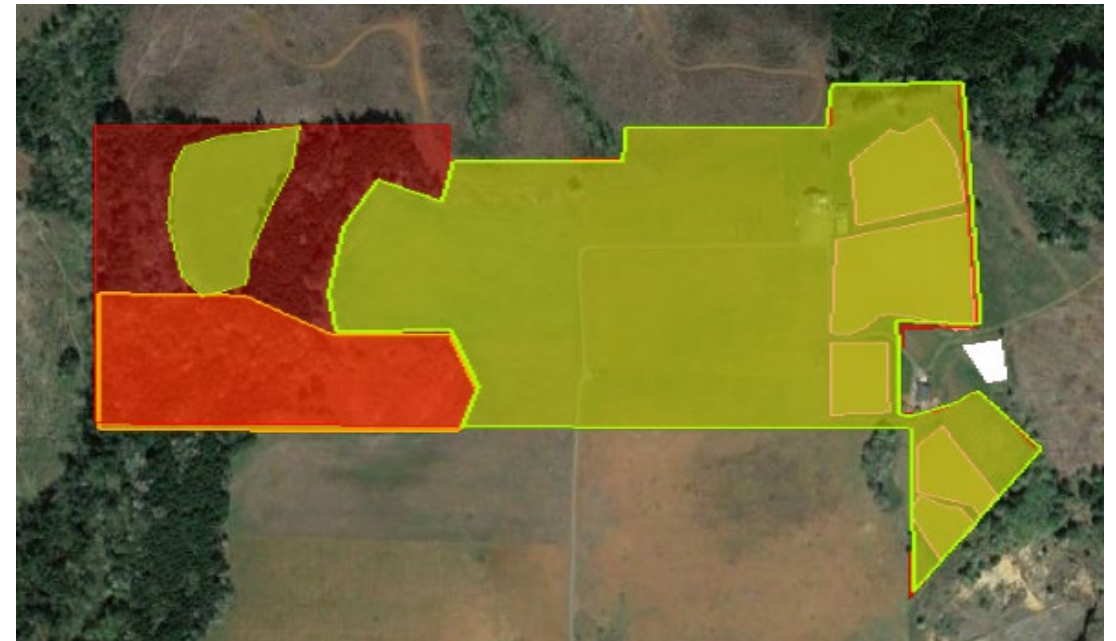
Parcel 2

- This site is more protected from the coastal winds with lower and higher elevation areas
- The higher elevations could be good for Pinot noir, Chardonnay and other cool climate varieties
- The lower elevation areas could potentially support mid ripening varieties

Parcel 1 Acreage Suitability Analysis

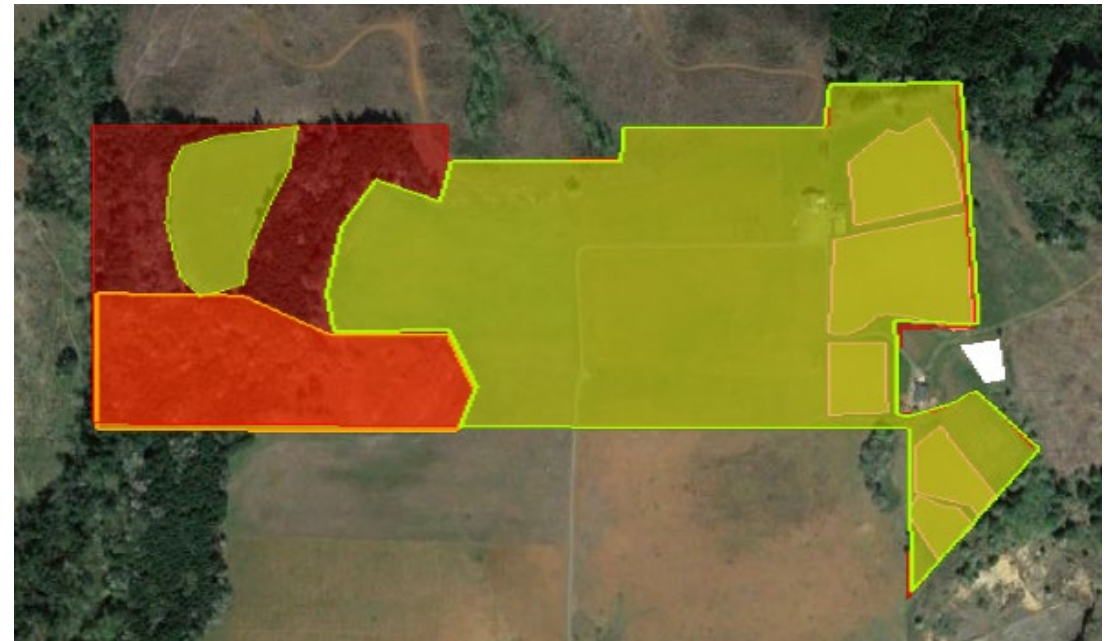
Acreage breakdown – approx. 89 total acres

