

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for JUNE 2020



*Trout live in nice neighborhoods*

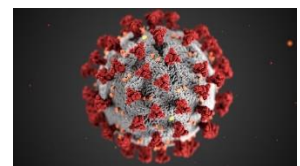


➤ **MADISON VALLEY JUNE "HAPPENINGS"** → Our strange new world continued through June, with most all events, meetings, public & social events cancelled, again. → Montana began Phase II with restaurant, bars, breweries, distilleries, and casinos allowed to open more completely. Restaurants were allowed to open for dining in. → There were a few Galleries open during the **Art Walk**. → There was a **Gun Show, "Up in Arms"** at the Madison County Fairgrounds. → The 14-day quarantine for out-of-staters was dropped. → Madison County has only had 8 cases and 1 death. Our neighboring Gallatin County still has the highest numbers in the state. → **The Nearly New Shoppe** reopened a few days a week. → The river was pretty clear and there were lots of boats on the river. → A few more businesses on Main Street are closed, but a few new ones opening. → **The Madison River Regulations** are still uncertain with the Fish and Wildlife Commission waiting until August to consider the EA for public comment.

➤ **MADISON VALLEY JULY "HAPPENINGS"** → Cancellations include - the July 4th Pancake Breakfast, the Car Show, the Rodeo Parade and the VC Fireworks. **The Rodeo is still scheduled.** Ennis Arts Association Art Show in the Park has been cancelled. → But the **Pony Homecoming Club's 26th annual Poker Ride at the Sitz Angus Ranch** is scheduled for the 20th at 37 Sitz Road in Harrison. \$30 to play and masks are required. <http://www.madisoniannews.com/sports/pony-poker-ride-2020> → The **Madison Theatre** is still closed but the Ennis **Fish Bowl** is open for bowling! → If you are planning an event for 50 or more people, you are required to submit a plan on-line or in person to the Madison County Public Health Department.



➤ **MONTANA NEWS** → More personal contact among people, as the state economy reopens, and more available testing has contributed to new COVID-19 cases hitting their second-highest weekly total in Montana, state health officials report. Although Montana has seen one of its biggest spikes in new COVID-19 recently, the Treasure State still has **one of the lowest infection rate of any state in the lower 48 states.** For more up-to-date information on Covid-19 in Montana, go to:



<https://montana.maps.arcgis.com/apps/MapSeries/index.html?appid=7c34f3412536439491adcc2103421d4b>. Visitors coming into the state are asked to be aware of different protocols required in different areas. The CDC recommends older adults or people of any age with serious chronic medical conditions who are at risk for disease, should consider postponing non-essential travel. But for now, Montana is Open!

➤ **FISHING REPORT** → **The Madison River Fishing Report. By John Way.** July in Ennis, Montana. We have a strong tradition of rodeos, parties, pancake breakfasts, car show, parades, art walks, home tours, and a fireworks display. This year, thanks to the Corona virus, we have none of that, so.....

We might just go fishing. With all the bumper in the world brought on by a foreign virus, at least the consistency of the Madison River is reassuring.

With the cold spring, the big bugs of June will continue into the holiday weekend. Salmon flies, golden stones, PMD, Caddis and Yellow Sallies are all on the menu along with hot dogs, burgers and beer, this weekend. The river is in great shape and running 1,700 CFS at the New Varney Bridge. Lots of water for boats, wade fisherman and even the recreational floater. Cold releases out of the dam and the cool spring have made the fish fat and happy. Dry fly season is in full swing and if you're a bobber lobster, yes, you will catch fish, but there are more interesting ways to fish.

As the month rolls along the big bugs will fade and the sallies, goldens and caddis of true Montana summer will fill in the space. This is going to be a great month to be on the river. Those who made it to Montana this year are in for a real treat. Yes, it might feel busy on the river now but remember it is only half of normal. Lots of room to roam and spread out.

While the big draws and festivities of the month that keep people pouring into our little town and the economy surviving are not going to happen this year, there is still reason to visit Ennis. We are still the Cultural Epicenter of Trout and a darn great fish trout town. Yes, you might get a table for Sunday Breakfast at the Pharmacy now and every lodging establishment has vacancy, which just means more room for new friends. While the river has been our lifeblood for generations in Ennis, it is proving to be our only salvation this year.

Stop by the store for the best bugs in town and the always friendly free advice with a smile. I think we all just need to go fishing more. It might solve all the world problems. Happy Fishing and God Bless, *FishEnnis*, from John Way, Owner of **The Tackle Shop**, <http://www.thetackleshop.com>) Ennis, Montana, the **CULTURAL EPICENTER OF TROUT**. (406) 682-4263, or cell: (406) 370-5206.

