

# THE STRAIGHT SHOOTER

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



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → Still under restrictions, but summer wasn’t cancelled, and neither were tourists – who have come in droves. → Most of the usual events were cancelled, but there were a few. → **The Madison County Fair** in Sheridan cancelled all events except the FFA and 4-H Livestock Sales. → Virginia City still held their **Victorian Masquerade Ball**, but outside, at the John Ellingsen Park. → The **Brewery** still performed but the **Virginia City Playhouse** closed early. → The **Lewis and Clark Caverns** held their Summer Speaker Series. → There were a few **Art Walks** in downtown Ennis, but the Ennis **“Traffic-Calming” Study** created an uproar with just about everyone, when the white posts went up along Main Street, cutting off many parking spaces and creating confusion and frustration. The purpose was to slow down speeding traffic and make Ennis Main Street more pedestrian friendly. We hope they disappear soon. → **The Nearly New Shoppe** has reopened a few days a week. → There were lots of boats on the river and lots of smoke in the air, from the California fires. → There were a few fires here in the valley – one on Old Baldy Mountain in the Tobacco Roots and one on Norris Hill, off Bradley Creek road. → Our own, hometown kid, Cooper Taylor, grandson of western actor, Buck Taylor, is a Hollywood star and stunt man. He is now performing in the popular **Yellowstone** series.



➤ **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → I wonder if there will be anything happening in September? Nope. Except for the Jeffers Garden Market on Saturdays, most all of the usual annual events have been cancelled. → But you can still entertain yourself, fishing, playing golf, tennis, hiking, trail riding, floating the river, paddleboarding on the lakes, camping, playing Pickleball, exploring or just relaxing and enjoying the peaceful beauty of our valley. But please **no bonfires**, as there is still a **Burn Ban** in effect due to severe drought conditions across two thirds of the county.

➤ **MONTANA NEWS** → Our Covid cases are down in the state and in Madison County. Masks are becoming the norm and people are more considerate. → Montana’s first “all-mail-in ballot” primary election had the **highest voter turnout in the country**. Every year, an average of 60% of voters in Madison County register for absentee ballots. So, we’ve got this!



➤ **FISHING REPORT** → **The Madison River Fishing Report. By John Way.** I hope Heaven looks like Montana in September. All the good things I love about Montana are at their peak in September. The brown trout in the river know that time for the big dance is getting close and they put on weight. The elk in the mountains sing their yearly song. The mornings are cooler, which is good for a big guy like me. The typical tourist traffic has slowed, and the pace of life is slower. The landscape is awash in color as summer turns to fall in the high country. There is lots to love about Montana in September, even if it is a September with **no Fly Fishing Festival!**

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If you're in Montana to fish this September, you are in luck. The stars will align, and some darn good fishing will be had. The gangsters of the grass, the hoppers, are still in play at least for the next few weeks. Think afternoons, 4X and dead drift. I would not hesitate about throwing an ant dropper. Some big darn fish have been up eating hoppers in the afternoons, so get them while you can.

After the hoppers fade there is not much big dry fly opportunity to look forward to. Yes, Blue Winged Olives are coming and the October Caddis hatch in September. Who knew?

Streamer fisherman, your time is now. Fall streamer season is about to kick off. Hungry, angry brown trout are right now moving up from Ennis Lake looking to spawn in November. These guys get angrier by the day. Tangle with one and you'll know you did. We love fall streamer season. Each September we get a few over the magic 24" mark.

I am going to be really pissed if Heaven does not look like Montana in September. It might just be the perfect "Montana month." This year, you will have lots of time to get out and fish. No college football to speak of, unless you like watching Alabama whoop up on the rest of the SEC, as this might be the only game on Saturdays.



Lots of great end of season sales going on at the best fly shop in Ennis. Stop by the store with the green awning for some great free advice, coffee, laughs and the best deals around. If you have nothing to do on a September Saturday, think about a fall guided trip. Let someone else row and cook lunch. It will be more fun than watching that only college football game on TV. 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.montanatrou.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → August gave us more warm weather, fishing not so great, but the golf course was busy and lots of traffic. The August daytime high was **96°** and the daytime low was **55°**. The nighttime high was **59°** and the nighttime low was **41°**. The month ended with a cold and blustery day, just a tease, to remind us that winter is coming. There are still lots of green tomatoes on the vines, and we will have a nice fall.

