

THE STRAIGHT SHOOTER



NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of APRIL 2013

Trout live in nice neighborhoods

- **MADISON VALLEY “HAPPENINGS”** → The new gourmet kitchen shop, “**The Copper Door,**” has finally opened up! Congratulations to Shawna & Tracy Poole! It is next to the hair salon, Trenez, which is next to the Ennis Fish Bowl and the Alley Bistro! That is a very busy corner of town! It is great to see new energy and new business in town.



- **COMING MAY HAPPENINGS** → Lots of fun going on in May – the Annual **Ennis Lion’s Club Auction**, The Montana **High School Rodeo** at the Ennis Rodeo Grounds, the Annual **Fiddlefest in Pony**, and many more events throughout the area. And hopefully the legendary **Mother’s Day Caddis Hatch** will be a boon to the fisherpeople! Festivities begin on Memorial Day Weekend in **Virginia City** to celebrate their anniversary. Fun activities are planned throughout the summer. Information and Schedule at: <http://southwestmt.com/listings/17377.htm>. See more about Virginia City below. And just a little heads up for June, plan to attend a “**Fabulous, historic Montana Memorabilia and Antique Auction**” on June 8 at 9:30 AM in the Ennis High School Gym. Check out the items @ www.engageauction.com and the live internet bidding @ www.ShobeAuction.com.

- **MONTANA NEWS** → **Virginia City** will be celebrating the sesquicentennial anniversary of the first gold discovery in Alder Gulch. On May 26, 1863, weary gold prospectors on their way home made camp in the area. A prospecting trip in the evening yielded a piece of exposed bedrock that would prove to be one of the richest gold deposits in North America, and one of the greatest events in Montana history. Read all about the fascinating history of Virginia City at: <http://southwestmt.com/listings/6792.htm> and <http://southwestmt.com/listings/10343.htm>. The Montana Supreme Court heard three sides of a **Ruby River stream access** battle. <http://www.madisoniannews.com/ruby-river-access-goes-to-supreme-court/>. **Armed teachers** may be an option for Sheridan Schools. In the wake of tragic school shootings across the country, Sheridan Schools are considering this option. <http://www.madisoniannews.com/armed-teachers-may-be-an-option-for-sheridan-schools/>.



ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
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Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

✦ **FISHING REPORT** → John Way's **Tackle Shop** presents the latest Fishing Report, as of May 1, 2013. "If you have been waiting to fish the Madison. **Get here now!** The month of May provides great fishing, more predictable nice weather and consistent dry, nymph and streamer fishing. If you wanted to catch as many fish as possible and rack up a body count throw a rubber leg stone fly nymph with a Laniers lucent, red San Juan, or an egg pattern behind. About two in the afternoon we have started to see a great hatch of blue wing olives. Just prior to two try a size 14 soft hackle Pheasant tail and give it some movement to represent the emerging may flies. They have been keying on the rising bugs just prior to the hatch. Dry fly guys can get their fix with a searching pattern of a skwala stone fly. Try either a Para madam x, fat frank, or a Skwallar all in size 10. Once you see them eating may flies trail the skwala with a parachute Adams, or Para BWO and you should take all risers. Dark bodied marabou articulated streamers have been taking good fish on overcast days. Keep it deep and slow for the best success. As the month goes look for the famed Mother's Day Caddis hatch. This is usually best on the lower



Madison below the Bear Trap Canyon but the upper river can experience great caddis action. This great hatch usually happens mid-day with fish eating dry's long into the evening. In the morning try a Czech Nymph, hot wire, or other caddis nymph. Just prior to the hatch switch over to a super pupa to represent the emerging caddis. Once the fish start feeding on the surface try a peacock caddis, X Caddis, or royal elk hair caddis all in size 14 trailing olive super pupae just below the surface. A great month to

fish. Get out there and catch a bunch before the runoff hits us the end of the month. New product just arrived from Orvis, Simms, Reddington, Costa, Dan Bailey, Rio, and Korkers. Stop by the shop and check out all the new gear. *John*

✦ The Tackle Shop's report at <http://www.thetackleshop.com/fly-fishing-report-Madison-River.asp>

Check out other fishing reports at:

✦ Madison River Fishing Company at:

<http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.

✦ Dan Delekta, <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.

