

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for SEPTEMBER 2018



Trout live in nice neighborhoods



➤ **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → A busy Labor Day weekend featured the **Fly Fishing and Outdoor Festival** on the Peter T Park in Ennis plus the **Virginia City Poker Ride**. → Excitement at the Ground Breaking ceremony for the new **Montage Resort** in Big Sky, scheduled to open June 2021. <https://www.montagehotels.com/destinations/big-sky/>. → **The Bale of Hay Saloon** and **Wells Fargo Steak House** closed for the season. → Update on the 2018 Fires: The **Monument Fire** remains 56% contained and has burned over 6,614 acres. The **Wigwam Fire** is now 100% contained and burned 4,087 acres. → Both the **Sportsman’s Lodge** and the **Fan Mountain Inn** are again for sale. Now is your opportunity to live and work in Ennis, Montana! → **Snowbirds** began heading south and a new **Fall Tourist Hatch** started appearing.

➤ **MADISON VALLEY OCTOBER “HAPPENINGS”** → Herds of hungry hunters, locals and visitors will be showing up for the **33rd Annual Hunter’s Feed** at 3 PM on Friday, October 19th – the day before the opening of the General Hunting Season. All up and down Main Street, Ennis businesses compete for prizes for the best overall, most unusual and best chili – all made from wild game. This event started as a way for locals to empty out freezers, making room for expected new game meat. <http://www.ennischamber.com/chd12pg8.asp>. → And still more to do! - You can find live music at **Willie’s Distillery**, the **Blue Moon Saloon**, the **Pony Bar**, **Norris Hot Springs (Water of the Gods)**, and the **Gravel Bar**, great shopping and dining, plus first-rate Movies at the **Madison Theatre** and fun at the **Bowling Alley!** →. If you plan to hike, make sure you wear **orange!!**



➤ **MONTANA NEWS** → **Montana Magazine** will soon be dead and gone. After 50 years of publication, this one will soon be retired. We will miss the interesting articles and beautiful photography. <https://www.greatfalltribune.com/story/news/2018/09/19/montana-magazine-folds-lee-enterprises-publishing-changes/1358173002/>. → Approximately 80,000 passengers flew through **BZN (Yellowstone International)** in August, which broke record set last year by 10.3%!

➤ **HUNTING REPORT** → We are so fortunate that Montana has some of the **longest hunting seasons** in the west, healthy herds of game and access to millions of acres of public land. → **Elk numbers are up** in the Gravelly Range with a pre-season population of 12,672 – and good odds you will bring one home! → A Federal judge has halted **Grizzly Bear hunts** in Idaho and Wyoming. <https://www.localnews8.com/news/legislators-unhappy-with-grizzly-hunt-decision/799551609>. However MT FWP is moving ahead to remove grizzlies in and around Glacier National Park from the **Endangered Species List**.



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➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop.** If you like big trout and you cannot lie, then October is your time. Like the turning of the leaves, Walter comes to play in October. It might be the spawning season or it might be the impending winter that makes brown trout angry in the fall, but whatever it is, it's worth the wait. With hunting season in full swing, college football obsessing the minds of the masses, school in session and the unpredictable Montana weather, the river is lonely. Only the die-hard and those in-the-know will be out there. A great time to catch brother 2-foot.



October usually starts with mild weather and lingering thoughts of summer past. BWO, hoppers, ants and other attractors will still take some fish. The real game moving forward all month is the sub-surface action. Add some streamers to your diet and then add some more. Big fish like big food. Think NFL linebackers, they don't eat rice but entire prime ribs. Embrace bunny fur and marabou.

We like more natural colors to start the month. Shelia sculpins, Mini Loop, Trevor's, and Zonkers. As the month rolls along and the weather changes, we go big or go home. Butt Monkeys, Sex Dungeons, and Barely Legal are in the rotation. All of these can be fished on short stout leaders. We like 7 ft. 2X. The brown trout of your dreams is out there. Right now he is making his way up from Ennis Lake to spawn in the river and getting madder by the day. Put down the remote, the bow and shotgun and pick up the rod for a day. It might just change your life.

Great specials on all fishing gear at the store. Come get your Christmas shopping done early for the angler on your list. **FishEnnis**, from John Way, The Tackle Shop in Ennis, **The 2017 Orvis Outfitter of the Year!** Check it out at <http://www.thetackleshop.com>.

