

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for JULY 2020



Trout live in nice neighborhoods



➤ MADISON VALLEY JULY “HAPPENINGS” → Summer vacations – **IN THE TIME OF COVID.**

Our strange new world blossomed in July with lots of visitors and lots of new cases. So, there were no events, meetings, public or social events, except for The RODEO which went on as usual and a very “mini” Parade.



→ At the end of June, Madison County had only 8 cases and 1 death. Madison Co. now has **73 cases**. → **The Bottle Barn** has a new ←face and new energy! → **The Nearly New Shoppe** has reopened a few days a week. →



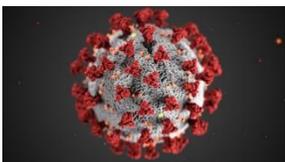
The river was pretty clear and there were lots of boats on the river. → A few more businesses on Main Street are closed, but a few new ones opening. →

➤ MADISON VALLEY AUGUST “HAPPENINGS” → I wonder if there will be anything happening in August? Nope. All these annual events have been cancelled: **The Madison Valley Arts Festival, Tap into Ennis Craft Beer & Wine Festival, the Bozeman Trail Chuck Wagon Cookoff and the Grand Victorial Ball.**

→ But you can still entertain yourself, fishing, playing golf or tennis, hiking, trail riding → (*with Wolfpack Outfitters!*), floating the river, paddleboarding on the lakes, camping, exploring or just relaxing and enjoying the peaceful beauty of our valley. But please **no bonfires**, as there is a **Burn Ban** in effect due to severe drought conditions across two thirds of the county.



➤ MONTANA NEWS → More people, more Covid. Montana now has just over 1,500 active cases, with Yellowstone County on top. 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 mostly Open! → Agriculture officials in multiple states, including Montana, have issued warnings about unsolicited shipments of **foreign seeds** and advised people not to plant them. The Montana

Department of Agriculture says it has received multiple reports of residents receiving **unsolicited seed packets** sent by mail that appeared to have originated in China. The department writes in a press release the types of seeds are unknown and could be invasive, posing a potential threat to local plants and livestock.

➤ **FISHING REPORT** → **The Madison River Fishing Report. By John Way.** Can you hear it? The sound of silence in Ennis? It is coming to a great little town near you. Our summer is fading away fast and we will be into the sleepy season before you know it. The sound of silence is deafening. No vehicles, cash registers, grills cooking or the gentle swish of a fly rod. If you are reading this and have not been able to get out and fish a bunch this summer, then get after it before the snow flies.

As many of you know, the Fly Fishing Festival, along with all other drivers of economic activity, has been cancelled this year. Cities are burning down by riots and COVID is spreading in bars and restaurants. But, People are still coming to Ennis to fish. At least, some of them. The traffic on the river and in town has been about half of a normal year. This leaves more unattended runs for locals to fish.

The fishing has been good, for being so warm. The grasshoppers are out and about, and it is *Hoppertunity*. Warm, windy days are the best. Think hoppers and ants anywhere. Just hit water. The bank, yes. Middle of the river, absolutely. Just get it out there and make it float.

By the end of the month, the fish should be conditioned to hoppers and ants really well. If you want to throw a bobber rig, go ahead. You might get some funny looks by other fisherman, but you will catch a few white fish. Streamer fishing will get better as the month rolls along. Lots of algae out there right now for ripping fuzzy muppets. Give it some time, it will come around.

The Madison River from \$3 Bridge →



If you have not yet made your trip to Ennis to fish, time is getting away. I know everyone is staying close to home, but you really need to fish. It is as good as it gets, and with less people. Stop by the friendly fly shop in the center of town with the green awning. We will hook you up with flies, gear, clothing, a good laugh, free coffee. All of your purchases should be tax deductible. After all, we are a *not-for-profit business*, this year!

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



WEATHER → A very hot, dry July that increased our fire danger. At least the gardens are happy and it's good for haying! The July daytime high was 93° and the daytime low was 68°. The nighttime high was 59° and the nighttime low was 39°. Look out for thunderstorms and more hot weather.

➤ **REAL ESTATE TIPS → TITLE INSURANCE** and why you need it. Many clients wonder why a title policy is so important, both for sellers and for buyers. **First American Title Company** explains:

What is a title? A title is the foundation of property ownership. It is the owner's right to possess and use the property.