- Buildings - 1 acre
- Vineyard suitable area estimated at 59 acres
 - Of this, 11 ac planted vineyards (light green shaded) or an estimated 12 gross acres including alleys and roads
 - Approx 47 'ready-to-plant' acres currently in grass fields
- Around 16 acres not suitable for planting - steep or wetlands (orange shaded) plus wet areas in woods
- Est. 14 acres could be cleared and planted but area requires more investigation - user to due own due diligence (red shaded)



Parcel 1 non-suitable areas

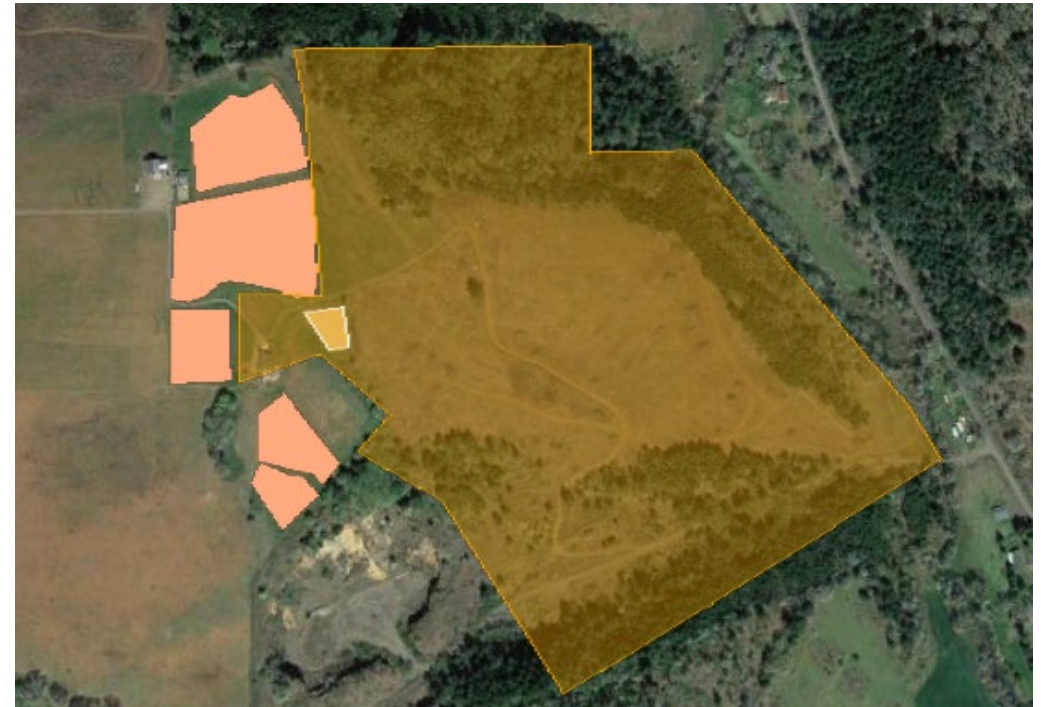
- The area (around 13 acres) in orange is likely not suitable due to steep terrain or wetland areas
- In the wetland areas, drain tile could allow some of it to be planted but is not ideal for grapevines
- Soils and topography suggest a potential retention pond in this area.



Parcel 2 Acreage Suitability Analysis

Acreage breakdown – Approx. 80 acres

- .4 acre planted (yellow area)
- 1 acre homesite
- Estimated 60-65 suitable acres
 - 32 cleared 3 years ago – some prep work needed to plant,
 - 3.6 acres ready to plant adj. to vineyards
 - 30 acres need clearing and prep work to plant - some areas might be found unsuitable
- Estimated 13 ac forest/unsuitable area.
- Estimates of suitable site area requires additional investigation by user.
- Forested area may generate some additional income, timber survey not conducted.