➤ **REAL ESTATE TIPS** → **BUYING IN THE PANDEMIC REAL ESTATE MARKET**. It is not just emotional buying. There are smart and strategic reasons that Americans of all ages, races and incomes are moving away from urban centers. Here are some of the factors pushing this market:

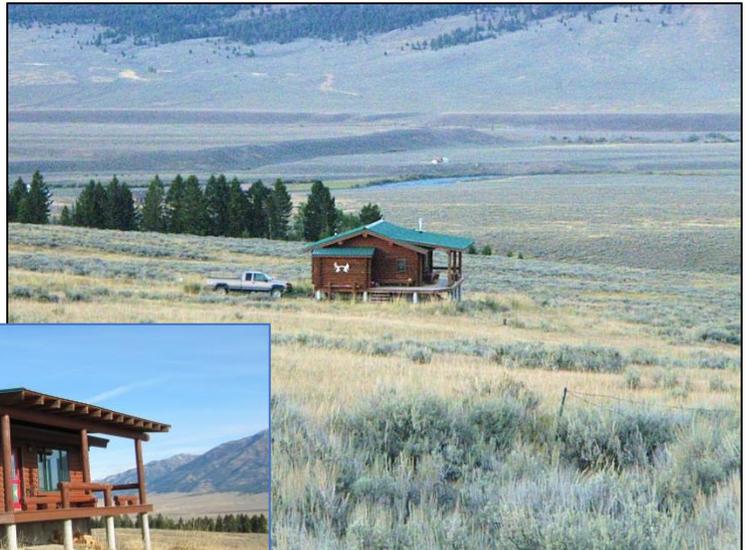
1. Americans feel that our lives and lifestyles have been permanently changed by the coronavirus and that we will need more space (indoors and out) for the long term.

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2. There is a gold rush in real estate across the U.S., driven by record-low mortgage rates and the dawning realization that for many of us, our homes are going to be the only place we work and play for the foreseeable future.
3. Buyers are looking for specific things – fresh air, backyards, home offices (for 2 adults) a homeschooling area, space for pets, home gyms – plus proximity to recreation. Preferences have moved from “what’s a prestigious location?” to “what’s practical?” and what’s the quality of life we want for our households?”
4. As more people do their grocery and household shopping online, proximity to retail stores is no longer a real estate priority. The question now, is, “Can we get delivery here?”
5. Some people are moving because they find that now they are spending most of their time in the same place with the same people, they are dissatisfied with their current housing. When you are spending nine-plus hours a day at home, you’re going to see things differently.
6. Unlike in decades past, the move toward the suburbs does not represent “white flight,” but rather the work-from-home phenomenon.
7. Despite the logic in the market, some percentage of buyers are making purchases based on panic or other emotions – and those are the ones who may rue their decisions or find that their homes don’t hold their value.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month ... The Perfect little log cabin in Montana!**

This cabin is exactly what everyone imagines they would want in a Montana cabin. Swedish Cope logs, open floor plan, great windows to the views, simple and cozy with propane stove + EBB heat. The walk-out basement houses the mechanical room and is the perfect place for boats, toys, vehicles or lots of storage. It is completely furnished and ready to enjoy now. Property owners have exclusive use of private 55-acre common area park down along the Madison River for great fishing access. The subdivision is behind a locked gate and is close to lots of lakes, National opportunities. 56 Echo



Forest and unlimited recreational Trail, Madison River Ranches,

Cameron MT 59720. **\$309,000.** MLS # 349670. Google Earth Coordinates: 44.818595°, -111.544591°.

➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (August 27, 2020) – Pending home sales in July achieved another month of positive contract activity, marking three consecutive months of growth, according to the National Association of Realtors®. Each of the four major regions saw gains in both month-over-month and year-over-year pending home sales transactions. The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, rose 5.9% to 122.1 in July. Year-over-year, contract signings rose 15.5%. An index of 100 is equal to the level of contract activity in 2001.