#### 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** → Typical June weather – crazy! As soon as we plant our gardens and flower boxes, winter comes back! Our June daytime high was 88° and the daytime low was 47°. The nighttime high was 54° and the nighttime low was 33°. We generally settle into summer, come July!

➤ **REAL ESTATE TIPS** → **WANT TO MOVE TO THE COUNTRY?** With the current "**Flight from Density**" wave, more people are giving serious thought to quality of life issues. They are trading urban living for the wide-open spaces where social distancing just comes with the territory. But there are many things to consider before taking this life-changing step, particularly if you are planning to move to rural Montana, such as:



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(406) 682-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [www.eralandmark.com](http://www.eralandmark.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net). Don & Toni Bowen

1. **Income.** Do you need to find employment, or will you have other income? Jobs will be fewer, wages lower and cost of living may even be higher, depending on the kind of area you choose.
2. **Utilities.** Many rural areas are off-the-grid and require alternative power systems, even when fiber optic cable may be available. Properties outside of city limits will require septic systems and wells. These are all extra costs when buying vacant land.
3. **Services.** Most rural areas provide only volunteer services for fire and ambulance. Property owners haul their own trash to central county dumps. County roads may or may not be maintained or plowed in the winter. Law enforcement is not as visible. Hospitals and clinics may not be convenient. Neighbors depend upon each other.
4. **Transportation.** There is no public transportation and personal vehicles need to be rugged, 4-wheel types, with good tires.
5. **People.** Newcomers to rural areas can be as private and isolated as they choose, or they can jump in and participate in the many local clubs and activities. Locals are generally welcoming to people who want to take an active part in their community, so long as they leave their old attitudes and ways behind, where they came from, and embrace the reasons they moved! Listen and learn! People will be talking about the issues and politics of the area. Take the community pulse. Don't be the new person coming in and trying to apply your big-city viewpoint to a place with its own unique history. And, in small towns, many people are related or connected somehow. It is helpful to recognize this and learn the connections! Safer too!
6. **Respect.** Living in the country means paying a great deal of respect to plants, wildlife, and your fellow man. Be prepared to share your land - and sometimes, the road - with all manner of wildlife. Your neighbors are also here to enjoy the peace and tranquility of rural living. It is important to respect the space, wishes and desires of your neighbors as well. Maintaining your property and avoiding activities that may pollute nearby water, air or land is an important part of living in the country.

The benefits to living in the country are vast, and for many people, completely worth any sacrifice. The peacefulness of rural living and the great outdoors awaits you. And if you are considering moving to Montana, you might want to read the "Code of the New West," to prepare yourself for a whole new world!  
<https://madisoncountymt.gov/DocumentCenter/View/777/Code-of-the-New-West-PDF?bidId=>

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month ... HOME on the MADISON RIVER!** A fisherman's dream cabin, just steps to the water & short walk to the famous Grizzly Bar! Fully furnished with EVERYTHING - furniture, furnishings & recreational equipment. Home has 2,500 SF, 3BR/3BA, wood-burning river rock fireplace, decks & 4 car garage. Two separate living quarters. Great rental potential. **15 Sturdy Lane, Cameron MT 59720.** MLS # 346495. Listed below appraised value at **\$750,000.**



➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (June 29, 2020) – Pending home sales mounted a record comeback in May, seeing encouraging contract activity after two previous months of declines brought on by the coronavirus pandemic, according to the National Association of Realtors®. Every major region recorded an increase in month-over-month pending home sales transactions, while the South also experienced a year-over-year increase in pending transactions.

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The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, rose 44.3% to 99.6 in May, chronicling the highest month-over-month gain in the index since NAR started this series in January 2001. Year-over-year, contract signings fell 5.1%. An index of 100 is equal to the level of contract activity in 2001.

*“This has been a spectacular recovery for contract signings, and goes to show the resiliency of American consumers and their evergreen desire for homeownership,”* said Lawrence Yun, NAR’s chief economist. *“This bounce back also speaks to how the housing sector could lead the way for a broader economic recovery. More listings are continuously appearing as the economy reopens, helping with inventory choices,”* Yun said. *“Still, more home construction is needed to counter the persistent underproduction of homes over the past decade.”*

*“The outlook has significantly improved, as new home sales are expected to be higher this year than last, and annual existing-home sales are now projected to be down by less than 10% – even after missing the spring buying season due to the pandemic lockdown,”* Yun said. NAR now expects existing-home sales to reach 4.93 million units in 2020 and new home sales to hit 690,000. *“All figures light up in 2021 with positive GDP, employment, housing starts and home sales.”* Yun noted that in 2021, sales are forecast to rise to 5.35 million units for existing homes and 800,000 for new homes.

