

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for JULY 2019



Trout live in nice neighborhoods



➤ **MADISON VALLEY JULY “HAPPENINGS”** → July is THE busiest month of the year! There were **FREE Fly-Fishing Lessons** at **The Tackle Shop**. → The **Virginia City Players** and the Brewery Follies provided great entertainment. → The **Jack Creek Preserve** offered a **Conservation Field Trip**. → The annual **Cowboy Poetry Evening** took place at the Bear Creek Schoolhouse. → The **Ruby Valley**



Brew hosted a Montana Cruise-In with cars, food, music, Farmer’s Market & family fun. → The Forest Service led their annual **Wildflower Tour** in the Gravelly Range. → On the Fourth, we enjoyed the **Pancake Breakfast, Car Show, Parade, BBQ, Veterans Ceremony, NRA Rodeo, fireworks in VC** and lots of partying! → The **Jeffers Garden Market** continues all summer. → Great fun in VC for the **Road Agent Rally & Car Show**. → The **Beartooth Fishing Lodge** sponsored the **Montana Hope Project**. → The Bale of Hay Saloon in VC sponsored the **Annual Dog & Grog Montana Microbrew**. → The **Continental Divide**

Restaurant reopened under new ownership & management with a new chef. → There were art walks, concerts, lectures, 5K races, and other fun stuff. → And **Summer** finally arrived!

➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → More **FREE Fly-Fishing Lessons** – check with **The Tackle Shop** for schedule, 682-4263. → The **Virginia City Players** and the Brewery Follies will be entertaining. → Head to Pony for **Pony Days** on the 3rd – 4th. → Join the fun at the Annual **Noxious Weed Fundraiser Dinner & Auction** at Corral Creek Ranch. Call the MVRG at 682-3731 for info. → **The Madison Valley Arts Festival** will be in Peter T’s Park from 10 – 5 on the 10th. → The **Madison County Fair** will take place in Twin Bridges, the 7th – 11th. → Check out wonderful houses in the valley with the Annual **Madison Valley Medical Center Auxilliary “Home Tour”** on the 17th. → The **MV Library** will be selling their homemade **Pies** on the 17th from 11 – 2. → End the month at the Annual **Fly Fishing Festival** in Peter T’s Park, the 30th – 31st. → In the meantime: Find live music at **Willie’s Distillery, Blue Moon Saloon, 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!**



Downtown Pony, MT

➤ **MONTANA NEWS** → Montana by the numbers: **2018 population = 1,062,305; average # of minutes to get to work = 18; # of People per square mile = 7; # of state employees = 20,721.** Wow!! And, **agriculture** is the number one industry in Montana, where there are 2.55 million head of cattle, which equates to roughly 2.5 times more head of cattle than people! In fact, cattle and calves are currently the number one commodity in Montana, followed by wheat and hay, respectively. Approximately 64% of Montana land area is dedicated to agriculture, including both ranches and farms. According to the Montana

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Spotted Knapweed

Wilderness Assoc., another 29% of land statewide is preserved for public enjoyment and use and includes US Forest Service, National Park, BLM, state and Fish, Wildlife and Parks lands. Therefore, **agricultural and public lands make up a combined total of 94% of the land across the state.** This makes Montana a unique, desirable, and largely untouched landscape for people seeing a laid-back, outdoors-focused lifestyle in a location where you can get away from the big city and get in touch with nature! → And we want to protect our land! The Montana Dept. of Agriculture lists 46 different species of **NOXIOUS WEEDS** throughout the state. It is illegal, according to MT State Law, for landowners to have noxious weeds on their property and landowners are required to submit a weed Management Proposal for approval by local Weed Management Districts. This year has been exceptionally bad. Madison County offers a Cost-Share Program for landowners who are taking care of weed problems, providing 50% repayment for herbicide costs. Go to: <https://madisoncountymt.gov/222/Weed-Office> or call Weed Control

