

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for JULY 2016



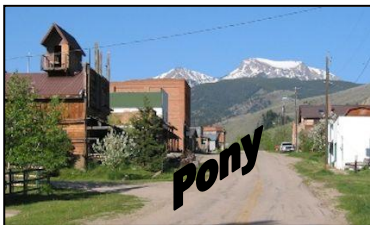
*Trout live in nice neighborhoods*



➤ **MADISON VALLEY “HAPPENINGS”** → We survived July! We look forward to July and all the fun, but we're glad when it's over! There was SO much going on. → The **Moods Brew & Spirit Festival**, the **Rodeo**, **Pancake Breakfast**, **Parade**, **Veterans Memorial Ceremony**, **Fireworks**, **Ennis Air Fair**, **Montana Folk Festival**, **Dog and Grog Montana Microbrew Festival**, **Car Show**, the of course, the every popular, **Brewery Follies** and **Virginia City Playhouse**. → The Rodeo grounds turned into tent city for firefighters who came to fight the Blue Lake fire up in the Gravelly Range between Haypress Lakes and Axolotl Lakes, starting July 21st. The smoke plumes were dramatic. It is presently 45% contained. See current fire information at: <http://inciweb.nwcg.gov/incident/4872/>. → Varney and Blaine Spring Bridges are still closed but the culvert work on Main Street is finished! Busy, busy, busy!



➤ **COMING AUGUST HAPPENINGS** → Rest up and get ready for a busy August as well, with lots more fun: The first event is to celebrate **150 years of Pony**, in that charming village, on August 6 & 7. [www.PonyMontana.com](http://www.PonyMontana.com). → Next is the **18<sup>th</sup> Annual Noxious Weed Fund Raiser** on August 6<sup>th</sup>. This is THE social event of the year and will be held at the Historic Jumping Horse Ranch in the Show Barn. This is Not to be missed! [http://www.madisonvalleyranchlands.org/fundraiser\\_mvrg.html](http://www.madisonvalleyranchlands.org/fundraiser_mvrg.html). → If you are headed to Yellowstone Park, plan to go to **Music in the Park** in West Yellowstone, on August 5 – 6<sup>th</sup>, [www.yellowstonedestination.com/music](http://www.yellowstonedestination.com/music). → Gear up for the **Road Agent Rally** in Virginia City on August 7<sup>th</sup>. Call 406 843-5933. → Everyone loves a county fair and the **Madison County Fair & Rodeo** will be held in Twin Bridges August 6 – 14. → The Madison Valley Ranchlands Group is sponsoring their **Summer Tour** which will be in the Wall Creek Game Range this year, on August 10<sup>th</sup>. Call 406 682-3259 or go to <http://www.madisonvalleyranchlands.org/index.html> for more information. → The **Virginia City Art Show** is on August 12<sup>th</sup> and the **Ennis Arts Festival** is on August 13<sup>th</sup>! → The Annual Quilt Show, **“Quilt Me a River,”** will take place August 12 – 13<sup>th</sup>. → On August 20<sup>th</sup>, you can attend the first annual **Mule Deer Foundation Banquet** at the Ennis Rodeo Grounds. [www.muledeerfoundation.com/events](http://www.muledeerfoundation.com/events). → Make sure to get your tickets for the Annual **Madison Valley Medical Center Foundation “Home Tour”** so you can visit interesting and beautiful homes in the valley on August 20<sup>th</sup>. Buy your tickets at the Hospital. → And you can still enjoy the **Brewery Follies** and **Virginia City Playhouse**. **Fire season** is here, so please be careful and be safe!



➤ **MONTANA NEWS** → The State has approved \$500,000 in grants to support the production of 11



new film and multimedia projects taking place in Montana, stimulating local economies and providing job opportunities for Montanans. *“Highlighting Montana’s beauty and richness of character on the big screen while creating local jobs is a win-win,”* said Governor Bullock. *“Film production in Montana boosts our strong economy and supports additional job creation in our local communities.”* The

**Big Sky Film Grant** offers funding to resident filmmakers, filmmakers looking to shoot in-state, in-state production companies, and filmmakers taking Montana-made films to internationally juried film festivals. Read more at: <http://news.mt.gov/Home/ArtMID/24469/ArticleID/4534/Governor-Bullock-Announces-Grants-to-Support-Film-Production-in-Montana-Strengthen-Local-Economies> and our state website: <http://www.montanafilm.com/>.

