

# THE STRAIGHT SHOOTER

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



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY OCTOBER "HAPPENINGS"** → did not happen! The biggest and most popular October event, the 35<sup>th</sup> annual **Hunters Feed**, was cancelled, right before it was scheduled on Friday the 23<sup>rd</sup>. → There was a Grand Re-Opening Ceremony at the **Ennis-Big Sky Airport** on the 17<sup>th</sup> to celebrate the \$15-million-improvement project.



The first plane landed on the newly-paved runway on October 1. → A Super Cyclocross Race was held on October 31<sup>st</sup>, starting out in Lions Park. → The Burnt Tree Brewery at the Gravel Bar held a Halloween party in Lions Park. The new building on Main Street is a beautiful addition to downtown and the absence of the white parking poles is a major improvement! →



➤ **MADISON VALLEY NOVEMBER "HAPPENINGS"** → The only scheduled event, so far, in November is the 245<sup>th</sup> **USMC Birthday Celebration** in Ennis, to be held at the Tavern 287. This private party of less than 50 veterans and supporters will be honoring and remembering. → Nothing much else is happening in November. → The MT FWP Commission is scheduled to make a final decision on November 18 regarding the **Madison River Environmental Assessment**. For more information, go to: <http://fwp.mt.gov/recreation/management/madison/nrc.html>. → **The Madison Theatre** is still closed, but the **Fish Bowl** is open for bowling! All the restaurants are open, with reduced seating and you can still imbibe at **Willie's Distillery**, the **Burnt Tree Brewery** and any of the local watering holes!

➤ **MONTANA NEWS** → **Forrest Finn's Treasure** was found in October, somewhere in the Rockies! They have not released the finder's name but that it was found in Wyoming. Many treasure seekers thought it could have been right here in the Madison Valley, as Finn had connections in the area. → A new movie is being filmed in Butte, called, **Please, Baby Please**. And a new TV series called, **Bring on the Dancing Horses**, is also being filmed in Butte. → There are 887 new **Covid** cases in Madison County, as of 10/31. With increased infections, more events will probably be cancelled.



➤ **FISHING REPORT** → **The Madison River Fishing Report. By John Way.** What a crazy world we live in. By the time you read this the presidential election, and all election madness, should be decided. The dreaded virus is still around with rumor of vaccines shortly that should give calm and confidence. The last week of October brought several feet of snow and sub-zero temps. Another slap in the face. With all this uncertainty, one of the few things that is certain is, **Montana!** Plus, the Madison River and fishing, of course! I take solace in these and I hope you do. If you need to shed those anxious election feelings, the first week on the month should be good for it. Temps in the 60's are forecasted. Streamers and nymphs should find fish in the deeper runs and buckets. The browns and

whitefish should be spawning, so think a yellow or cheese-colored egg. There should be lots of eggs floating around the flow and the fish take notice. Remember to keep the eggs small size 14 and near the bottom. Tippet size should not matter, and we like 2X. Streamers should be low and deep. Think sculpin patterns in olive, natural and white, our favorite. Twitch, twitch, twitch should be as fast as you move them.

Lots of good options to get out on the river. As the month rolls along and gets colder, think slower and deeper. Fish will migrate to the winter holes and not be found in the bouncy water of summer. No matter which one of the idiots who wins the election, the fishing in Montana will stay constant. Use this as an anchor to guide your thoughts.

Lots of great late season deals in the store. New website coming soon. Coffee and good advice on fishing, but not politics, is always free. You must pay for the political advice. Friends, please stay safe, vote and dream about warm summer days on the Madison River, throwing caddis dries to willing trout. God willing, it will always be here. 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** → It was a beautiful Fall, then it was WINTER, then it was Fall again! Just a tease to remind us to prepare. In October, the daytime high was 59° and daytime low was 15°. Nighttime high was 40° and nighttime low was 1°! Time for long johns! We accumulated 8.2" of snow during the month, which is mostly gone now, except for the mountain peaks.

➤ **REAL ESTATE TIPS** → **How do People Choose a New Place to Live?** People have many different reasons for moving from one place to another. Fortunately, everyone does not want to live in the same place! But what are the important considerations in choosing a place to live – whether young or old? Many people have fled urban areas this year, seeking our wide-open spaces and quality of life. Here are some of the most important items we have seen on their Check Lists:

- Small town values and friendly people – locals are welcoming, variety of social and service clubs
- Recreational opportunities – fishing, hunting, hiking, trail riding, snowmobiling, parks, etc.
- Close to a larger city & airport, but not too close – strategically located between Bozeman & the park.
- Beauty, serenity and privacy – they want more space around them.
- Safety, low crime rate, more personal responsibility and independence
- Good schools, if they have children – and Ennis HS is one of the state's outstanding schools
- And last, but not least - **Good health facilities** – our **Madison Valley Medical Center** is a major consideration for most people who choose to move to this area, whether young singles, families or retirees. The importance of quality, local health care has become even more important in 2020. Check out this new video featuring the services offered at Madison Valley Medical Center. <https://vimeo.com/467520271>.