Why is transferring the title to real estate different from transferring the title to other items, such as a car? Because land is permanent and can have many owners over the years, various rights in land may have been acquired by others (such as mineral, air or utility rights) by the time you come into possession of it, even if the land has never before been built upon. So, in order to transfer a clear title to a piece of land, it is first necessary to determine whether any rights are outstanding.

What is a title search? A title search is a detailed examination of the historical records concerning a property. These records include deeds, court records, property and name indexes, and many other documents. The purpose of the search is to verify the seller's right to transfer ownership, and to discover any claims, defects and other rights or burdens on the property.

What kinds of problems can a title search reveal? A title search can show a number of title defects and liens, as well as other encumbrances and restrictions. Among these are unpaid taxes, unsatisfied mortgages, judgments against the seller and restrictions limiting the use of the land.

Are there any problems that a title search cannot reveal? Yes. There are some "hidden hazards" that even the most diligent title search may never reveal. For instance, the previous owner could have incorrectly stated his marital status, resulting in a possible claim by his legal spouse. Other "hidden hazards" include fraud and forgery, defective deeds, mental incompetence, confusion due to similar or identical names and clerical errors in the records. These defects can arise after you've purchased your home and can jeopardize your right to ownership.

What is title insurance? Title insurance is your policy of protection against loss if any of these problems even a "hidden hazard" results in a claim against your ownership.

How much could I lose if a claim is filed against my property? That depends on the claim. In an extreme case, you could lose your entire home and property and still be liable to pay off the balance of your mortgage. Most claims aren't that dramatic, but even the smallest claim can cost you time, money and aggravation, and you may have to pay costs for a legal defense.

How does title insurance protect my investment if a claim should arise? If a claim is made against your property. Title insurance will, in accordance with the terms of your policy, assure you of a legal defense and pay all court costs and related fees. Also, if the claim proves valid, you will be reimbursed for your actual loss up to the face amount of the policy.

Are there different types of title insurance policies? Yes. Basically, there are two different types of policies a loan policy and an owner's policy. The loan policy protects the lender's interest in the property as security for the outstanding balance under the buyer's mortgage. The owner's policy safeguards the buyer's investment or equity in the property up to the face amount of the policy. (Title insurers in many states offer increased policy coverage through inflation endorsements to cover increases in value due to inflation)

How much does title insurance cost? Probably a lot less than you think. Charges vary in different sections of the country, but generally the cost of title insurance (including search, examination, and related services) amounts to about one percent or less of the cost of the property. And unlike other insurance premiums, which must be paid annually, a title insurance premium is paid one time only, usually at settlement. (*In*

Montana, the seller generally pays for title insurance, to assure a buyer he is getting clear title to the property.)

How long does my coverage last? For as long as you or your heirs retain an interest in the property and, in some cases, even beyond.

For more information on title insurance or services, go to: <https://www.gofirstam.com/resources/what-is-title-insurance.html>

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month ... Live the Dream! 20 acres in LONESOME DOVE, a fine place to build your own homestead.** This premier property is on a dead-end road, bordering a large ranch to the west, with 360° views. A little wild-west, with a bit of civilization – power, phone and fiber optic cable! Requires well and septic system. Located in the middle of the Madison Valley, near world-class fishing, hunting, snowmobiling, skiing, and just about anything else worth doing! Lonesome Dove Ranch, Lot 21, Sec. 35, Hippie Lane, Cameron MT 59720. **\$119,500.** MLS # 342639. Google Earth Coordinates: 44.796263°, -111.441165°. <http://videos.era.com/lot-31-sec-35-lonesome-dove-ranch-cameron-mt-59720/MLS-342639?type=nb>



➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (July 29, 2020) – Pending home sales continued to ascend in June, sustaining two consecutive months of increases in contract activity, according to the National Association of Realtors®. Each of the four major regions experienced growth in month-over-month pending home sales transactions, while the Northeast was the only region to not record increases in year-over-year pending transactions. The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, rose 16.6% to 116.1 in June. Year-over-year, contract signings rose 6.3%. An index of 100 is equal to the level of contract activity in 2001.

