

160.52 acres in McMinnville AVA - 19350 SW Cherry Hill Rd. Sheridan, OR

This expansive, end-of-the-road property awaits your vineyard development plans. Adjacent to J. Wrigley Vineyards and close to Hyland, Maysara, Coleman, and Coeur de Terre vineyards. 100 acres vineyard-suited and potentially more in the SE corner of the property. Stunning, hilltop views including sweeping valley and Mt. Hood views from the upper sections. Park like oak grove in the lower elevations. Bring your builder and custom home plans. Several usable AG buildings onsite + power and existing well. Potential to divide (buyer to verify). A combination of Sedimentary and Volcanic soils (Bellpine, Jory, Ritner, etc.) and gentle topography make this ideal for mechanical farming and harvesting. Springs on site for possible water resource development. List price - \$1,950,000



© 2020 Google

Property boundaries are approximate



Oregon Vineyard Property
Vineyard Brokers
Since 1998
503-625-3000
www.oregonvineyardproperty.com



Map Number, To



5.6.14

00700

00602

00601

00603

- 160.52 acres in McMinnville AVA**
- 100 + acres prime, vineyard-suited land
 - Soils - Bellpine, Jory, Ritner, & Windy Gap
 - 500 - 670 foot elevations
 - Van Duzer corridor (coastal air influence)
 - Property is divisible
 - One existing homesite (pending approval)
 - Standing timber and Oak Savana
 - Springs for water resource development
 - 15 minutes from McMinnville

Cherry Hill Rd.
Property

5.6.23

5.6.24

02700

01000

00800

00900

01300

01401

01600

01702

01700

02100

02200

02600

02601

02602



Oregon Vineyard Property
 Vineyard Brokers
 Since 1998
 503-625-3000
www.oregonvineyardproperty.com