➤ **FIND A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. Two, adjoining 20-acre lots!** These two lots have great stand-alone features, but together, they offer spectacular views, privacy, lots of elbow room and several excellent building sites. The lots are located near the main gate to this exceptional subdivision, which offers exclusive Madison River access to property owners, through a 55-acre common area park. Located a few miles downriver from \$3 Bridge and bordering National Forest, this subdivision is strategically located between the famous Madison River and Wade Lake. This is a great area for recreation - hunting, fishing, boating, hiking, snowmobiling, 4-wheeling, trail riding, or just enjoying the scenic beauty. This area has seasonal access, as the Cliff & Wade Lake Road is closed to traffic from Dec 1 to April 14. You can still access your property by snowmobile or x-country skiing. Great place for your "dream" Montana vacation cabin! Lots 51 and 52 in Madison River Ranches, Madison Trail, Cameron, MT 59720. Lot 51 has a metal gate, a power pedestal right on the property and ready for your RV. **Lot 51 = \$109,500, MLS #349623.** The adjoining **Lot 52 = \$99,500, MLS # 349505.**



➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (October 22, 2020) – Existing-home sales grew for the fourth consecutive month in September, according to the National Association of Realtors®. Each of the four major regions witnessed month-over-month and year-over-year growth, with the Northeast seeing the highest climb in both categories. The highlights:

- Existing-home sales grew for the fourth consecutive month in September to a seasonally-adjusted annual rate of 6.54 million – up 9.4% from the prior month and nearly 21% from one year ago.
- The median existing-home price was \$311,800, almost 15% more than in September 2019. Total housing inventory declined from the prior month and one year ago to 1.47 million, enough to last 2.7 months – a record low – at the current sales pace.
- More than 7 in 10 homes sold in September 2020 – 71% – were on the market for less than a month.

*Home sales traditionally taper off toward the end of the year, but in September they surged beyond what we normally see during this season," said Lawrence Yun, NAR's chief economist. "I would attribute this jump to record-low interest rates and an abundance of buyers in the marketplace, including buyers of vacation homes given the greater flexibility to work from home. There is no shortage of hopeful, potential buyers, but inventory is historically low," Yun said. "To their credit, we have seen some homebuilders move to ramp up supply, but a need for even more production still exists."*

Sales in vacation destination counties have seen a strong acceleration since July, with a 34% year-over-year gain in September. *"The uncertainty about when the pandemic will end coupled with the ability to work from home appears to have boosted sales in summer resort regions, including Lake Tahoe, mid-Atlantic beaches, and the Jersey shore areas,"* Yun said. Additionally, a recent [NAR study](#) confirms that many Americans continue to seek new living situations due to the coronavirus pandemic.

For four straight months, home sales have grown in every region compared to the previous month. Median home prices increased at double-digit rates in each of the four major regions from one year ago. September 2020 saw existing-home sales in the Northeast jump 16.2%, recording an annual rate of 860,000, a 22.9% increase from a year ago. The median price in the Northeast was \$354,600, up 17.8% from September 2019.

Existing-home sales grew 7.1% in the Midwest to an annual rate of 1,510,000 in September, up 19.8% from a year ago. The median price in the Midwest was \$243,100, a 14.8% increase from September 2019. Existing-home sales in the South increased 8.5% to an annual rate of 2.80 million in September, up 22.3% from the same time one year ago. The median price in the South was \$266,900, a 13.0% increase from a year ago. Existing-home sales in the West rose 9.6% to an annual rate of 1,370,000 in September, an 18.1% increase from a year ago. The median price in the West was \$470,800, up 17.1% from September 2019.

*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.*

➤ **REAL ESTATE MARKET STATISTICS:** Same report as last month! Still going strong. No rest for the weary! I wonder if there will be a flurry of new listings next spring, after all this year's impulse buyers decide to go back home?? **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony), for the month of **OCTOBER**, were as follows:

- **HOMES:** 34↓ homes listed (\$125,000 to \$2,500,000); 20↓ pending sales (\$287,000 to \$995,000); and 81 homes have sold in 2020 (\$70,975 to \$3,100,000), totaling \$41,860,725 at 97.4%↑ of list prices.
- **LAND:** 142↓ vacant lots listed (\$34,900 to \$3,995,000; with 43↑ pending sales (\$37,900 to \$350,000); and 151 lots have sold in 2020 (\$3,500 to \$569,000), totaling \$15,879,754 at 93.8%↑ of list prices.
- **RANCHES:** 6 ranches listed (\$599,000 to \$7,995,000); 0 pending sales, and 4 ranches have sold in 2020 (\$1,225,000 to \$13,300,000), totaling \$20,425,000, at 89.9%↑ of list price.
- **COMMERCIAL:** 9↓ listed (\$139,900 to \$950,000); 3↑ pending sales (\$99,000 to \$575,000); and 3 commercial properties have sold in 2020 (\$100,000 - \$375,000), totaling \$580,000, at 90.9%↑ of list price. *There are several commercial properties available for rent.*

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

➤ **MONTANA TRIVIA...** *Did you know... that for over 50 years the Wild and Scenic Rivers Act has been protecting "certain rivers of the Nation which, with their immediate environments possess outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural, or other similar values."* <https://www.rivers.gov/wsr50/>. And the Montana Headwaters Legacy Act is bipartisan legislation, now over a decade in the making, that will extend this designation to a grand total of 336 miles across 17



deserving rivers and streams in Montana. This legislation will keep the Madison as we know and love it, in perpetuity, by designating 11 miles of the Upper Madison as "*Wild and Scenic.*"



<http://greateryellowstone.org/mtheadwatersact>

[https://en.wikipedia.org/wiki/National\\_Wild\\_and\\_Scenic\\_Rivers\\_System](https://en.wikipedia.org/wiki/National_Wild_and_Scenic_Rivers_System)

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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

***SEE YOU IN MONTANA!***  
***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.***

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

***The metal fisherman sculpture in the center of Ennis, MT***



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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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