The month of May saw each of the four regional indices rise on a month-over-month basis after all were down in April 2020. The Northeast PHSI grew 44.4% to 61.5 in May, although it was still down 33.2% from a year ago. In the Midwest, the index rose 37.2% to 98.8 last month, down 1.4% from May 2019. Pending home sales in the South increased 43.3% to an index of 125.5 in May, up 1.9% from May 2019. The index in the West jumped 56.2% in May to 89.2, down 2.5% from 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 most recent events of COVID-19 have created a *“Flight from Density”* wave. During the past several months, we have seen densely populated metropolitan communities highly impacted by the virus. There is a strong trend of families making the decision to relocate in search of a less dense environment. Our Main Street has been packed with lots of out-of-state plates, the phone and email requests for property information has spiked and properties are selling fast! People are realizing that *“less is more!”* Check out the latest report from ERA at: <https://eralandmark.com/market-watch/montana-less-dense-make-sense/>. **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony), for the month of **JUNE 2020**, were as follows:

- **HOMES:** 53↑ homes listed (\$149,900 to \$2,990,000); 21↑ pending sales (\$75,000 to \$999,999); and 31 homes have sold in 2020 (\$130,000 to \$1,325,000), totaling \$14,211,800 at 97.4%↑ of list prices.
- **LAND:** 186↓ vacant lots listed (\$16,250 to \$1,950,000; with 35↑ pending sales (\$9,500 to \$385,000); and 45 lots have sold in 2020 (\$8,000 to \$569,000), totaling \$5,206,880 at 92.9%↑ of list prices.
- **RANCHES:** 7 ranches listed (\$599,000 to \$15,900,000); 1 pending sale (\$1,350,000), and 1 ranch has sold in 2020 (\$4,000,000), at 89% of list price.
- **COMMERCIAL:** 16↓ listed (\$56,000 to \$950,000); 1 pending sale (\$108,000); and 1 commercial property has sold in 2020 (\$100,000), at 91% of list price.

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

➤ **MONTANA TRIVIA...Did you know... that Montana was hit hard with the Spanish Flu?** According to the Montana Historical Society, during the influenza pandemic of 1918-1919, Montana was one of the four hardest hit states in the nation. More than 5,000 people - about 1% of the state's population - died during the outbreak. And no reports of hoarding medicine and toilet paper were included in daily newspapers during the Spanish Flu pandemic! In 2020, as of mid-April, Montana reported just over 400 cases of COVID-19 with eight deaths, which was a far cry from the 640,000 cases and more than 28,000 deaths elsewhere in the nation. Some parallels can be made between the two pandemics. There was confusion, conflicts between business interests and authorities, and indecision by those entrusted to safeguard public health. Like the COVID-19 outbreak, the Spanish Flu was thought to have originated in China as a virus that mutated from an animal infection to one that can be transmitted to and through humans. It also was similar in that it attacked the respiratory system, with a form of pneumonia that often was the actual cause of death. Most who died were between 18 and 40 years old. State and local leaders urged churches, restaurants, saloons, schools, and other gathering places to close, but that was met with hostility. Still, the closures took place, although some food and drink sales were allowed if the items were consumed off site. Sounds familiar. At one point, these restrictions were urged to be lifted because no one knew how the flu was actually transmitted, and the closures were hurting businesses. The stories of Montanans pulling together are legendary. While it ran its course, Montana was focused on the conclusion of WWI and the peace negotiations. It is just possible that the influenza experience reinforced Montana's desire after the war to isolate itself, to look inward, to find a sense of balance and to see a place from which to survey a broken world. [https://missoulian.com/news/local/all-of-montana-suffered-in-1918-19-spanish-flu-pandemic/article\\_41612c0e-66bf-5d68-9971-90d50c46e006.html](https://missoulian.com/news/local/all-of-montana-suffered-in-1918-19-spanish-flu-pandemic/article_41612c0e-66bf-5d68-9971-90d50c46e006.html)

***SEE YOU IN MONTANA! (soon!)  
Social Distancing Champions, since 1889!  
Be not afraid. STAY SAFE, SANE AND SOBER!***

### **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.

**And our office puppy, Finley!**

***Thank you in advance for your personal referrals.  
They are the lifeblood of our business and  
the greatest compliment you can give us.***

*Debbie Reilly-Richardson  
Office Administrator*



***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/](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.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](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 Big Sky MLS

[www.eralandmark.com](http://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](http://www.houselogic.com) – Helpful information from the National Association of Realtors

[www.homesandland.com](http://www.homesandland.com) – Search for homes for sale and rent, home values and mortgage rates

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