Check out other fishing reports at:

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

➤ **WEATHER** → From Summer to Winter, all in one month! A shock to the system, but the snow-capped mountains, clear skies and colors are beautiful. **September** had a daytime high of **84°** and daytime low of **41°**, a nighttime high of **59°** and nighttime low of **29°**. The total precipitation for September was just .11" with the average being 1.19". And we still have lots of GREEN tomatoes on the vine!



➤ **REAL ESTATE TIPS** → **TITLE INSURANCE FOR HOME BUYERS**

1. **What is Title?** It is your right to own or use your property, and establishes any limitations on those rights.

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2. **What is a Title Search?** An early search can uncover issues that could limit your rights to the property and if a title issue is discovered, most often is taken care of automatically by the title company.
3. **What is Title Insurance?** It is a policy that protects your investment and property rights. There are two different kinds of insurance: an owner's policy and a lender's policy (if there is a loan).
4. **Why is Title Insurance Important?** Protects your investment in your property from certain future legal claims regarding ownership. For a one-time fee, you and your heirs receive coverage for as long as you own your property. It also covers potential legal fees and court costs for settling claims covered by your policy.
5. **What does Owner's Title Policy Cover?** Title issues may include:
 - Undiscoverable defects and certain undiscovered errors in the title.
 - Outstanding mortgages and judgments, or liens against the property.
 - Pending legal action against the property that could affect you.
 - Unknown heir of a previous owner who is claiming ownership of the property.
 - Forgery – making a false document, for example, the seller misrepresents the identity of the person who sold the property.
 - Fraud - deception to achieve unfair gain, for example, someone steals your identity and either sells your property without your knowledge or consent, or takes out a second mortgage on the property and walks away with the money.
 - Clerical error – inconsistent paperwork and historical records, for example, an unforeseeable discrepancy in the property or fence line can cause confusion in ownership rights.
6. **What Does Owner's Title Insurance Cost?** A one-time payment for owner's title insurance is low relative to the value of your property. A typical title insurance policy costs around .05% of the purchase price.
7. **For more information?** Check out www.homeclosing101.org or contact your local title company.



➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month...*** **MADISON RIVER PROPERTY** located across the river from the famous Slide Inn. This 9-acre lot on the upper Madison is nestled at the base of the Madison Range with great views and roughly 2 miles (*upstream of the Reynolds Pass Bridge to Quake Lake*) that offer some of the **best wade fishing in Montana!** Lot 10B-2, Hook and Horn Road, Cameron, MT. **\$395,000.** MLS # 326775.



➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (September 27, 2018) – Pending home sales fell slightly in August and have now decreased on an annual basis for eight straight months, according to the National Association of Realtors®. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, decreased 1.8% to 104.2 in August from 106.1 in July. With last month's decline, contract signings are now down 2.3% year-over-year. Lawrence Yun, NAR chief economist, says that low inventory continues to contribute to the housing market slowdown. *"Pending home sales continued a slow drip downward, with the fourth month over month decline in the past five months,"* he said.

"Contract signings also fell backward again last month, as declines in the West negatively impacted overall activity," he said. *"The greatest decline occurred in the West region where prices have shot up*

significantly, which clearly indicates that affordability is hindering buyers and those affordability issues come from lack of inventory, particularly in moderate price points.”

According to the third quarter Housing Opportunities and Market Experience (HOME) survey, a record high number of Americans believe now is a good time to sell. *“Just a couple of years ago about 55 percent of consumers indicated it was a good time to sell; that figure has climbed close to 77 percent today.”*

Added Yun, *“With prices having risen so quickly, many consumers were deciding to wait to list their homes hoping to see additional price and equity gains. However, with indications that buyers are beginning to pull out, price gains are going to decelerate and potential sellers are considering that now is a good time to list and bring more properties to the market.”*



When it comes to rising mortgage rates, Yun believes that while rising rates are always a deterrent to potential buyers, it should not lead to a significant decline. *“We have two opposing factors affecting the market: the negative impact of rising mortgage rates and the positive impact of continued job creation. This should lead to future homes sales staying fairly neutral,”* said Yun. *“As long as there is job growth, rising mortgage rates will hinder some buyers; but job creation means second or third incomes being added to households which gives consumers the financial confidence to go out and make a home purchase.”*

Yun expects existing-home sales this year to decrease 1.6% to 5.46 million, and the national median existing-home price to increase 4.8%. Looking ahead to next year, existing sales are forecast to rise 2% and home prices around 3.5%.

