

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for MAY 2017



*Trout live in nice neighborhoods*



### ➤ MADISON VALLEY “HAPPENINGS” → The first thing you will notice driving through Ennis is



all the construction going on to connect to the Madison Valley Medical Center and to Madison Foods with new concrete **sidewalks!** This will complete easy walkways connecting to most parts of downtown. → The **Montana High School Rodeo** took place in Ennis with lots of young cowpokes keeping the sport alive. → Virginia City celebrated **Opening Weekend** with a parade and lots of activities. Fire claimed the historic **Winston Rod “Bamboo Rod” Building** in Twin Bridges.

→ **The Montana Heritage Commission**, which oversees Virginia and Nevada City, received \$2,000,000 for maintenance and preservation over the next 2 years. → The 4<sup>th</sup> Annual “Tap into Ennis Festival” AKA the Brew Fest, was a big success with Lions Park full of brewers, distillers, food vendors and happy people! → The river was full of fishermen enjoying the Mother’s Day Hatch. → **Memorial Day** was celebrated by many veterans groups and we are so grateful for our beautiful **Veterans Memorial** in Ennis. → The community lost two very high profile citizens in May. We said goodbye to a local legend - the famous and much-loved, “Doc” Losee, ([http://www.bozemandailychronicle.com/100/newsmakers/ennis-unconventional-doc-losee/article\\_86653980-527b-11e0-936d-001cc4c03286.html](http://www.bozemandailychronicle.com/100/newsmakers/ennis-unconventional-doc-losee/article_86653980-527b-11e0-936d-001cc4c03286.html)), and to “Lodgepole” John Lecouvre who is remembered for his fanciful art and his beautiful lodge pole fencing around the valley.



➤ **COMING JUNE “HAPPENINGS”** → The **Madison Farm to Fork Farmer’s Market** is starting up again and will be at the Ennis High School parking lot from 4 to 6 PM on Wednesdays through the summer. → There will be **Wine Pairing Dinners** at the Madison Valley Ranch in Jeffers on June 2 and 3 at 7 PM. → The **Bale of Hay Saloon** in Virginia City is open for the season. → **Willie’s 5<sup>th</sup> Annual Spring Pig Pickin’ and Water to Whiskey 5K Run** is on June 3<sup>rd</sup> from noon to 6 PM with food, music and fun! → → Catch the **Montana Pioneer and Classic Auto Club Spring Tour** at the Sportsman’s Lodge on June 9 – 11. → Bring your daughters to the “**Wild Skills Ennis**” workshop on June 30<sup>th</sup>. It’s a great opportunity for young girls to learn survival and technical skills for outdoor adventuring. [www.getwildskills.org](http://www.getwildskills.org). → Join the **Stand Up Paddle Board, Land & Water Pilates Fitness Class** every Thursday starting June 15 at 7 AM. [www.thewellnessnavigator.com](http://www.thewellnessnavigator.com). → The “**Summer Sort**” will be held at



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the Ennis Rodeo Grounds June 16 – 18. Contact Brad Tank at [mtcowhorse@gmail.com](mailto:mtcowhorse@gmail.com). → Shedhorn Sports will be having their **Annual Tent Sale** June 22-25 from 8 AM to 6 PM. → Madison River Foundation's annual event, "**Catch the Hatch Fundraiser and Celebration**" to be held on June 24<sup>th</sup> at the Jumping Horse Barn. <http://madisonriverfoundation.org/>. → Most all the **Forest Service campgrounds** are now opened for the season with several cabins in our local mountains available for rent. For more info, go to <https://www.fs.usda.gov/activity/custergallatin/recreation/camping-cabins/?recid=5566&actid=101>. And if that's not enough to keep you and your guests busy, you can always take a **scenic tour** of the Madison Valley by air! Contact Troy Hunter at Choice Aviation at the **Ennis Big Sky Airport** <http://www.abcfoxmontana.com/story/35475996/ennis-man-takes-visitors-to-explore-the-skies>. → Tired yet?



➤ **MONTANA NEWS** → Montana anglers will now have to purchase an **Aquatic Invasive Species Prevention Pass** — even if they've already bought a fishing license for 2017 — as part of a program



passed by the Legislature and signed into law Thursday. The passes are expected to generate \$3.2 million dollars per year to be used in the fight against aquatic invasive species (AIS) that threaten the health of the state's waters. The Aquatic Invasive Species Prevention passes can be purchased at all Montana Fish, Wildlife and Parks license providers, or **online from FWP**. The cost is just \$2 for Montana residents and \$15 for non-residents. → Newly released **data** say glaciers in Montana's **Glacier National Park** have shrunk as much as 85 percent since the 1960s, according to the U.S.

