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12401 NW Fir Crest Road
Carlton, OR 97111

Fir Crest Vineyard

Fir Crest Vineyard

Tax Lot Map

3S5W36 00801

23.7 acres



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Fir Crest Vineyard

Vineyard Soils Map

Map Unit Legend			
Yamhill County, Oregon (OR071)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2776D	Panther-Witham complex, hummocky, 2 to 25 percent slopes	1.2	4.8%
2789C	Goodin-Melbourne complex, 2 to 12 percent slopes	11.6	47.4%
2790D	Melbourne-Goodin silty clay loams, 12 to 20 percent slopes	3.7	15.2%
2790E	Melbourne-Goodin silty clay loams, 20 to 30 percent slopes	8.0	32.7%
2790F	Melbourne-Goodin silty clay loams, 30 to 60 percent slopes	0.0	0.0%
Totals for Area of Interest		24.6	100.0%

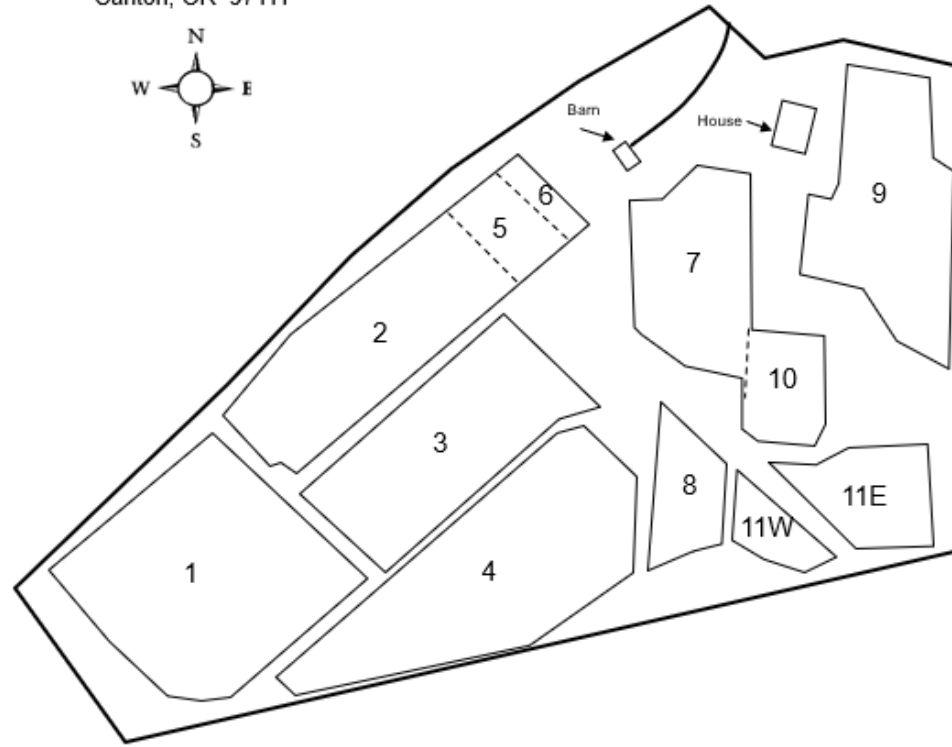


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Fir Crest Vineyard
Vineyard Map

Lenvo Vineyard
12401 NW Fir Crest Road
Carlton, OR 97111

Results Partners LLC
4/16/2019



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BLOCK	# OF ROWS	VARIETY	CLONE	ROOTSTOCK	SOURCE	PLANT SPACE	ROW SPACE	VINES/ACRE	VINE COUNT	PLANTED ACRES	YEAR PLANTED
1	43	Pinot Noir	Pommarc	Y	SLJMb	4	7	1566	3176	2.04	
2	45	Pinot Blanc	???	N	???	9	9	968	1280	1.32	
3	55	Pinot Noir	115	Y	SLJMb	4	7	1566	2223	1.43	
4	80	Pinot Noir	115	Y	SLJMb	4	7	1566	3344	2.15	
5	13	Pinot Gris	???	N	???	5	9	968	377	0.39	
6	4	Mixed	???	N	???	9	9	968	85	0.09	
7	19	Pinot Noir	115	N	???	9	10'	871	725	0.83	
8	17	Pinot Noir	115Wad	Y	SLJMb	4	7	1566	1036	0.67	
9	23	Pinot Noir	Pommarc	N	???	9	10'	871	1527	1.52	
10	14	Pinot Noir	Pommarc	N	???	9	10'	871	386	0.44	
11W	17	Pinot Noir	Wad	Y	SLJ	4	7	1566	34	0.21	
11E	30	Pinot Noir	Wad	Y	SLJ	4	7	1566	864	0.56	
Total										11.86	