at 406 843-5594 for more information. Another major player in the fight against Noxious Weeds is the **Madison Valley Ranchlands Group**, whose Weed Committee has been working at Noxious Weed prevention for over 20 years. This Weed Committee writes grants to bring in more money to fight noxious weeds. They run the Biocontrol Program, offering an organic way of dealing with weeds, such as different types of insects. They also offer their own cost-share program for special project areas. Their main source of income is through proceeds from their **Annual Noxious Weed Fundraiser (dinner & auction)**. This is one of the most successful fund-raising events in the county and has become the biggest social event of the year! Local ranches host these events and it will be held at the Corral Creek Ranch on August 3rd. For more information about this event and their programs, go to: <https://www.madisonvalleyranchlands.org/>.

➤ **FISHING REPORT** → **The Madison River Fishing Report for August from The Tackle Shop.** August is usually the dog days of summer. The river is usually low, warm and unproductive. The Madison Valley is brown, tinder dry and the mountains around the state are burning up. If this is the August reality you have been living, get ready for a big change. The New August has arrived!

This year we have had a ton of moisture. Just look around at how green everything is. Looks like the typical May look. We have been getting moisture almost every day in the form of a shower in the afternoon. These have been dropping from a tenth to a quarter inch every day. Hebgen Lake is full like we have never seen it before, in August. This will mean good water all month. Water temps are still low. In fact, the best fishing has been in the afternoons, once it warms up. The mountains are green, the grass is tall and the fire danger is still low. Life is good.

So, the *new* August is here and what does that mean for the fly fisherman? Good hatches of Caddis, Mayflies, goldens, and nocturnal stones are happening daily. The hopper fishing is just getting good. Hoppers love all that green grass. If you're a dry fly guy, August might be your new favorite month. Fish are eating streamers like pop tarts. Mostly the bigger fish. We have been having our best luck with shiny streamers. Sparkle Minnows are the new try. Try them and hang on!



If you're bored and want to nymph and drag a bobber, go ahead. I am sure you will catch some fish, but there are plenty of other options. This is going to be an August to remember. Get out and fish! And come

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to the annual **Fly Fishing Festival** on Labor Day weekend. There will be a Big Sale in the store the same weekend. Help us turn inventory into winter cash. If we get a bunch of help, we might be able to keep the heat above 50° and eat something besides Ramen noodles! Stop in the store for the latest fishing report. The Black Rifle Coffee and friendly advice are always free. Plus, FREE fly-fishing lessons on Tuesday, Thursday and Saturday at the store at 10 am. Come learn to cast – it's a blast. Good Fishing and God Bless, **FishEnnis**, from John Way, Owner of The Tackle Shop, **The 2017 Orvis Outfitter of the Year!** (Check it out at <http://www.thetackleshop.com>) Ennis, Montana, the **CULTURAL EPICENTER OF TROUT**.

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.montanatrou.com/>
- # Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → Summer is here! Even with the almost-daily thunderstorms, temperatures warmed up into the summer zone. And with all the moisture, the valley has remained green! Our daytime high was **90°** and daytime low of **68°**, a nighttime high of **56°** and a nighttime low of **41°**.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month... 20 ACRES WITH MADISON RIVER ACCESS!** This is the **ONLY** lot for sale in this premier subdivision.



Lot 3 borders BLM land which leads down to the river or drive down to the water's edge at the common area fishing access, exclusive to property owners. Build your "dream" vacation



home on this premier property with spectacular views of the Madison Range. Sundance Bench, Lot 3 in Cameron MT. **\$138,000**. MLS #324260. <https://www.itourmedia.com/display/index/741937>.

➤ **CURRENT REAL ESTATE NEWS** → **WASHINGTON** (July 30, 2019) – Pending home sales continued to ascend in June, marking two consecutive months of growth, according to the National Association of Realtors®. Each of the four major regions recorded a rise in contract activity, with the West experiencing the highest surge. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, moved up 2.8% to 108.3 in June, up from 105.4 in May. Year-over-year contract signings jumped 1.6%, snapping a 17-month streak of annual decreases.