Geological Survey. Some are now so small they've lost the characteristics that make them glaciers. Glacier National Park will likely lose its last glacier within our lifetime. → Montana has the **highest number of startups per capita**, at 195.7 per 100,000 residents. Businesses are also created at the highest rate in Montana, with 0.54 percent of residents entering entrepreneurship each month. Montana is small-business friendly with a high number of small businesses and employees of small businesses in the state, and it has a favorable business tax climate. There are a few obstacles small businesses might have to contend with in Montana, like the low availability of qualified employees due to a low college graduation rate. The state's below-average GDP also indicates a slow-growing economy, but Montana has a solid base of existing small businesses and conditions that could pave the way for more in the near future.

➤ **FISHING REPORT** → **Madison River Fishing Report from Madison River Fishing Company, Just got an update from some of our guides fishing up river: "Fishin' good up river. Big black turd and a #14 black zebra midge killing it"**. Be careful out there in these flows.

There have been plenty of baetis and caddis flying around from late morning until evening. Problem is that fish aren't really looking up at them too much. Try a larger size bushy caddis or chubby in the soft water. There have been several sightings of large bobber eating fish lately, so give it a go and see what happens. Big nymphs in the #2-10 have been very effective at times. You can practically write off the fast water right now and focus on fishing behind the boulders, along grassy ledges and of course in the slow deep stuff. It is hard to bead a #2 or #4 Black Pat's Rubber Legs as a top fly. That or a dark-colored sculpin pattern has been working well. Follow one of these with a prince or worm and you're in the game. You can keep them on a short leash with plenty of split shot right now to get them down without catching too many non-living things.

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Be prepared to lose some flies though. Top choice right now would be a streamer fished tight to the grassy ledges and slow moving water along undercut banks. Big fish have been pushing out of their lairs and following all sorts of streamers into the swift current for a meal. We've seen fish eat all sorts of colors throughout the day so change often. White, Olive/Yellow, Olive and black have all been fair game. You don't necessarily need to go with the articulated junk though. Your standard bugger should do the trick. Lots of quick short casts will get you some looks.

Be safe and have fun out there. Let us know how it goes! (406) 682-4293. ~Parker

✚ Madison River Fishing Company at:

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

### Check out other fishing reports at:

✚ John Way, at The Tackle Shop, at <http://www.thetackleshop.com>

✚ 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** → May was lovely and the valley is lush and green with snowcapped mountains. Every season has its own special kind of beauty, but spring is special. The high for May was **80°** and the low was **28°**. We have had good precipitation and water is running high.

➤ **REAL ESTATE TIPS → TERMITES! MYTH: No Termites in Montana! TRUTH: Yes there are! Dry wood Termites are not native to the state but subterranean termites are known to cause damage to homes in Montana. Alaska is the only state in the US that does not have termites because it is too cold and dry.** Many homeowners in Montana unknowingly dismiss flying termites as winged ants. But it is easy to tell the difference – winged termites have a straight body and straight antennae, while flying ants have a pinched waist and bent antennae. Subterranean termites are active in narrow bands along the eastern and western borders of Montana. Local pest control contractors claim they have never seen termites in the Madison Valley in 25 years of business, and yet they have now been identified, here in our area. More info at: <http://citybugs.tamu.edu/factsheets/household/termites/ent-2002/>; and <http://www.termite.com/termites/termites-montana.html>. It is best to contact a local pest control company who can inspect and treat if necessary. And if you purchase a home in Montana, have it checked for termites, even if everyone else tells you there are no termites in Montana!

➤ **FIND A HOME FOR YOUR SOUL ... Featured Property of the Month → TWENTY ACRES BORDERING NATIONAL FOREST LAND and OVERLOOKING WADE LAKE!** Build your dream cabin in this beautiful corner of the Madison Valley with miles of roads and trails to explore and fish to catch! This property has wide open meadows with fabulous views of the mountains and valley and a filtered view of the lake from the back of the property. This lot has power and 50 acres of common area along the Madison River for very private fishing. **\$249,500.** MLS # 218977. In the Upper Madison Valley, Madison River Ranches, Lot 27.

<http://www.itourmedia.com/display/index/349831>



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➤ **CURRENT REAL ESTATE NEWS** → **WASHINGTON** (May 31, 2017) — Pending home sales in April slumped for the second consecutive month and were down year-over-year nationally and in all four major regions, according to the National Association of Realtors®. Only the West saw an increase in contract signings last month. The **Pending Home Sales Index** (PHSI), a forward looking indicator based on contract signings, decreased 1.3% to 109.8 in April from a downwardly revised 111.3 in March. After last month's decline, the index is now 3.3% below a year ago, which is the first year-over-year decline since last December and the largest since June 2014 (7.1%).

