

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY SEPTEMBER "HAPPENINGS"** → We were still under some restrictions, but restaurants, stores and streets were full. Summer was in full bloom as tourists continued their escape to our open spaces. → Once again, most of the usual events were cancelled, but there were a few. → There was a **Pie Sale** at the Madison Valley Library. → The Ruby Habitat Foundation hosted a **Family Fishing Day** at their **Woodson Ranch** near Alder. <https://rubyhabitat.org/> → There were **Oula Fitness** classes

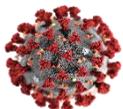


held. → You could still go to the **Jeffers Garden Market** on Saturdays. → The Ennis Chamber "**Business After Hours**" featured **Ennis Home Furnishings**, a great local resource for appliances, furniture and electronics. → And the final **Art Walk** of the season took place. → Another **wildfire** started in the Gravelly Range on September 12th and burned 50 acres in a very remote area. → A documentary film was shot in Virginia City honoring the peaceful leader of the Shoshone. The film, "**Chief Tendoy**" will hit film festivals, but can be watched for free at <https://vimeo.com/286414136>. → Ennis now has a place to park your pets – for boarding, grooming, playing and feeding! Called, "**The Spot**," it is located at the north end of the Ennis business corridor, next to the Ennis Veterinary Hospital.

➤ **MADISON VALLEY OCTOBER "HAPPENINGS"** → The Ennis Chamber of Commerce has announced that there WILL BE a **HUNTERS FEED** this year! So bring your appetite to this popular event with free game food dishes served up all along Main Street! Held every year on the Friday before the opening of Hunting Season, it began as a way to clean out the freezer and make room for new game meat. So mark your calendars for Friday, October 23rd, from 3 – 5 PM. Come early, before the food runs out! Check on the **Ennis MT Chamber of Commerce** website to stay informed: <https://www.ennischamber.com/>. → The **Madison River Environmental Assessment Meeting** will take place on October 20 via Zoom, at 6 PM.



➤ **MONTANA NEWS** → Covid cases were down in the state and in Madison County during August. But now there 111 people quarantined in Madison county, as of September 29, with 11 active cases. Masks are becoming the norm and people are becoming more considerate. → Montana reports 14,635 confirmed cases with only 187 deaths, as of October 1, 2020.



➤ **FISHING REPORT** → **The Madison River Fishing Report. By John Way.** October might just be the most action-packed month in this entire *dumpster fire* of a year. The October surprise in the elections is still playing out but the October surprise in the Madison Valley is the summer-

like weather to start the month off right. It has literally been in the upper 70's every day. Not a bad way to end our season with a little Indian summer. Not sure we can say that for very long!

College football is back-- sort of. Teams and leagues are making up their own schedules and timelines. "What the heck?!" is all I have been saying for months. They're out, then they are back in. Oh well, I guess we will need to pick the top 4 for playoffs from teams with only 5-6 games. This should be fun and accurate!

I don't know about you, but everything I have learned or thought, in my 45+ years of life, is worthless this year. The only thing I know for sure is fishing. If you are in Montana for this great weather, you are in for some darn good fishing. No, the good weather will not last all month, or then again, will it? Right now, we can throw hoppers and ants in the afternoon, streamers in the morning and dry dropper mid-day. What more can a person ask for except a 20-pound bag of 50-dollar bills! Really, anything goes right now. As the month rolls along and we get some seasonal weather, look for Blue winged olives and streamers to make up the fare. With all the crap we have been through this year, I think this great weather should last till thanksgiving just to make up for it. But we will see how that goes. If you are catching sooo many fish that you think you have it figured out, then try politics, that is a real guessing game right now. Just like fish, everyone in politics is wet, cold, and slimy. Back to fishing....



This will be a great month, as long as the weather holds. I am not talking 70°, but at least seasonal. Not many people on the river right now so you can have runs all to yourself, most days. Just the fish and you with all the beauty a Montana Fall can bring.

If you get bored with fishing, politics, or college football (minus the Griz), you can go shopping. Lots of good end-of-season sales at a great little fly shop in the center of Ennis. Get your Christmas gifts now as nobody is sure what will happen after November 3 and you want to be set. You know, I talk a bunch of smack, but what is really important, is getting out to vote. I do not care if you are blue, red, mule, elephant, or nothing, you really need to make sure you are registered to vote and go do it. And that is all I have for this month. 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** → September was warm and dry with a daytime high of **95°** and a daytime low of **54°**. The nighttime high was **54°** with a low of **27°** which put an end to our gardens! The month ended with mild, sunny weather. But the smoke that has hidden our mountains all summer and has given us poor air quality, still remained. Looking forward to a beautiful Fall!

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➤ **REAL ESTATE TIPS → WHAT TO EXPECT FROM YOUR REALTOR.** *“Under all is the land.”* This phrase is a powerfully descriptive beginning to the Preamble to the Code of Ethics of the National Association of REALTORS®. This sets the stage for all that follows. It clearly conveys the immense and fall-encompassing nature of real estate. Land is critical to basics of food and shelter as well as the more sophisticated aspects of economy and prosperity. The interests of the nation require the highest and best use of the land. Members of the NAR adhere to their professional Code of Ethics, adopted in 1913 declaring the real estate industry’s principals and beliefs, a “golden thread” uniting those devoted to raising the standards of professionalism in real estate. In today’s world of fast-paced transactions, virtual viewing and digital signings, what could possibly go wrong?? Obviously, many things, but if a REALTOR® represents you, whether you are buying or selling, you can count on that REALTOR® to:

1. Be honest with all parties in the transaction – not just with you, as his or her client, but also with the other real estate practitioner and his or her clients.
2. Put your interests ahead of his or her own, at all times.
3. Disclose all pertinent facts regarding the property and the transaction to both buyer and seller.

