

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for MAY 2021



Trout live in nice neighborhoods



➤ **MADISON VALLEY MAY “HAPPENINGS”** → We were wide open, here in the Madison Valley, and elsewhere in Montana! And there were many “normal” gatherings. You could have participated in the annual **Scholarship Poker Tournament** at the Silver Dollar Saloon, to benefit Ennis HS students was held on May 1. → MT FW&P Commission held a public hearing on the 13th to consider a proposed amendment pertaining to the implementation of the **Commercial Use Cap on the Madison River**. → The **Madison Meadows Golf Course Fundraiser** at the **Golf Party at the Ennis Rodeo Barn** was a big success on the 22nd, with a tournament, dinner, dancing, live & silent auction & gun raffle! → There was a **Parade & Duck Race** in Virginia City on the 29th. → You might have taken the tour of local **Historic Churches** in Jeffers and Laurin, on May 29th along with a concert. → There was a **movie crew** here in Ennis filming a new documentary for the **Inspiration Channel**, may be for their series, Heroes Live Here, about historical western figures. They have been seen going in and out of the old Church on E. Williams Street! → And the most important events were the **Memorial Day Services** held at both the McAllister and at the Madison Valley Cemeteries, followed by a free barbeque for all veterans and the community, hosted by our local VFW and held at the Ennis Rodeo Grounds. We hope it will be the first Annual! → And you can still find fun at the **Bowling Alley**, the restaurants, saloons, and shops. The **Madison Meadows Golf Course** is in great shape and ready for a very busy season. → The **Ennis Farmers Market** is back in town and will be held at the Lions Park on Saturdays from 9 AM to noon, till October 15th.



➤ **MADISON VALLEY JUNE “HAPPENINGS”** → **TAP into Ennis MT Craft Beer/Spirits & Premium Wines Festival** will be happening the Ennis Lions Club Park, with live music, food trucks, and local merchandise, from noon to 6 PM on the 5th. → Check out the **Madison Valley Open Studio Tour** and visit local artists in their studios during a two-day event on 12th and 13th. Pick up maps at the Ennis Chamber or call 490-1453 for more info. → Help raise money for the **Ennis Community Children’s School** by participating in the **Golf Scramble at Madison Meadows Golf Course** on the 19th. Call 682-7468 to register. → Don’t miss the **Wild West Brothel Days** at the Virginia City Elks in VC with a BBQ from 5 – 7 on the 19th. → And the **Second Annual Scandahoovian Woodstock** will be held from noon to 8 PM in Virginia City on the 27th, with a whole day of music, dancing and festivity celebrating the Scandinavian culture, rounded out by a bonfire in honor of the solstice! → The **Ennis Farmers Market** is back, and it will be held on Saturdays from 9 AM – Noon from May 1st to October 15th, at the Lions Park. → The former Jeffers Garden Market, now named the **Community Garden & Market for Greater Ennis** will be operating, next to the church in Jeffers. <https://www.facebook.com/JeffersGardenMarket>.

➤ **LOOKING AHEAD.** → Sign your kids up for the **Outdoor Skills Camps at the Jack Creek Preserve**, August 5-8. <http://www.jackcreekpreserve.org/>. → The **Virginia City Playhouse Vaudeville Shows** will run from June 25th - September 5th. → Plan to attend the **4th of July Rodeo & Parade**, with an NRA rodeo on the 3rd and 4th, plus pancake breakfast, car show, parade, barbeque & fireworks! → Make your reservations at 682-3259 for the **Madison Valley Ranchlands Group's Annual Noxious Weed Fundraiser** with dinner & auction on August 7th. → **Madison County Fair & Rodeo** in Twin Bridges, August 11 - 15. → **Fly Fishing & Outdoor Festival** – Sept. 2-4; **Hunters Feed** – Oct 22; **U. S. Marine Corps Birthday Celebration**, Nov. 10th. **Spirit of Christmas Stroll** – Dec 10. So, mark your calendars!

➤ **MONTANA NEWS** → Twenty-one boats with aquatic **Invasive Mussels** were recently found by MT FWP Inspectors, including zebra or quagga mussels. FWP says they are finding many more invaded boats coming from the Great Lakes & Midwest regions. They ask everyone entering MT with boats to comply with the regulations. See more at: <https://fwp.mt.gov/conservation/aquatic-invasive-species>. → Montana's drought is still extensive, despite recent rain and snow. → **Yellowstone and Grand Teton** have already set records for park visitations, with a 40% increase over 2019 at Yellowstone National Park. → The exclusive **Yellowstone Club** up at Big Sky has asked the MT Dept. of Environmental Quality (DEQ) for a permit to allow it to use wastewater for snowmaking operations on its ski slopes. Other areas have tried this method and faced some resistance. The science is still emerging. Avoid faceplants!