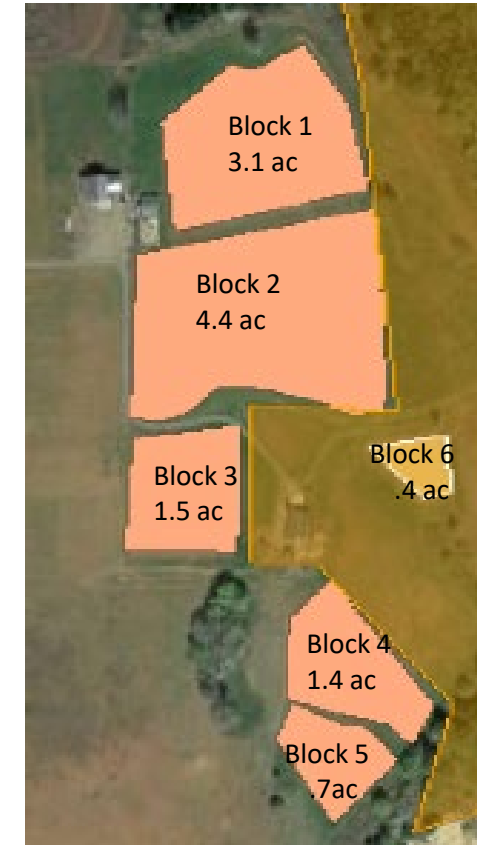


J Wrigley Vineyards Planted Acres

Parcel	Block	Variety	Clone	Approx Acres	Spacing	Vine Density	Year planted
1	1a	Pinot gris		1	7 X 5	1245	2008
1	1b	Riesling		1	7 X 5	1245	2008
1	1c	Pinot noir	828	1	7 X 5	1245	2011
1	2a	Pinot noir	115	1.1	7 X 5	1245	2008
1	2b	Pinot noir	Pommard	1.1	7 X 5	1245	2008
1	2c	Pinot noir	777	1.1	7 X 5	1245	2008
1	2d	Pinot noir	828	1.1	7 X 5	1245	2011
1	3	Chardonnay	76	1.5	7 X 5	1245	2011
1	4	Pinot noir	115, 667,*	1.4	8 X 5	1245	2008
1	5	Chardonnay	95	.7	8 X 5	1245	2018
2	6	Pinot noir	*	.4	7 X 5	1245	2012