➤ **FISHING REPORT** → *as of August 1, 2016.* **Madison River Fishing Report from The Tackle Shop.** The dog days of summer are here and with them come warm temps. The glitz of July 4 is behind us and fall is barreling down the tracks right at us. Even with all the heat we have been seeing this summer, the Madison River continues to impress each and every day. This is no doubt a testament to the dam being “fixed” for this season alone and water flowing from the bottom of Hebgen Lake and not the top. This not only gives us good fishing but a look into the Madison River of old and what might be a new normal when they finally get the Hebgen Dam “Career Project” finished.

The great thing about cold water in the summer is fish the way you want. Like throwing dry flies? Go ahead. Want to chase a bobber around? Get after it. A streamer junkie at heart? Let’s chuck and duck all day looking for a big one. Lots of options right now.

The dry fly guys are doing well right now with a mixture of nocturnal stone as well as purple may flies. Ants and other terrestrials are showing up on the scene and counting their share of fish. Look for this trend to continue all month. Usually we live and die by the ant in August. Will we have a good hopper year? There looks to be a bunch of the big legged critters around and we will see if it all comes together.



Streamer guys are getting some really big fish. This is not a numbers game and you must stay focused. If you do, you will get a few shots a day at a really large angry brown trout. If you’re looking for brother two foot, this is the way to go. Our best streamers lately have been white in color and fished deep. The old bunny and bead tight lined have been doing well with a slinky sculpins and a shiny nymph.

The nymph guys are looking for numbers and taking the shot gun approach. Small stone flies, princes and techie may fly nymphs as well as red nymphs have all been successful. The good old san juan is the

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sleeper of summer and it has been proven a guy can fish it each day of the year and catch fish. Nymphing in general will get you on the whitefish parade. It feels like there are a lot of whitefish in the river this year. Don't know if the decline a few years ago was just the natural ebb and flow of a population but white dog is back and he is hungry. Take bead head, throw in the Madison and catch white fish. It is that easy some days.

Stop by the store for the latest report and hot summer deals on flies and gear. If you're on the run, check out the website for the most current fishing report for the Madison River in cyber land. Get out, float some flies and catch more than just fish. *John Way.* <http://www.thetackleshop.com/>

### Check out other fishing reports at:

- ✚ Madison River Fishing Company at <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Dan Delekta at <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.montanatrout.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → July brought perfect summer weather for all the outdoor activities going on in the valley. It seemed a little warmer than usual with a high of 95° and no measurable precipitation. Along with some pretty windy days, it was a perfect set up for fires. Lightning started two fires in the Gravelly Range in July. At least we have lovely cool evenings, with an overnight low of 33°. There are beautiful fields of sweet clover AND the fish are happy!



➤ **REAL ESTATE TIPS** → **LIVING IN THE WILD WEST** → Many people dream of moving west and building their dream home in the hills, away from people, traffic, rules and regulations. It sounds good and this dream brings a lot of folks to Montana. Many are surprised to learn that even though we do have lots of wide open spaces and few people, there are still laws, rules, regulations, restrictions and unwritten codes of conduct. There are also conditions that are unfamiliar to people moving from more urban areas. Some of those conditions and common sense guidelines would be:

1. Not all roads are paved or plowed. Many roads are gravel and may or may not be maintained.
2. Emergency response cannot be guaranteed. Fire and ambulance personnel are often volunteers.
3. Utility services may be unavailable or may not operate at urban standards. Many folks live "off the grid." A great way to get out of the fast lane!
4. Properties may have septic systems and wells rather than city services. There is a lot to learn about using and maintaining these systems.
5. Wildlife is great to observe but they can become pests around your home. It is against the law to feed or domesticate wildlife in Montana.
6. Weather is unpredictable. Always be prepared for quick changes. It can snow in any month of the year in Montana!
7. Agriculture is all around and an important part of western life. The neighbor may be haying at 10:00 at night and it is his right to do so.