Lawrence Yun, NAR chief economist, said the 2.8% increase can be attributed to the current favorable conditions and predicted the rise is likely the start of a positive trend for home sales. "Job growth is doing well, the stock market is near an all-time high and home values are consistently increasing. When you combine that with the incredibly low mortgage rates, it is not surprising to now see two straight months of increases," he said.

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Yun notes June's contract signings indicate that buyers are both enthusiastic about the market and of the potential wealth gain, but he added that home builders need to increase inventory. *"Homes are selling at a breakneck pace, in less than a month, on average, for existing homes and three months for newly constructed homes,"* he said. *"Furthermore, homeowners' equity in real estate has doubled over the past six years to now nearly \$16 trillion. But the number of potential buyers exceeds the number of homes available. We need to see sizable growth in inventory, particularly of entry-level homes, to assure wider access to homeownership."*

All regional indices are up from May and from one year ago. The PHSI in the Northeast rose 2.7% to 94.5 in June and is now 0.9% higher than a year ago. In the Midwest, the index grew 3.3% to 103.6 in June, 1.7% greater than June 2018.

Pending home sales in the South increased 1.3% to an index of 125.7 in June, which is 1.4% higher than last June. The index in the West soared 5.4% in June to 96.8 and increased 2.5% above 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** → July continued as a *feeding frenzy* of sales, but new listings keep popping up, along with all the new houses being built! Contractors have waiting lists of 1 to 2 years out. Best to get on a list now! **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 **JULY 2019** are as follows:

- **HOMES:** 82 homes listed (\$119,000 to \$2,990,000); 22 pending sales (\$186,000 to \$1,175,000); and 42 homes have sold in 2019 (\$70,000 to \$4,500,000), totaling \$19,884,300 at 96.0% ↓ of list prices.
- **LAND:** 237 ↓ vacant lots listed (\$12,000 to \$2,200,000; with 15 pending sales (\$40,000 to \$165,000); and 85 lots have sold in 2019 (\$12,500 to \$2,900,000), totaling \$9,805,450 at 94.2% ↑ of list prices.
- **RANCHES:** 7 ↑ ranches listed (\$599,000 to \$15,900,000); 0 pending sales, and 0 ranches have sold in 2019.
- **COMMERCIAL:** 15 ↑ listed (\$99,000 to \$950,000); 4 ↑ pending sales (\$130,000 – \$1,000,000); and 4 commercial properties have sold in 2019 (\$130,000 to \$700,000), totaling \$1,329,000, at 91% of list prices.

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

➤ **MONTANA TRIVIA...** *Did you know ... some of the oldest rocks on earth, estimated to be between three and four BILLION years old can be found in Glacier National Park?* The Lewis Overthrust Fault piled old rocks on top of new. The Lewis Overthrust Fault is not only Glacier's most famous geological feature, it's also major evidence of the tectonic events that created the mountains here in the Crown of the Continent. As a result of the uplift, erosive forces accelerated and over several million years removed the upper layers of material, exposing the rock formations evident in the park today. <http://mentalfloss.com/article/75068/11-facts-about-glacier-national-park>, <https://www.nps.gov/glac/learn/education/geology.htm>.



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SEE YOU IN MONTANA!



Our ERA Landmark Arrow Real Estate Team

Toni and Don Bowen, Broker Associates and Accredited Buyer Broker Representatives, with over 75 years of real estate experience, between them – covering residential, commercial, vacant land, recreational & ranch properties in the Madison Valley.



Debbie Reilly-Richardson,
Office Administration



*Thank you in advance for
your personal referrals.*

*They are the lifeblood of
our business and the
greatest compliment you
can give us.*



*WE'RE NOT JUST HERE TO MAKE A LIVING ---
WE'RE HERE TO MAKE A DIFFERENCE!*

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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

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