*Wadenswil

100% Grafted rootstock 3309, 101-14 and S-6

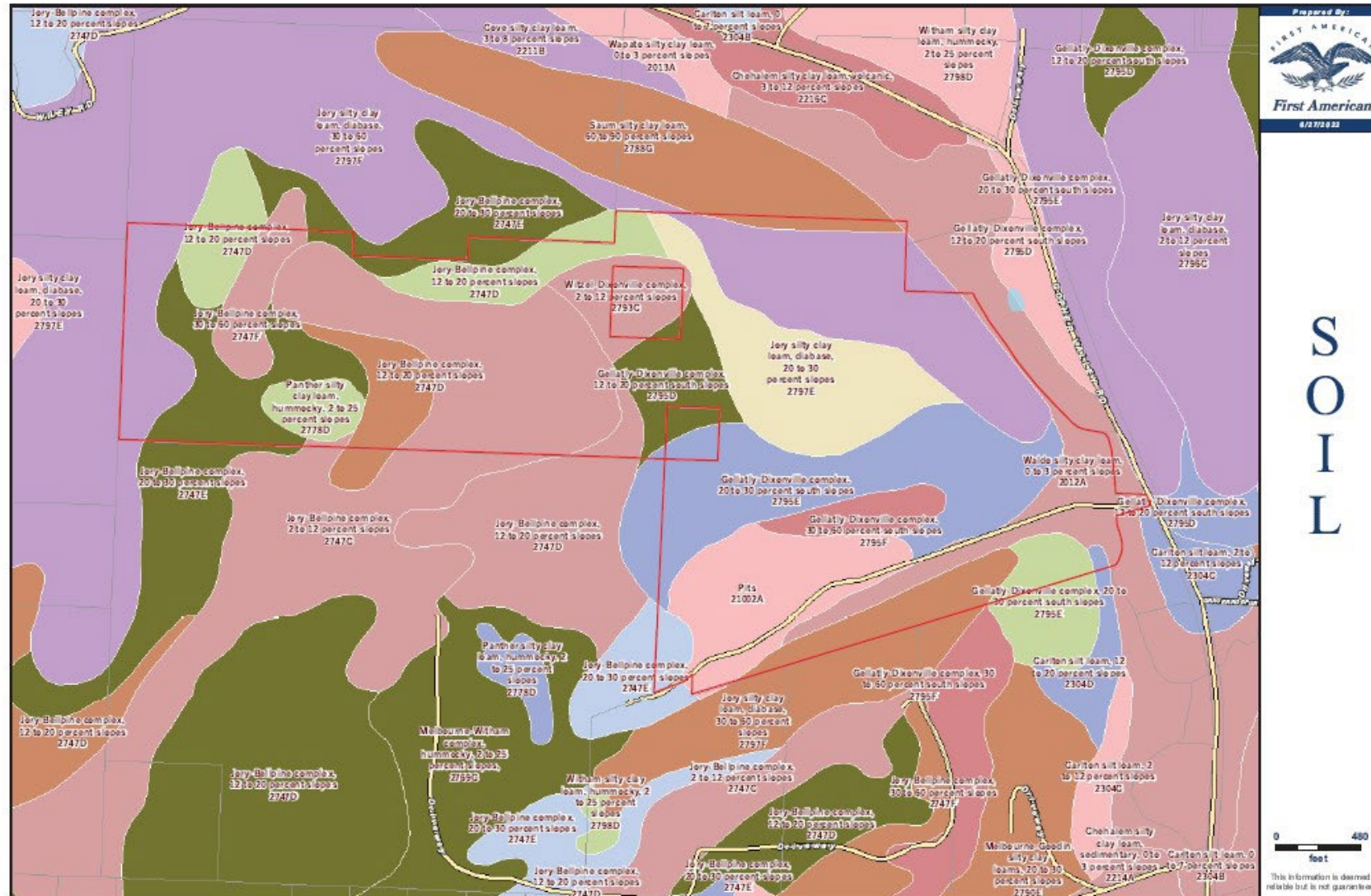


< Ready-to-plant area of approx. 3.6 ac

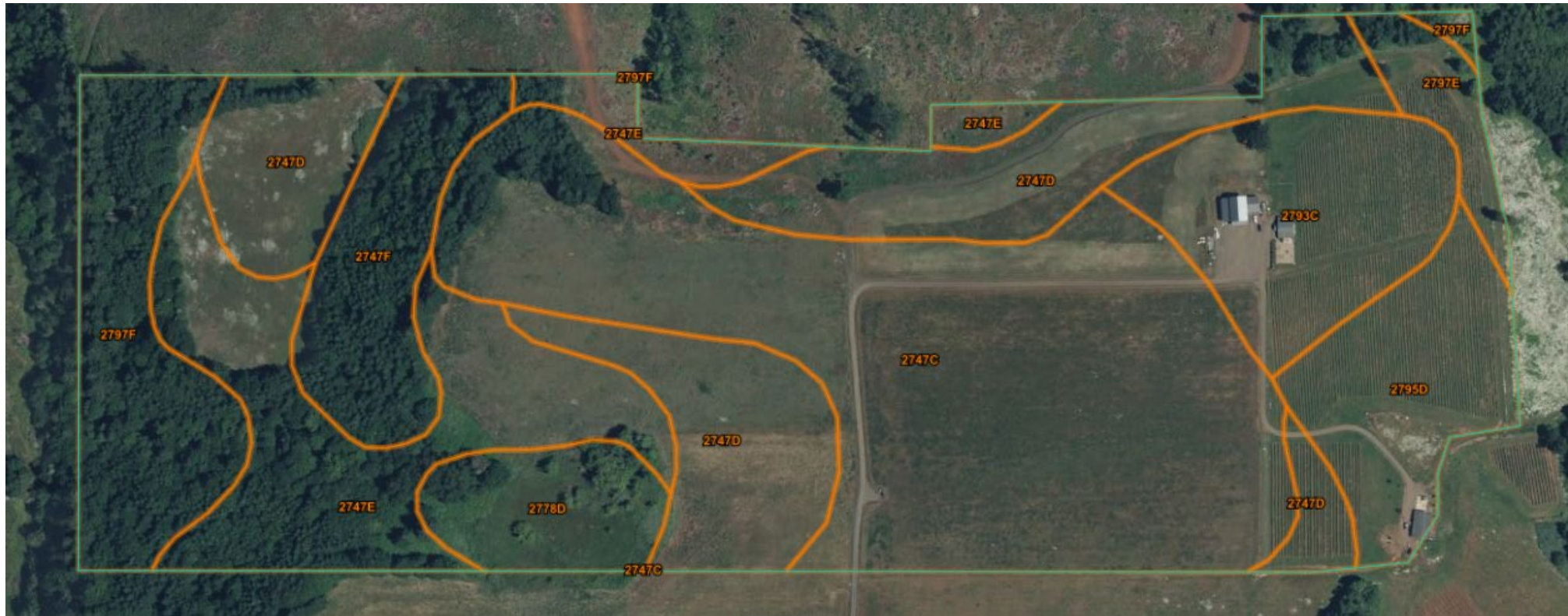
< Partially planted (the 'Leftovers Block') est. 2.1 acres

Total Planted Vineyards: approx. 11.4 net acres.
Ready to Plant adjacent: est. 5.7 acres, with connection to existing infrastructure possible.