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8. Montana has an open range law which means you have to fence livestock out, not in. If you don't want the neighbor's cows in your yard, it is your responsibility to fence them out.
9. Ownership of rural land requires continual stewardship and land management. Especially in the fight against Noxious Weeds. Educate yourself and be responsible for keeping your property weed free.
10. Homes should be built to blend into the landscape rather than stand out. Select architectural compatibility with the rural landscape, in design, materials, colors, and roofs, respectful of the rural character and natural beauty of the community and its environment.
11. Water rights are sacred and need to be understood by property owners. You need to be certain whether or not you have any water rights on the creek or ditch that runs through your property.
12. Choose a firesafe location for building and keep it free from flammable vegetation at least 30' from the house and 100' on downhill side.
13. Dark Skies Protection is a way of reducing sky glow and keeping our Big Sky clear and beautiful. Avoid unshielded, over bright and dusk to dawn lights.

➤ **FIND A HOME FOR YOUR SOUL ...  
FAN MOUNTAIN INN.**

Live where you love and share your hospitality with the many visitors who come through the Madison Valley. Own and operate your own motel in Ennis! The Fan Mountain Inn is a **profitable** and well-established, 27-room motel on US Hwy 287 just two blocks from downtown. Great location across from the hospital and excellent highway exposure. It consists of 12,500 SF in 2 buildings, including a 3-BR/2-BA owners' residence, all on 1.014 acres, at the north edge of Ennis. Financial information available to prospective buyers, with a signed confidentiality agreement.

*Featured Property of the Month* →



**\$1,295,000.** MLS #206692.

➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (July 27, 2016) — Pending home sales were mostly unmoved in June, but did creep slightly higher as supply and affordability constraints prevented a bigger boost in activity from mortgage rates that lingered near all-time lows through most of the month, according to the National Association of Realtors®. Increases in the Northeast and Midwest were offset by declines in the South and West. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, inched 0.2 percent to 111.0 in June from 110.8 in May and is now 1.0 percent higher than June 2015 (109.9). With last month's minor improvement, the index is now at its second highest reading over the past 12 months, but is noticeably down from this year's peak level in April (115.0).

[Lawrence Yun](#), NAR chief economist, says a solid bump in activity in the Northeast pulled up pending sales modestly in June. "With only the Northeast region having an adequate supply of homes for sale, the reoccurring dilemma of strained supply causing a run-up in home prices continues to play out in several markets, leading to the last two months reflecting a slight, early summer cooldown after a very active spring," he said. "Unfortunately for prospective buyers trying to take advantage of exceptionally low mortgage rates, housing inventory at the end of last month was down almost 6 percent from a year ago, and home prices are showing little evidence of slowing to a healthier pace that more closely mirrors wage and income growth." Adds Yun, "Until inventory conditions markedly improve, far too many prospective buyers are likely to run into situations of either being priced out of the market or outbid on the very few properties available for sale."

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One noteworthy and positive development occurring in the housing market during the first half of the year, according to Yun, is that sales to investors have subsided from a high of 18 percent in February to a low of 11 percent in June, which is the smallest share since July 2009. Yun attributes this retreat to the diminished number of distressed properties coming onto the market at any given time and the ascent in home prices, which have now risen year-over-year for 52 consecutive months. "Limited selection of homes at bargain prices is reducing the number of individual investors willing or able to buy," adds Yun. "This will hopefully open the door for first-time buyers, who made some progress last month but are still buying homes at a subpar level even as rents increase at rates not seen since before the downturn."

In spite of the slight slowdown in contract signings from April's peak high, existing-home sales this year are still expected to be around 5.44 million, a 3.6 percent boost from 2015 and the highest annual pace since 2006 (6.48 million). After accelerating to 6.8 percent a year ago, national median existing-home price growth is forecast to slightly moderate to around 4 percent.

Regional Breakdown. The PHSI in the Northeast advanced 3.2 percent to 96.0 in June, and is now 1.7 percent above a year ago. In the Midwest the index increased 0.8 percent to 108.9 in June, and is now 1.6 percent higher than June 2015. Pending home sales in the South decreased modestly (0.6 percent) to an index of 125.9 in June but are still 1.8 percent higher than last June. The index in the West declined 1.3 percent in June to 101.3, and is now 1.8 percent below a year ago.