*“We are witnessing a true V-shaped sales recovery as homebuyers continue their strong return to the housing market,” said Lawrence Yun, NAR’s chief economist. “Home sellers are seeing their homes go under contract in record time, with nine new contracts for every 10 new listings.”*

Prospective buyers missed most of the spring buying season due to pandemic-induced lockdown measures. With nearly all states at least partially reopened, the market is experiencing robust activity from the pent-up demand. According to Yun, there are no indications that contract activity will wane in the immediate future, particularly in the suburbs.

Yun forecasts existing-home sales to ramp up to 5.8 million in the second half. That expected rebound would bring the full-year level of existing-home sales to 5.4 million, a 1.1% gain compared to 2019. Yun projects existing-home sales to reach 5.86 million in 2021, supported by an economy that he expects to expand by 4% and a low-interest-rate environment, with the 30-year mortgage rate average of 3.2%.

*“Anecdotally, Realtors® are telling me there is no shortage of clients or home seekers, but that scarce inventory remains a problem,” Yun said. “If 20% more homes were on the market, we would have 20% more sales, because demand is that high.”* He added that he expects housing starts to average at 1.35 million in 2020 and to pick up in 2021, to 1.43 million.

July Pending Home Sales Regional Breakdown - All four regional indices recorded increases in contract activity on a month-over-month basis in July. The Northeast PHSI grew 25.2% to 112.3 in July, a 20.6% jump from a year ago. In the Midwest, the index rose 3.3% to 114.6 last month, up 15.4% from July 2019. Pending home sales in the South increased 0.9% to an index of 142.0 in July, up 14.9% from July 2019. **The index in the West rose 6.8% in July to 106.4, up 13.2% 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.*

➤ **REAL ESTATE MARKET STATISTICS:** The market is still intense and historically, there is even more activity in September. The more serious buyers show up, after playing all summer. There are still deals to be found, as prices haven't yet started to go up, but the lower priced properties are going fast. **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony), for the month of **AUGUST 2020**, were as follows:

- **HOMES:** 46↓ homes listed (\$125,000 to \$950,000); 29↑ pending sales (\$75,000 to \$1,900,000); and 51 homes have sold in 2020 (\$130,000 to \$1,985,000), totaling \$24,251,300 at 97.1%↑ of list prices.
- **LAND:** 166↓ vacant lots listed (\$10,000 to \$3,995,000; with 42↑ pending sales (\$39,900 to \$283,000); and 95 lots have sold in 2020 (\$8,000 to \$569,000), totaling \$10,797,279 at 93.5%↑ 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 (\$99,000 to \$950,000); 0 pending sales; 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, however.

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

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➤ **MONTANA TRIVIA...***Did you know... that there is a quaint little town not far from Ennis, that is off the beaten path, but well worth the visit?* Pony is an unincorporated community in northeastern Madison County, on the eastern edge of the Tobacco Root Mountains. It is approximately 25 miles NW of Ennis and west of Harrison. It includes the 192-acre **Pony Historic District**, an area with 95 contributing buildings listed on the National Register of Historic Places.

The town gained its name from the nickname of one of its early miners, Tecumseth Smith, a small man nicknamed "Pony" because of his diminutive size.

Settled in the 1860s, in the late nineteenth century, Pony was a prosperous gold-mining community with at least 5,000 residents. Mining operations declined in the early 20th century and all were closed by 1922. A number of historic buildings from Pony's boom era remain in the old town today. Major buildings are managed, voluntarily, by The Pony Homecoming Club, a non-profit organization that maintains the town's public spaces.

Former Montana Lieutenant Gov. Karl Ohs owned a ranch in Pony. Today, Pony residents include many old-timers, artists, ranchers, and people who just love this quaint old town. The only business left in Pony is the famous Pony Bar, which is an absolutely **must** for any and all visitors to the Madison Valley. It is amazing how many visitors miss Pony!



***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.***

*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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