Soil Types



Parcel 1 Soil Types



Parcel 1 Soil Types

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2747C	Jory-Bellpine complex, 2 to 12 percent slopes	25.6	28.8%
2747D	Jory-Bellpine complex, 12 to 20 percent slopes	17.1	19.2%
2747E	Jory-Bellpine complex, 20 to 30 percent slopes	12.6	14.2%
2747F	Jory-Bellpine complex, 30 to 60 percent slopes	5.2	5.8%
2778D	Panther silty clay loam, hummocky. 2 to 25 percent slopes	3.4	3.8%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2788G	Saum silty clay loam, 60 to 90 percent slopes	0.0	0.0%
2793C	Witzel-Dixonville complex, 2 to 12 percent slopes	6.9	7.8%
2795D	Gellatly-Dixonville complex, 12 to 20 percent south slopes	5.1	5.7%
2797E	Jory silty clay loam, diabase, 20 to 30 percent slopes	1.9	2.1%
2797F	Jory silty clay loam, diabase, 30 to 60 percent slopes	11.1	12.5%
Totals for Area of Interest		88.8	100.0

Parcel 1 Soil Characteristics

Soil type	Acres	Soil	Depth (in)	Water holding	Drainage class	Parent material
Jory Bellpine complex	60.5	Jory	80+	High (10.7")	Well drained	Volcanic
		Bellpine	20-39	Low (4.7")	Well drained	Sedimentary
Panther	3.4	Panther	80+	High (9.1")	Poorly drained	
Witzel-Dixonville complex	6.9	Witzel	12-20	Very Low (1.7")	Well drained	Volcanic
		Dixonville	20-39	Moderate (6.3")	Well drained	Volcanic
Gellatly-Dixonville complex	5.1	Gellatly	59-79	High (11.3")	Well drained	Volcanic
		Dixonville	20-39	Moderate (6.3")	Well drained	Volcanic
Jory silty clay loam diabase	13	Jory diabase		High (9.7")	Well drained	Volcanic

Data taken from the web soil survey <https://websoilsurvey.nrcs.usda.gov/app/>

Parcel 1 Panther soil area – best for wetlands or pond



Collapse Yamhill County, Oregon (OR071)Yamhill County, Oregon (OR071)

Parcel 2 Soil types

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2012A	Waldo silty clay loam, 0 to 3 percent slopes	1.1	1.6%
2788G	Saum silty clay loam, 60 to 90 percent slopes	1.5	2.3%
2795D	Gellatly-Dixonville complex, 12 to 20 percent south slopes	0.5	0.7%
2795E	Gellatly-Dixonville complex, 20 to 30 percent south slopes	18.5	28.0%
2795F	Gellatly-Dixonville complex, 30 to 60 percent south slopes	4.4	6.6%
2797E	Jory silty clay loam, diabase, 20 to 30 percent slopes	16.7	25.3%
2797F	Jory silty clay loam, diabase, 30 to 60 percent slopes	21.4	32.4%
21002A	Pits	2.1	3.1%
Totals for Area of Interest		66.1	100.0%



Parcel 2 Soil Characteristics

Soil type	Acres	Soil	Depth (in)	Water holding	Drainage class	Parent material
Waldo silty clay loam	1.1	Waldo	80+	High (10.5")	Poorly drained	Volcanic
Saum silty clay loam	1.5	Saum	80+	High (10")	Well drained	Volcanic
Jory silty clay loam diabase	38.1	Jory diabase	80+	High (9.7")	Well drained	Volcanic
Gellatly-Dixonville complex	23.4	Gellatly	59-79	High (11.3")	Well drained	Volcanic
		Dixonville	20-39	Moderate (6.3")	Well drained	Volcanic

Data taken from the web soil survey <https://websoilsurvey.nrcs.usda.gov/app/>

Soil Characteristics

- Volcanic soils that are well-drained, deep with high water holding can be farmed without irrigation once the vines are established
- Supplemental irrigation in the first three years can help with good establishment
- Volcanic soils typically have high organic matter and good natural fertility
- Soil pH is often low and needs to be adjusted with lime for optimal vine performance
- Poorly drained areas are best as ponds or wetlands



Jessica Cortell, Ph.D

- Has her Ph.D in Food Science and Technology where she investigated the impact of soil type and water holding on vine vigor and influences on fruit and wine chemistry
- She is the owner and Director of Operations for Vitis Terra Vineyard Services LLC that provides vineyard development, management and consulting on around 1000 acres in the Willamette Valley
- She is a licensed Oregon real estate broker

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