Lawrence Yun, NAR chief economist, says contract activity is fading this spring because significantly weak supply levels are spurring deteriorating affordability conditions. "Much of the country for the second straight month saw a pullback in pending sales as the rate of new listings continues to lag the quicker pace of homes coming off the market," he said. "Realtors® are indicating that foot traffic is higher than a year ago, but it's obviously not translating to more sales." Added Yun, "Prospective buyers are feeling the double whammy this spring of inventory that's down 9% from a year ago and price appreciation that's much faster than any rise they've likely seen in their income." Unfortunately, Yun believes there is little evidence these astoundingly low supply levels are going away soon. Homebuilding activity has not picked up enough this year and too few homeowners are listing their home for sale. "The unloading of single-family homes purchased by real estate investors during the downturn for rental purposes would also go a long way in helping relieve these inventory shortages," said Yun. "To date, there are no indications investors are ready to sell. However, they should be mindful of the fact that rental demand will soften as the overall population of young adults starts to shrink in roughly five years." Yun forecasts existing-home sales to be around 5.64 million this year, an increase of 3.5% from 2016 (5.45 million). The national median existing-home price this year is expected to increase around 5%. In 2016, existing sales increased 3.8% and prices rose 5.1%.

The PHSI in the Northeast decreased 1.7% to 97.2 in April, and is now 0.6% below a year ago. In the Midwest the index fell 4.7% to 104.4 in April, and is now 6.1% lower than April 2016. Pending home sales in the South declined 2.7% to an index of 125.9 in April and are now 2.3% below last April. The index in the West jumped 5.8% in April to 100.0, but is still 4.2% 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.*

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → May was crazy with properties coming on the market one day and going under contract the next! This is very unusual for our small market area, but it's happening more and more. Demand is high, supply is low. 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 **May 2017** are as follows:

- **HOMES:** 100↑ homes listed (\$74,900 to \$7,500,000); 24↑ pending sales (\$69,900 to \$2,950,000); and 28↑ homes sold (\$26,500 to \$2,475,000), totaling \$10,122,800, which was 93%↓ of asking prices.
- **LAND:** 312↑ vacant lots listed (\$21,000 to \$3,300,000); with 14↑ pending sales (\$49,000 to \$1,985,000); and 31↑ lots sold (\$22,500 to \$245,000), totaling \$2,245,400, at 93%↑ of asking prices.
- **RANCHES:** 4↑ listed (\$3,150,000 to \$14,950,000); 0 pending sales, and 2↑ ranches sold (\$1,000,000 to \$5,350,000), which was 80%↓ of asking price.
- **COMMERCIAL:** 26↓ listed (\$44,500 - \$987,000); 1↑ pending sale (\$2,950,000); and 2 commercial properties sold (\$73,000 to \$235,000), totaling \$308,000, which was 87% of asking prices.

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

➤ **MONTANA TRIVIA** → *Did you know...* that Montana has more different species of mammals than any other state? Living in Montana is like living in Mutual of Omaha’s “Wild Kingdom”!

- In Montana, the elk, deer and antelope populations outnumber the humans!
- The average square mile of land contains 1.4 elk, 1.4 pronghorn antelope and 3.3 deer.
- Montana has the largest migratory elk herd in the nation.
- The state boasts the largest breeding population of trumpeter swans in the lower United States.
- The moose, now numbering over 8,000 in Montana, was thought to be extinct in the Rockies south of Canada in the 1900’s.
- Montana has the largest grizzly bear population in the lower 48 states.
- At the Rocky Mountain Front Eagle Migration Area west of Great Falls more golden eagles have been seen in a single day than anywhere else in the country.
- North of Missoula is the largest population of nesting common loons in the western United States.
- The density of the state is six people per square mile!

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

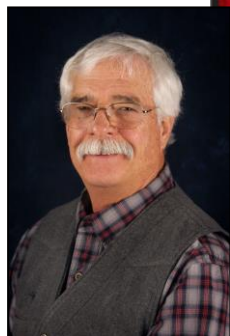


**Don & Toni Bowen, Broker Associates and Accredited Buyer Representatives, with over 75 years of combined real estate experience - covering residential, commercial, vacant land & ranch properties in the Madison Valley. *We are in the business of "match making."***



*Office manager,*

**Debbie Reilly-Richardson**



**Ron Gay, Sales Associate**



***Thank you in advance for your personal referrals.  
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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.ennisartsassociation.org> – The Ennis Arts Association website for all artists!  
<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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