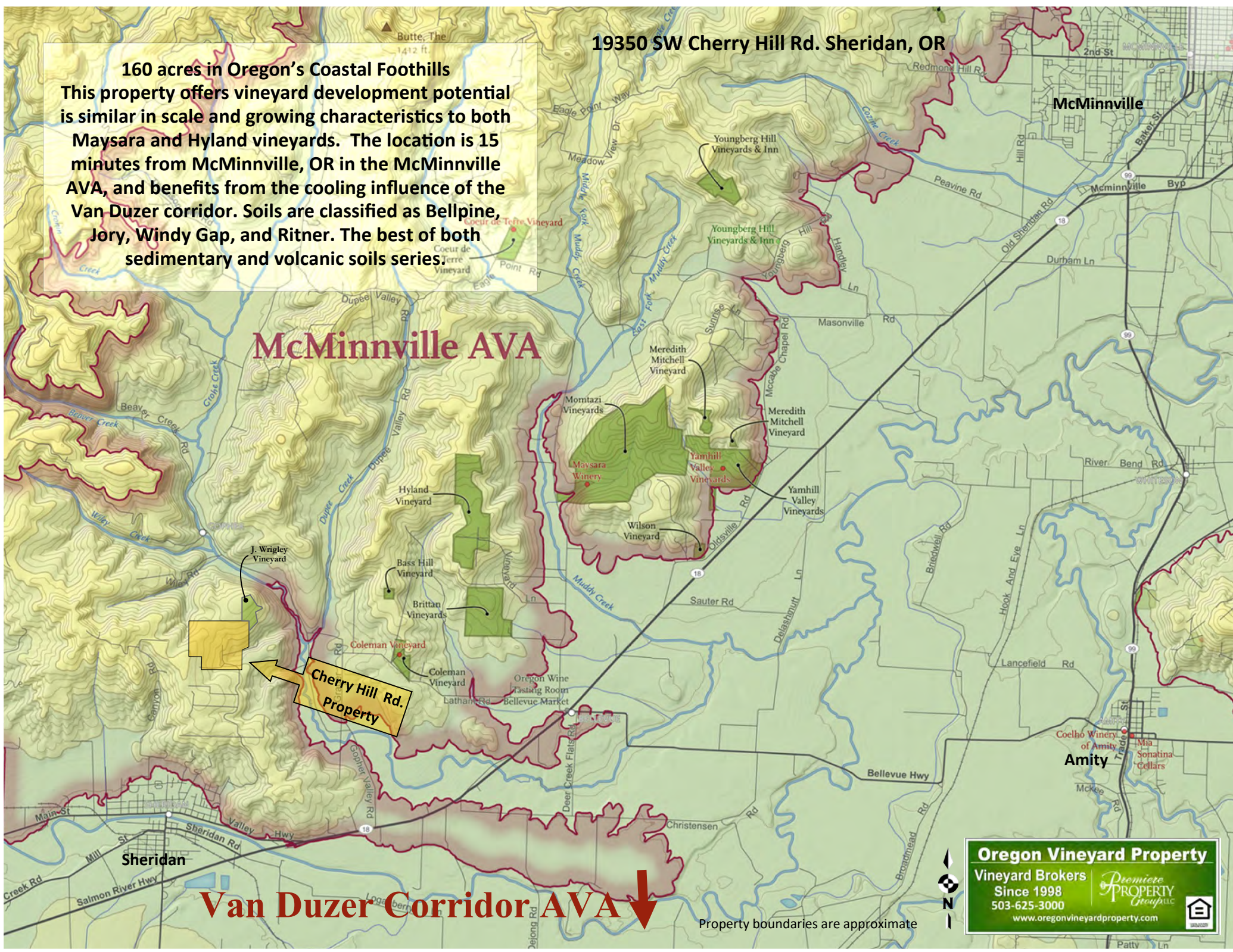
19350 SW Cherry Hill Rd. Sheridan, OR

160 acres in Oregon's Coastal Foothills
This property offers vineyard development potential is similar in scale and growing characteristics to both Maysara and Hyland vineyards. The location is 15 minutes from McMinnville, OR in the McMinnville AVA, and benefits from the cooling influence of the Van Duzer corridor. Soils are classified as Bellpine, Jory, Windy Gap, and Ritner. The best of both sedimentary and volcanic soils series.

McMinnville AVA

Cherry Hill Rd. Property

Van Duzer Corridor AVA



Oregon Vineyard Property
 Vineyard Brokers
 Since 1998
 503-625-3000
www.oregonvineyardproperty.com

Premiere
PROPERTY GROUP
 INC.



Property boundaries are approximate



Oregon Vineyard Property
Vineyard Brokers
Since 1998
503-625-3000
www.oregonvineyardproperty.com

Premiere
PROPERTY
Group, LLC





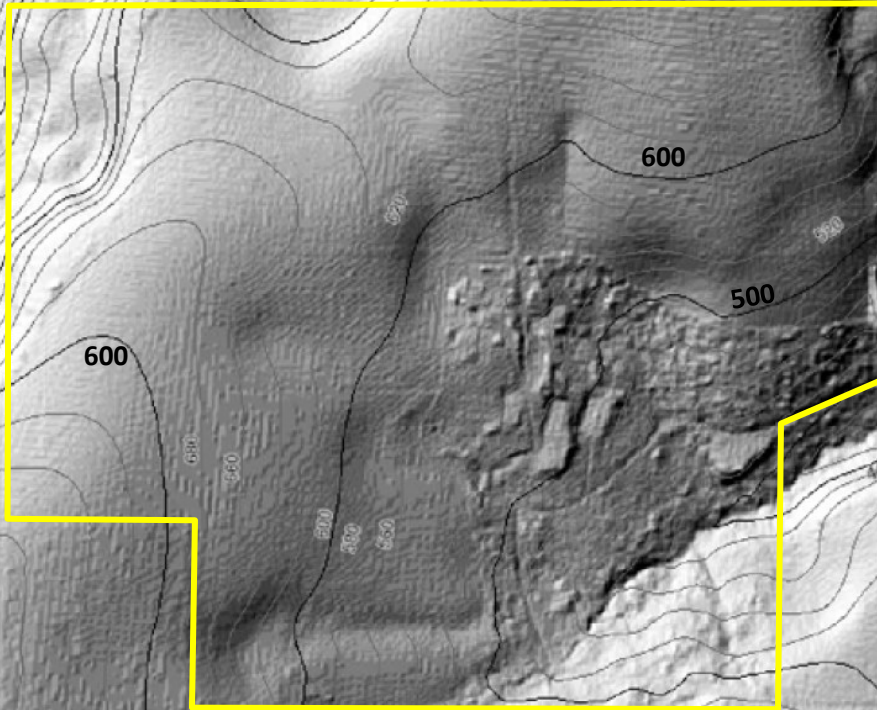
Oregon Vineyard Property
Vineyard Brokers
Since 1998
503-625-3000
www.oregonvineyardproperty.com