August Pending Home Sales Regional Breakdown: The PHSI in the Northeast dropped 1.3% to 92.7 in August, and is now 1.6% below a year ago. In the Midwest, the index slid back 0.5% to 101.6 in August and is also 1.1% lower than August 2017. Pending home sales in the South dipped 0.7% to an index of 121.3 in August, however, that number is 1.3% higher than a year ago. The index in the West decreased 5.9% in August to 89.1 and plummeted 11.3% below a year ago.

The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.3 million members involved in all aspects of the residential and commercial real estate industries.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → The fall rush is on, with more serious buyers and even new listings coming in! **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **September 2018** are as follows:

- **HOMES:** 93↓ homes listed (\$79,000 to \$4,950,000); 9↓ pending sales (\$210,000 to \$1,950,000); and 68 homes have sold in 2018 (\$117,000 to \$1,100,000), totaling \$25,486,624, at 97.9%↑ of list prices.
- **LAND:** 310↓ vacant lots listed (\$20,000 to \$12,000,000); with 17↓ pending sales (\$29,900 to \$189,000); and 92 lots have sold in 2018 (\$17,400 to \$1,100,000), totaling \$8,193,900, at 90.6%↓ of list.
- **RANCHES:** 6↑ ranches listed (\$695,000 to \$14,950,000); 0 pending sales, and 1 ranch has sold in 2018, so far! (\$2,650,000), at 93% of list price.
- **COMMERCIAL:** 25 listed (\$75,000 to \$800,000); 2 pending sales (\$115,000 – 585,000); and 5 commercial properties have sold in 2018 (\$49,500 to \$498,000), totaling \$1,311,500, at 94.2%↑ of list 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... The Madison River is a headwater tributary of the Missouri River, approximately 183 miles long?* It's confluence with the Jefferson and Gallatin rivers near Three Forks, Montana forms the Missouri River. The Madison rises in Teton County in NW Wyoming at the confluence of the Firehole and Gibbon rivers at Madison Junction in Yellowstone National Park. It was named by Lewis and Clark for U.S. Secretary of State James Madison in 1805, while standing at the forks of the headwaters of the Missouri. In its upper reaches, the Madison Dam forms Ennis Lake and provides hydroelectric power. In 1959, a large earthquake formed Quake Lake, just downstream from the Hebgen Dam. Downstream from Ennis, the Madison flows through the Lee Metcalf Wilderness area in the Bear Trip Canyon, known for its class IV-V whitewater. Between these two dams, the Madison River forms a world-famous 50-mile riffle of blue-ribbon fly fishing.

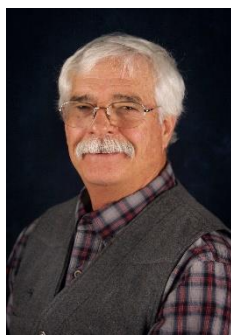


SEE YOU IN MONTANA!

Our ERA Landmark Arrow Real Estate Team:



**Debbie Reilly-
Richardson,
Office Admin**



**Ron Gay
Sales Assoc.**



**Jonathan Nutt
Broker Assoc.**



**Toni Bowen
Broker Assoc.**



**Don Bowen
Broker Assoc.**

And coming soon.... The latest addition to our Team, Teena Lawson, a Broker Associate with nearly 20 years experience.

***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.mvvetsmemorial.org> – The Madison Valley Veterans Memorial website
<http://ennisarts.org/> - The Ennis Arts Association website for all artists!
<http://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

MADISON COUNTY:

<https://madisoncountymt.gov/525/Emergency-Information> - 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
<http://montanakids.com/> - State website for all things KIDS in Montana
<https://www.nps.gov/yell/index.htm> - Yellowstone National Park – for all things Yellowstone Park
<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 - Skiing Yellowstone Park Trails

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 Big Sky MLS
www.eralandmark.com – Our Main Office website, covering Bozeman, Livingston, Big Sky & Ennis
<http://www.realtor.com/> - The world’s #1 Real Estate website. The source for all properties on MLS
www.houselogic.com – Helpful information from the National Association of Realtors
www.homesandland.com – Search for homes for sale and rent, home values and mortgage rates