✦ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>

✦ Joe Dilschneider's Montana Trout Stalkers at <http://www.montanatroutr.com/>

✦ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → April was pretty nice and we all got excited that spring had come early. Not! But we did have some great days and there was green to be seen in the fields. For the month of April, the recorded high was 75° with a low of 12°. The average high was 57° and the average low was 27°. The average precipitation for April is 1.41" and we received just .69" – another month below average! However, the Madison River Basin snowpack is in good shape. <http://www.madisoniannews.com/snowpack/>



➤ **REAL ESTATE TIPS** → **Nestle in the Right Neighborhood.** Experts say that where you choose to live is one of the most important determinants of your happiness. The World Database of Happiness even lists nations and their happiness scores at www.Leur.nl/fsw/happiness! Of course not everyone can move to their "Happy Place," but if you are looking for a new home for your family, a change of life style or a retirement destination, **here are some things to keep in mind:**

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1. People are generally happier in sunny places.
2. People are happier in small communities where there are neighborhood meeting places and other characteristics that nudge you into social interaction.
3. People are happier when they have easy access to green spaces and recreation.
4. People are happier when they feel safe. An area with a low crime rate adds to a person's well being.
5. People are happier in less stressful environments. Overcrowding, heavy traffic and crowds create stress and affect health.
6. People are happier when they feel free to live their life as they choose.
7. People are happier when they feel like they belong.

These are all good reasons why people move to Montana, which is more a "state" of mind than it is a "place." Montana has lots of sunshine brightening her Big Skies. Montana has barely 1,000,000 people, spread out over 94,185,600 acres of which 25,000,000 are Public Lands! Lots of breathing room!



Montana is made up of small communities and towns, with only 6 major cities whose **total** population is less than 330,000! The violent crime rate in Montana is lower than the National Violent Crime Rate by 40.38% and going down. Montana is a state where the attitude is more "*live and let live*" than most places. People come to Montana to escape from all the rules, regulations and controls imposed on people in more populated areas of the country. So, all in all, Montanans are happy people!

➤ **FEATURED PROPERTY OF THE MONTH: *UNIQUE MOUNTAIN RETREAT*** on 8.8+ acres on the Old Virginia City Highway, less than 6 miles from Ennis but feels like a remote getaway. This 1,860 SF custom home has 3 bedrooms, 2 baths, office, family room, great room with pellet stove, large windows to the spectacular view, large private deck, 2-car attached garage + a 2-car detached garage/barn. This property has so much class – it is artistic, tastefully decorated, comfortable, stylish, warm, well-maintained and charming. A short walk takes you to public lands and miles of exploring. Furnishings negotiable. **\$315,000**, MLS #190341.



➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (April 29, 2013) - Pending home sales increased in March and remain above year-ago levels, but contract activity in recent months shows only modest movement, according to the National Association of Realtors®. The [Pending Home Sales Index](#),* a forward-looking indicator based on contract signings, rose 1.5% to 105.7 in March from a downwardly revised 104.1 in February, and is 7.0% above March 2012 when it was 98.8. Pending sales have been above year-ago levels for the past 23 months; the data reflect contracts but not closings.

[Lawrence Yun](#), NAR chief economist, said the market appears to be leveling off. "Contract activity has been in a narrow range in recent months, not from a pause in demand but because of limited supply. Little movement is expected in near-term sales closings, but they should edge up modestly as the year progresses," he said. "Job additions and rising household wealth will continue to support housing demand."

The PHSI in the Northeast was unchanged at 82.8 in March and is 6.3% higher than March 2012. In the Midwest the index increased 0.3% to 103.8 in March and is 13.7% above a year ago. Pending home sales in the South rose 2.7% to an index of 120.0 in March and are 10.4% higher than March 2012. In the West the index increased 1.5% in March to 102.9 but is 4.3% below a year ago.

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Total existing-home sales are projected to increase 6.5 to 7% over 2012 to nearly 5 million sales this year, while the national median existing-home price is forecast to rise about 7.5%.

The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1 million members involved in all aspects of the residential and commercial real estate industries. For additional commentary and consumer information, visit www.houselogic.com and <http://retradio.com>.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Still busy, with Realtor tours of all the new listings, showings and processing transactions. This year should be a good one, but we think it could be our "window of opportunity" for quite a while. Those of you thinking you should wait and list your property when things get even better, think twice, because it may not get better for several years. Buyers are feeling optimistic right now. Who knows how they will feel next year! The Southwest Montana Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), through the month of **April 2013** are as follows:

- **LAND: 288** vacant lots listed (\$8,400 to \$3,400,000), 14 pending sales (\$24,600 to \$440,000), 10 lots have sold in 2013 (\$41,000 to \$300,000).
- **HOMES: 151** homes listed (\$74,999 to \$3,900,000), 13 pending sales (\$159,900 to \$759,000), 16 homes have sold in 2013 (\$61,200 to \$825,000).
- **RANCHES: 3** listed (\$787,000 to \$3,400,000), 0 pending sales, 0 ranches have sold in 2013.