Premiere
PROPERTY
Group, LLC



Topography

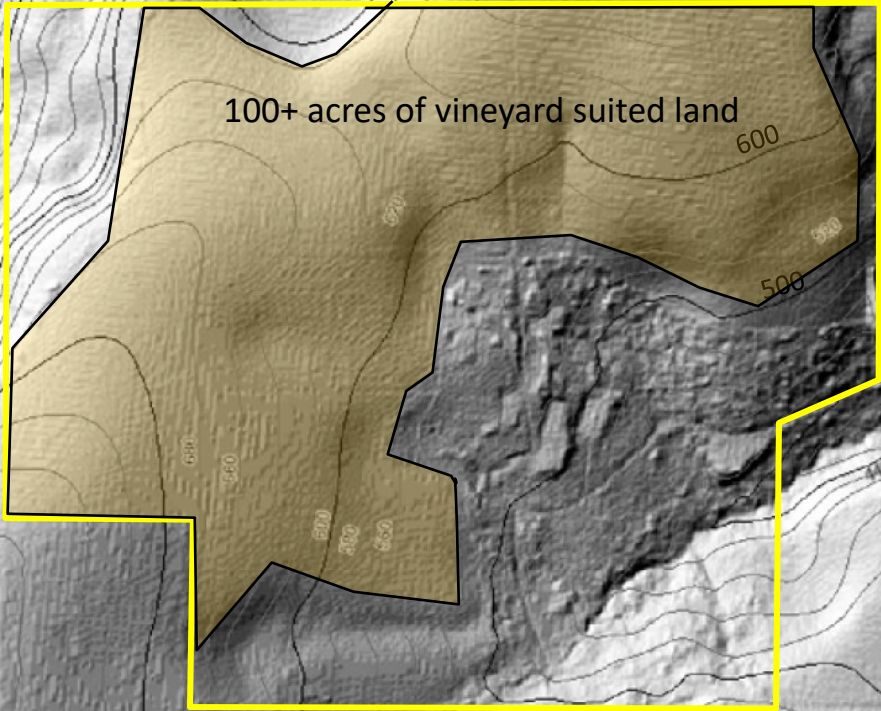
This property is topographically ideal for vineyard development, with elevations ranging from 500 feet to 670 feet. Most of the acreage is gentle enough slope for mechanical farming and harvesting.



Property boundaries are approximate

Oregon Vineyard Property
Vineyard Brokers
Since 1998
503-625-3000
www.oregonvineyardproperty.com





100+ acres of vineyard suited land

0 200 400 600 800 1000
2000 ft

Property boundaries are approximate



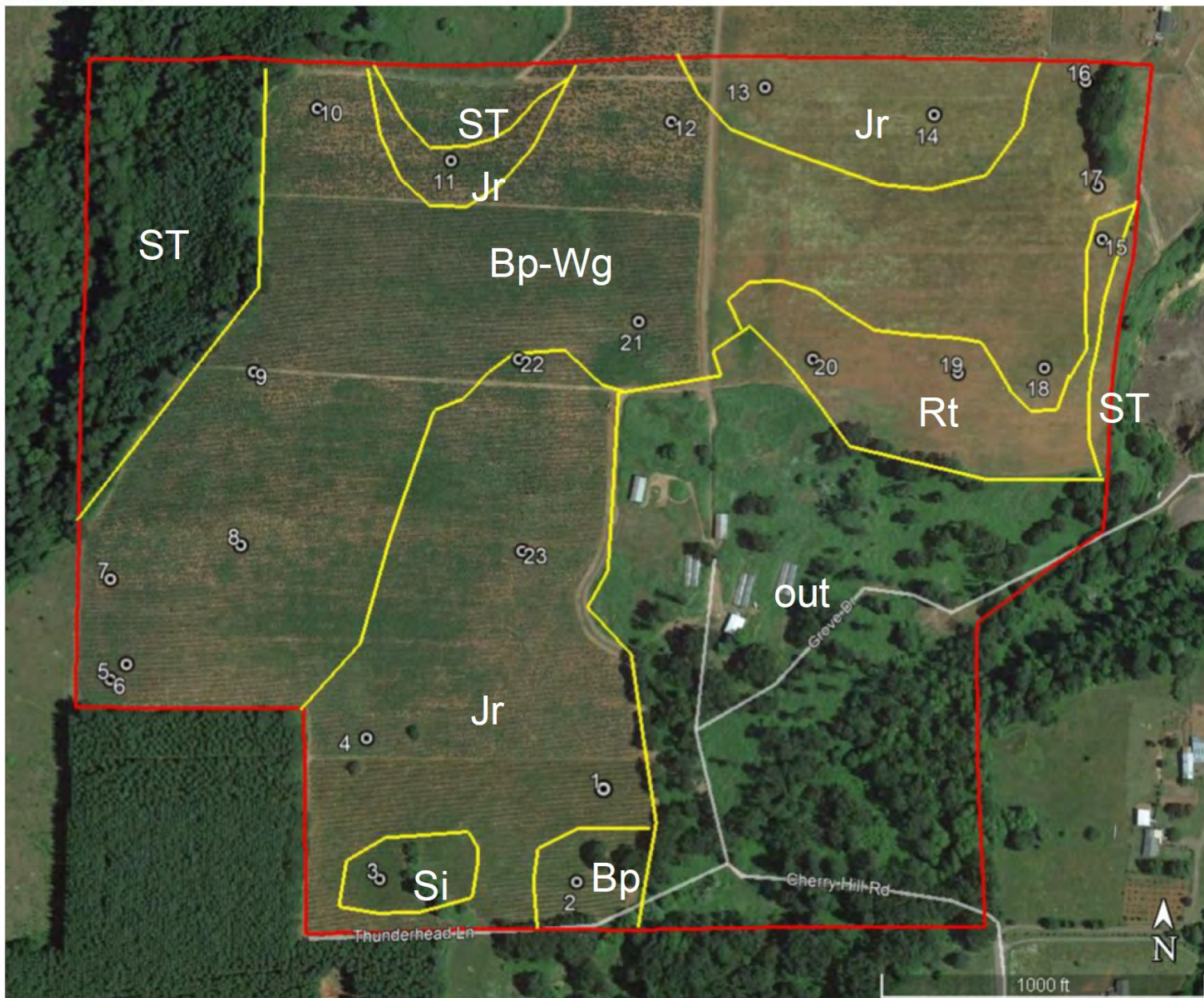
Oregon Vineyard Property
Vineyard Brokers
Since 1998
503-625-3000
www.oregonvineyardproperty.com