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*The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.1 million members involved in all aspects of the residential and commercial real estate industries.*

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → **July** was our busiest month in years! Generally there is a lull after the July 4<sup>th</sup> holiday, but not this year! Showings and sales have been strong throughout the month and are expected to continue, at least through the summer. **The Southwest Montana Multiple Listing statistics** for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **July 2016** are as follows:

- **HOMES:** 121↓ homes are listed (\$65,000 to \$5,600,000); 24 pending sales (\$115,000 to \$748,000); and 38 homes sold in 2016 (\$18,000 to \$900,000), totaling \$11,942,675, which was 93% of asking prices.
- **LAND:** 355↑ vacant lots are listed (\$1,500 to \$4,500,000); 23 pending sales (\$1,500 to \$698,500); and 43 lots sold in 2016 (\$600 to \$375,000), totaling \$2,618,850, which was 89% of asking prices.
- **RANCHES:** 2↓ listed (\$3,700,000 to \$6,750,000); 3 pending sales (\$698,500 to \$3,700,000), and 0 ranches have sold in 2016.
- **COMMERCIAL:** 26↑ listed (\$56,000 - \$2,950,000); 1 pending sale (\$389,000); and 2 commercial properties have sold in 2016 (\$345,000 to \$585,000), which was 98% of asking prices.

*"The best investment on Earth is earth."* Louis J. Glickman, real estate mogul/philanthropist

➤ **MONTANA TRIVIA** → *Did you know that...* Ten years ago there were 753 helicopters providing air medical services inside the entire U.S. There were 1,045 in 2015, 10 more than in 2014, according to

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the Association of Air Medical Services' [Atlas and Database](#). That means millions of Americans, particularly in rural areas, are getting access to critical care at a time when the number of emergency rooms is shrinking. There are 12 air ambulance services operating in Montana and residents have options. Madison County recently partnered with **REACH Air Medical Services** to provide **residents and property owners in Madison County** with a tremendous opportunity. You are now covered under a



limited **AirMedCare Network** membership, subsidized by Madison County! This is good, but you can and should upgrade your household to a full membership for just **\$35/year!** Considering the astronomical costs for air ambulance service, this is NOT Trivia, but a very important consideration and every resident and property owner should take advantage of this opportunity. **This includes our part-time residents!** For specific information for Madison County discounts, contact Susanne Hill at 406-670-1291. For general information go to:

<http://www.airmedcarenetwork.com/index.php/membership/membership-faqs>.

➤ **HOT TIP!** Need a ride to or from the **Bozeman Airport** for you or your guests? Call Treasure State Shuttles, 406-579-5442 or 406-209-2270. They offer **shuttle service** in the Ennis / Madison Valley. They can transport up to six passengers.

## ***SEE YOU IN MONTANA!***

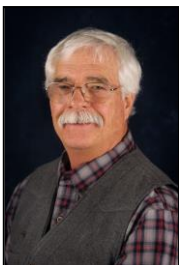


**Don & Toni Bowen**, *Broker Associates and Accredited Buyer Representatives, with over 75 years of real estate experience, between them - covering residential, commercial, vacant land & ranch properties in the Madison Valley. We are in the business of "match making."*



*Office manager,*

**Debbie Reilly-Richardson**



**Ron Gay**, Sales Associate with ERA Landmark Arrow Real Estate

***Thank 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://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

### 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/](http://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](http://mdt.mt.gov/travinfo/weather/rwis_list.shtml) - State Highway Web Cams  
<http://montanakids.com/> - State website for all things KIDS in Montana  
<https://www.facebook.com/Ennisrealestate?ref=hl> – Facebook page for ERA Landmark Arrow R. E.

### SKIING:

<http://bigskyresort.com/> – Check out latest snow conditions & things to do 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](http://www.westyellowstonenet.com/skiing/cross_country_skiing.php) - Skiing Yellowstone Park Trails

### HORSEBACK RIDING:

[www.wolfpackoutfitters.com](http://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](http://www.arrowreal.com) – A wealth of resource information, local listings and a portal to the SW MT MLS  
<http://www.realtor.com/> - The world’s #1 Real Estate website. The source for all properties on MLS  
[www.houselogic.com](http://www.houselogic.com) – Helpful information from the National Association of Realtors  
[www.trulia.com](http://www.trulia.com) – Search for homes for sale and sold, local information, and research  
[www.zillow.com](http://www.zillow.com) – Search for homes for sale and rent, home values and mortgage rates  
[www.homesandland.com](http://www.homesandland.com) – Search for homes for sale and rent, home values and mortgage rates

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