➤ **RECIPE OF THE MONTH: Cowboy Caviar.** This makes a great appetizer with chips or add a little sliced cabbage and you have a wonderful salad for a barbeque. Check it out in my Wild Woman Cookbook through our website, at <http://www.arrowreal.com/wildWomanCookbook2.php?recipe=4>.



➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** in the spring, every tenth car you pass is a tractor!



➤ **MONTANA TRIVIA** → Did you know that near the Pines Recreation Area as many as 100 sage grouse perform their extraordinary spring mating rituals!

<http://www.bing.com/videos/search?q=+sage+grouse+spring+mating+rituals&view=detail&mid=ACB3007D8E1B78B6A1D3ACB3007D8E1B78B6A1D3&first=1&FORM=NVPFVR>.



Toni and Don Bowen, Broker/Owners, Arrow Real Estate



and Kayla Crawford, Office Manager

Thanking you in advance for your personal referrals – they are the lifeblood of our business and the greatest compliment you can give us.

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USEFUL WEBSITES TO REMEMBER→

ENNIS AND THE MADISON VALLEY:

<http://www.ennismontana.org/> - for community and local government information
<http://www.ennischamber.com/> - The Ennis Chamber of Commerce website
<http://www.madisonvalleyhistoryassociation.org> – The Madison Valley History Association website
<http://www.mvmedcenter.org> – for information about the Madison Valley Medical Center
<http://www.mvmcf.org> – the Madison Valley Medical Center Foundation website
<http://www.mvvetsmemorial.org> – The Madison Valley Veterans Memorial website
<http://www.madisonvalleyexpeditions.com/> - a source for experiencing *authentic* Montana in our area
<http://adayinthelifeofalemon.blogspot.com/> - famous local sculptor, David Lemon's site
<http://ennismontanahomesandland.blogspot.com> – Ennis, Montana Happenings, from **Arrow Real Estate**

MADISON COUNTY:

<http://madison.homestead.com/index.html> - for Madison County emergency news
<http://www.madison.mt.gov/> - Madison County Government website
<http://virginiacity.com> – Virginia City Chamber of Commerce

NEWS:

<http://www.madisoniannews.com/> - the latest news from the Madisonian newspaper for Madison Co.
<http://bozemandailychronicle.com/> - news from the big city of Bozeman, an hour northeast of Ennis
<http://www.mtstandard.com/> - news from historic Butte, an hour & ½ northwest of Ennis

MONTANA:

www.fwp.mt.gov/ - Montana Fish Wildlife and Parks website – for hunting and fishing regulations
<http://fwp.mt.gov/education/bow/> - “Becoming an Outdoors Woman” – a must for female newcomers!
<http://www.visitmt.com/> - Official website Montana Vacations, Recreation, Accommodations and Travel
<http://www.montanapictures.net> – for people homesick for Montana – a great visual connection
http://mdt.mt.gov/travinfo/weather/rwis_list.shtml - State Highway Web Cams

SKIING:

www.moonlightbasin.com – Check out latest snow conditions on the hill at Big Sky
<http://www.lmranch.com/winter/> - Lone Mountain Ranch in Big Sky for cross country trails
http://www.westyellowstonenet.com/skiing/cross_country_skiing.php - Skiing Yellowstone Park Trails
<http://www.madisonvalleyskiclub.org/> - local ski club with access to Big Sky

HORSEBACK RIDING:

www.wolfpackoutfitters.com – trail riding guides for the Madison Valley
<http://www.sphinxmountainoutfitting.com> – trail riding and outfitting guides in the Madison Valley

RANCHING:

<http://www.madisonvalleyranchlands.org/> - working to keep the ranching way of life alive

FISHING:

<http://www.madisonriverfoundation.org> - The Madison River Foundation
<http://www.montanatu.org/> - Montana Trout Unlimited

GOLFING:

<http://www.madisonmeadowsgolfcourse.com> – Madison Meadows Golf Course in Ennis

REAL ESTATE:

www.arrowreal.com – A wealth of resource information, local listings and a portal to the SW MT MLS
www.houselogic.com – Helpful information from the National Association of Realtors
www.trulia.com – Search for homes for sale and sold, local information, and research
www.zillow.com – Search for homes for sale and rent, home values and mortgage rates
www.homesandland.com – Search for homes for sale and rent, home values and mortgage rates

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