“It is quite surprising and remarkable that, in the midst of a global pandemic, contract activity for home purchases is higher compared to one year ago,” said Lawrence Yun, NAR’s chief economist. *“Consumers are taking advantage of record-low mortgage rates resulting from the Federal Reserve’s maximum liquidity monetary policy.”*

In light of the apparent housing market turnaround, NAR has raised its forecast for the market. For all of 2020, existing-home sales are expected to decline by only 3%, with sales ramping up to 5.6 million by the fourth quarter. New home sales are projected to rise by 3%. Yun expects that the positive GDP growth of 4% in 2021 will boost both existing and new home sales, which he forecasts to grow by 7% and 16%, respectively. Mortgage rates are anticipated to stay at near 3% over the next 18 months. Home prices will likely appreciate 4% in 2020, before moderating to 3% in 2021 as more new supply reaches the market, according to Yun.

The month of June saw each of the four regional indices rise on a month-over-month basis, marking two consecutive months of such gains. The Northeast PHSI grew 54.4% to 95.4 in June but was still down 0.9% from a year ago. In the Midwest, the index rose 12.2% to 110.9 last month, up 5.1% from June 2019.

Pending home sales in the South increased 11.9% to an index of 140.3 in June, up 10.3% from June 2019. The index in the West jumped 11.7% in June to 99.6, up 4.7% from a year ago.

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“The Northeast’s strong bounce back comes after a lengthier lockdown, while the South has consistently outperformed the rest of the country,” Yun said. “These remarkable rebounds speak to exceptionally high buyer demand.” Yun says that as house hunters seek homes away from bigger cities – likely in an effort to avoid the coronavirus – properties that were once an afterthought for potential buyers are now growing in popularity. “While the outlook is promising, sharply rising lumber prices are concerning,” Yun said. “A reduction in tariffs – even if temporary – would help increase home building and thereby spur faster economic growth.”

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:** Someone opened the gates! The hoards are coming! Or, so it seems, even though the numbers are miniscule in the larger economy, the impact is significant on our local real estate market. Inventory is down, demand is up, and we will soon see prices rising as all of the more affordable properties disappear. **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony), for the month of **JULY 2020**, were as follows:

- **HOMES:** 51↓ homes listed (\$75,000 to \$3,175,000); 24↑ pending sales (\$219,500 to \$2,095,000); and 43 homes have sold in 2020 (\$130,000 to \$1,325,000), totaling \$19,298,800 at 97%↑ of list prices.
- **LAND:** 185↓ vacant lots listed (\$9,500 to \$1,950,000; with 33↓ pending sales (\$9,500 to \$335,000); and 69 lots have sold in 2020 (\$8,000 to \$569,000), totaling \$7,951,179 at 93.6%↑ of list prices.
- **RANCHES:** 6 ranches listed (\$599,000 to \$7,995,000); 1 pending sale (\$15,900,000), and 2 ranches have sold in 2020 (\$1,225,000 to \$4,000,000), totaling \$5,225,000, at 89.9% of list price.
- **COMMERCIAL:** 12↓ listed (\$56,000 to \$950,000); 1 pending sale (\$499,900); and 2 commercial properties have sold in 2020 (\$100,000 - \$105,000), totaling \$205,000, at 94.1% of list price.

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

➤ **MONTANA TRIVIA...Did you know...** that there are many unusual and interesting facts about Montana? Here are a few “oldies but goodies.”

1. There are more cattle in Montana than there are people.
2. Montana is the only state with a triple divide, which allows water to flow into the Pacific Ocean, Atlantic Ocean and the Hudson Bay.
3. The Montana Yogo Sapphire is included in the Crown Jewels of England.
4. In 1888, Helena had more millionaires per capita than any other city in the world. The gold rush was quite profitable for some.
5. Montana has more bookstores per capita than any other state.
6. Montana was the first state to elect a woman to Congress in 1916. It’s true, Montana elected a woman to Congress before women could even vote in the USA. Her name was Jeanette Rankin, and she was reelected to Congress in 1940.
7. Montana is not without its quirks! Columbia Falls is home to the Montana Vortex and House of Mystery, *“A genuine quantum or gravitational anomaly that may re-define the laws of physics and nature.”*
8. Every spring, people living in northeastern Montana can witness about 10,000 white pelicans migrate from the Gulf of Mexico to Medicine Lake. These pelicans have a wingspan of nine feet, so it’s quite a sight to behold.
9. It is technically still illegal for unmarried women to fish alone.
10. Giant Springs, Montana is home to the largest freshwater spring in the country.

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***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 (*we will be wearing masks!*)



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!***



**A view that most people never get to see – Ennis Lake, from “Cowboy Heaven”,
a beautiful area northeast of the lake, in the Madison Range.**

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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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