Premiere
PROPERTY
Group, LLC



Map below is from the Vineyard Soils Assessment prepared by Andy Gallagher of Red Hills Soils

Showing the results of on-site soils testing. (See full report for details)



RESULTS

Most of this parcel is well suited to growing winegrapes. Some areas are not suitable because of slope. Most of the soils here are moderately deep red clay subsoil soils of sedimentary rocks origin, and Bellpine, Windygap and Jory soils make up the most acres. There are smaller areas of soils with more gravel and cobble in the subsoil like Ritner. The site elevation, terrain and slope aspect are all particularly good for winegrapes. Of the suitable acres there are some where crops might benefit from irrigation in droughty times. Additional mapping could further delineate this area. About 100 acres of cleared fields are well suited to planting vineyards and there are additional acres in the area in the southeast corner that have suitable terrain but where soils were not sampled in this project. The actual number of acres of vineyard blocks would be 20 to 30 percent less to account for slopes, and areas between blocks. Data from soil borings are presented in Table 1. Soil boring locations are shown on the map in Figure 3 and GPS coordinates are in Table 3.

Table 1. Summary soil boring data

Boring	Soil name	Depth to bedrock (in)	Depth to gravel (in)	Drainage Class	Available water holding capacity (in)	Vine Vigor Potential
1	Jory	60+	--	well	11	mod high
2	Bellpine	25	--	well	4 to 5	mod low
3	Sitton	72+	--	well	12	high
4	Jory	60+	--	well	11	mod high
5	Windygap	60	--	well	9 to 10	mod high
6	Bellpine	37	37	well	7	moderate
7	Windygap	56	--	well	8 to 9	mod high
8	Windygap	60	33	well	9 to 10	mod high
9	Bellpine	32	17	well	7	moderate
10	Bellpine	38	--	well	8	moderate
11	Jory	60+	--	well	11	mod high
12	Bellpine	35	--	well	7 to 8	moderate
13	Jory	60+	--	well	11	mod high
14	Jory	60+	32	well	10	mod high
15	Ritner	33	0	well	5 to 6	mod low
16	Bellpine	30 to 50	30	well	6 to 8	moderate
17	Bellpine	36	0 to 9	well	7 to 8	moderate
18	Bellpine	36	19 to 36	well	7 to 8	moderate
19	Ritner	21	0	well	2 to 3	low
20	Yamhill	34	--	well	5 to 6	mod low
21	Bellpine	37	--	well	7 to 8	moderate
22	Jory-Windygap	60	--	well	10 to 11	mod high
23	Jory	60+	--	well	11	mod high

19350 SW Cherry Hill Rd. Sheridan, OR