Fir Crest Vineyard
Vineyard Details

2019 Block Breakdown



BLOCK	# OF ROWS	VARIETY	CLONE	ROOTSTOCK	SOURCE	PLANT SPACE	ROW SPACE	VINES/ACRE	VINE COUNT	PLANTED ACRES
1	43	Pinot Noir	Pommard	Y	St.J/Mo	4'	7'	1556	3176	2.04
2	45	Pinot Blanc	???	N	???	5'	9'	968	1280	1.32
3	55	Pinot Noir	115	Y	St.J/Mo	4'	7'	1556	2223	1.43
4	80	Pinot Noir	115	Y	St.J/Mo	4'	7'	1556	3344	2.15
5	13	Pinot Gris	???	N	???	5'	9'	968	377	0.39
6	4	Mixed	???	N	???	5'	9'	968	85	0.09
7	19	Pinot Noir	115	N	???	5'	10'	871	725	0.83
8	17	Pinot Noir	115/Wad	Y	St.J/Mo	4'	7'	1556	1036	0.67
9	23	Pinot Noir	Pommard	N	???	5'	10'	871	1327	1.52
10	14	Pinot Noir	Pommard	N	???	5'	10'	871	386	0.44
11W	17	Pinot Noir	Wad	Y	St.J	4'	7'	1556	334	0.21
11E	30	Pinot Noir	Wad	Y	St.J	4'	7'	1556	864	0.56
Total										11.65

2019 Crop Estimate

Block	Shoots With Clusters	Grams/Cluster	Cluster Count/Vine	Variety	Clone	Rootstock	Vine Spacing	Row Spacing	Vines/Block	Block Acres	Lag Weight X 2.0 (tons/acre)	2.0 Total Tons
LEN-01	14.07	44.48	22.03	Pinot Noir	Pommard	Y	4'	7'	3,176	2.04	3.36	6.86
LEN-02	15.57	81.40	23.87	Pinot Blanc	???	N	5'	9'	1,280	1.32	4.15	5.48
LEN-03	16.28	46.71	19.23	Pinot Noir	115	Y	4'	7'	2,223	1.43	3.08	4.40
LEN-04	15.47	48.48	22.07	Pinot Noir	115	Y	4'	7'	3,344	2.15	3.67	7.89
LEN-05	15.60	56.07	27.40	Pinot Gris	???	N	5'	9'	377	0.39	3.28	1.28
LEN-06	16.60	62.92	27.53	Mixed	???	N	5'	9'	85	0.09	3.70	0.32
LEN-07	15.47	60.30	24.75	Pinot Noir	115	N	5'	10'	725	0.83	2.87	2.39
LEN-08	13.94	47.57	21.00	Pinot Noir	115/Wad	Y	4'	7'	1,036	0.67	3.43	2.28
LEN-09	16.19	59.55	27.07	Pinot Noir	Pommard	N	5'	10'	1,327	1.52	3.09	4.72
LEN-10	17.47	74.57	25.12	Pinot Noir	Pommard	N	5'	10'	386	0.44	3.60	1.59
LEN-11E	15.27	47.10	20.68	Pinot Noir	Wad	Y	4'	7'	864	0.56	3.34	1.86
LEN-11W	15.07	45.67	24.31	Pinot Noir	Wad	Y	4'	7'	334	0.21	3.81	0.82
		7/26/2019	8/23/2019							11.65		39.89

Fir Crest Vineyard

Vineyard Narrative



Gross Planted and Plantable Acres: Planted 11.65 acres. There is approximately 1.8 acres that remains to be planted in the northern part of the parcel.

AVA (American Viticultural Area): Yamhill-Carlton AVA

Vineyard Soil Types Present (NRCS Soil Survey): Goodin-Melbourne soils are highly regarded premium vineyard soils that are derived from marine sediments. They tend to be acidic and of mixed degrees of available water holding capacity depending on the soil depth.

Slope/Aspect: The site slopes to the south and the east which is ideal for perfect cool climate varietal ripening. The unplanted yet plantable acreage in the northern portion of the parcel dips gently to the north. As the seasons continue to be warmer and easier to predict these slightly north facing slopes are becoming more widely planted.

Drainage: Goodin-Melbourne soils are typically well drained though may need drain tile to be installed to help move water from the high water table that can be present during the wet winter months.

Elevation: The site ranges from 230 feet to just above 400 feet in elevation. This is well within the acceptable range for successfully ripening cool climate varieties. The slope of the property continues downward from the vineyard which allows cold air to continue to drain to lower areas thereby decreasing the spring frost potential for the grapevines.

Plant Material: There is a mix of planting material in the vineyard on a block by block basis. Some of the vineyard blocks are planted with vines that are on their own roots. These vines are healthy and phylloxera has not been seen nor suspected in the vineyard.

Irrigation: The vines are not currently irrigated.

Summary: This is a very nice vineyard property with nearly 12 acres of professionally managed vineyard already in place and another 1.8 acres that could be planted. It is in close proximity to McMinnville and is within a well regarded American Viticultural Area. The vineyard has been farmed to LIVE (Low Impact Viticulture and Enology) standards since 2011. The grapes from this vineyard are being sold to well respected wineries and yields are good for both vineyard owner and winemaker.