For more details regarding the REALTOR® Code of Ethics, go to: <https://www.nar.realtor/about-nar/governing-documents/code-of-ethics/2020-code-of-ethics-standards-of-practice>.

➤ **FIND A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH.** **Great building lot of 7.827 acres, with a well!** Wonderful views, close to town, but in the country, power nearby, ready to build. Relaxed covenants. Well is 220’ deep, elevation is 5,451’. Located on a quiet, side road - My Lane Road, Lot 205, Virginia City Ranches, Ennis, MT. **\$69,500.** MLS # 342684. Google Earth Coordinates: 45.294279°, -111.799137°. <https://www.itourmedia.com/display/index/1795464>.



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (September 30, 2020) – Pending home sales in August continued to move upward, marking four uninterrupted months of positive contract activity, according to the National Association of Realtors®. Each of the four major regions experienced growth in 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 8.8% to 132.8 – **a record high – in August.** Year-over-year, contract signings rose 24.2%. An index of 100 is equal to the level of contract activity in 2001.

"Tremendously low mortgage rates – below 3% – have again helped pending home sales climb in August," said Lawrence Yun, NAR’s chief economist. *"Additionally, the Fed intends to hold short-term fed funds rates near 0% for the foreseeable future, which should in the absence of inflationary pressure keep mortgage rates low, and that will undoubtedly aid homebuyers continuing to enter the marketplace. While I did very much expect the housing sector to be stable during the pandemic-induced economic shutdowns, I am pleasantly surprised to see the industry bounce back so strongly and so quickly."*

Yun notes that while pending contracts are at an all-time high, that will not necessarily translate to a record number of home sales because not all contracts lead to closings and due to sampling size variations. He also points out that pending home sales are outperforming many pre-pandemic averages, but says that without matching supply, the recovery will not be sustainable. *"Home prices are heating up fast,"* he said. *"The low mortgage rates are allowing buyers to secure cheaper mortgages, but many may find it harder to make the required down payment."*

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August Pending Home Sales Regional Breakdown: All four regional indices recorded increases in contract activity on a month-over-month basis in August. The Northeast PHSI grew 4.3% to 117.1 in August, a 26.0% jump from a year ago. In the Midwest, the index rose 8.6% to 124.5 last month, up 25.0% from August 2019. Pending home sales in the South increased 8.6% to an index of 154.2 in August, up 23.6% from August 2019. The index in the West rose 13.1% in August to 120.3, up 23.6% 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:** No slowdown yet! The local title company reports September to be their best month EVER! I can hardly keep up with all the transactions and requests for information. The bad news is – all the bargains are gone! The good news is – there are still properties for sale! Some markets have NO inventory. By comparison, Sept. 2019 vs. Sept 2020: 74 homes listed in 2019 - 36 homes now. There were 231 vacant lots listed in 2019 – 157 lots now. **Big Sky Country Multiple Listing** statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony), for the month of **SEPTEMBER 2020**, were as follows:

- **HOMES:** 37 homes listed (\$125,000 to \$2,990,000); 28 pending sales (\$189,900 to \$3,175,000); and 66 homes have sold in 2020 (\$70,000 to \$1,985,000), totaling \$30,921,525 at 97.3% of list prices.
- **LAND:** 157 vacant lots listed (\$34,900 to \$3,995,000; with 37 pending sales (\$37,900 to \$390,000); and 130 lots have sold in 2020 (\$3,500 to \$569,000), totaling \$13,774,554 at 93.6% of list prices.
- **RANCHES:** 6 ranches listed (\$599,000 to \$7,995,000); 1 pending sale (\$1,900,000), and 3 ranches have sold in 2020 (\$1,225,000 to \$13,300,000), totaling \$18,525,000, at 89.0% of list price.
- **COMMERCIAL:** 11 listed (\$99,000 to \$950,000); 2 pending sales (\$295,000 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, however.

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

➤ **MONTANA TRIVIA...Did you know... that there are still sheepherders with their quaint wagons, loyal dogs and herds of sheep high up in the Gravelly Range?** Sheep raising in the west expanded tremendously in the 1880's and by 1900, Montana had six sheep for every head of cattle, for a total of more than 6 million. Today there are only about 215,000 sheep in Montana. It appears the cattle won the war! But many of those sheep are still managed in the "old world" way, with a solitary shepherd with a wagon, a dog and maybe a horse. A few of the wagons can be spotted up in the Gravelly Range. These shepherds are often of Basque descent and seem content with their lonely lives. Grazing sheep in the "Gravellies" is a long-time use of the area. With all the open meadows and fields, it is probably no surprise why this is good grazing country for sheep. There are many wonderful things to see in the Gravelly Range and well worth the time to explore! You might be lucky and spot an old sheep wagon! Read more, <https://www.zocalopublicsquare.org/2019/07/10/how-basques-became-synonymous-with-shepherders-in-the-american-west/ideas/ess>



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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!



Debbie Reilly Richardson – Office Mgr.



*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/ - 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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