➤ **FISHING REPORT** → It is all happening here, on the Madison River! June is THE month to be on the Madison River. Salmon flies are coming; Caddis are coming; Golden's are coming and PMD's are coming. All this will happen before we flip that calendar again. Strap on your seat belt "fisher people," this is going to be a wild ride and we might flip at some point!

Currently, the Madison River is in *modified runoff*. We will probably not see the huge flows of past years. The people with the infinite wisdom at the Dam released way too much water this winter and now are desperately trying to fill the lake. This means flows out of the dam are about the same as a good water gun fight. Let's hope that they fill the lake or else everyone in the valley will be fighting mad. So, as it sits now, the flows are not high. We are seeing some off-colored water from the feeder streams. This feels like it will make the river darker than normal because the clean water out of the dam is limited. This will all be short-lived. In fact, the river level is not high enough to push the fish. They are staying put, in the traditional spots.



Flows from the streams will fall and the river will clear. Salmon flies should start sometime around the 20th and for the last week of the month, it will be "glory days." If you're fishing now, there are still fish to be had. Streamers and dark-bodied stone fly nymphs will get the job done, all day long. Remember though, the flows are not big enough to push fish, so fish the same water that you caught them in before.

Now, this is going to be a *bush summer* here in the Cultural Epicenter of Trout. Everything from fishing guides, restaurants, and rental cars are reporting huge bookings. Please remember we are all out for a good time and let's show some grace. I understand why lots of folks want to be in the Trout Kingdom during the summer, as it IS the best place in the world. So, let's all have a beer and remember our understanding.

Lots of new gear in the redesigned store for you to check out. Stop by and say Hi. Remember free advice all day long. Good 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.

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Check out other fishing reports at:

- + Madison River Fishing Company at <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- + Dan Deleka 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** → May is typically the month with the most rainfall, here in the Madison Valley. The average precipitation is 2.36". Although it seemed like we had a lot of rain, and even **snow**, data shows that we received just .86% of normal for the Madison Basin. This means less water in the river and more fire danger. The daytime high in May was **78°** and the daytime low was **31°**. The nighttime high in May was **48°** and the nighttime low was **25°**.



➤ **REAL ESTATE TIPS** → **WHEN IS THIS HOUSING MARKET GOING TO CRASH?** Google reports that the search for this question has spiked 2,450% over the past month! Consumers are concerned about how quickly home values are rising. Some fear the speed of appreciation may lead to a crash in prices later this year. **First American Title Company** posted this in answer to the concern.

*"Let's look at what financial analysts are saying about the current residential real estate market. Major financial services giants came to the same conclusion: **the housing market is strong, and price appreciation will continue.**"*

Goldman Sachs: *"Strong demand for housing looks sustainable. Pre-pandemic ... low mortgage ranges (encouraged) increased demand. Surveys indicate buying intentions are the highest in 20 years ... and the model projects double-digit price gains both this year and next."*

J. P. Morgan: *"Housing prices have spiked during the last six-to-nine months, we don't expect them to fall soon, and believe they are likely to keep rising."*

Morgan Stanley: *"The euphoria in today's home prices comes down to the simple logic of supply and demand. And ... this time the sector is on a sustainably, sturdy foundation."*

So, if you're concerned about making the decision to buy or sell right now, contact your trusted real estate professional to discuss what's happening in your local market."

➤ **FIND A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. A Great 5+ acre building lot, off the beaten path.** This property is one lot away from a common-area pond, has great views in all directions and is close to the locked gate to the Haypress Lakes area. All property owners get a key to the gate for exclusive access up into Shining Mountains III, with stocked mountain lakes & access into the Nat. Forest and BLM land. This is a great area with lots of recreational opportunities and close to the



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Varney Bridge access to the Madison River. And all this, just 10 miles SW of Ennis! Shining Mountains II, Lot 172, 5.142 acres, **\$150,000**, MLS #357895. GoogleEarth Coordinates: Lat. 45.214126°, Lon. - 111.804769°, Elevation 5,675'.

➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (May 27, 2021) – Pending home sales took a step backward in April, according to the National Association of Realtors®. All four U.S. regions recorded year-over-year increases, but only the Midwest witnessed month-over-month gains in terms of pending home sales contract transactions.

The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, fell 4.4% to 106.2 in April. Year-over-year, signings jumped 51.7% as last year's pandemic-related shutdowns slumped sales to an all-time low. An index of 100 is equal to the level of contract activity in 2001.

"Contract signings are approaching pre-pandemic levels after the big surge due to the lack of sufficient supply of affordable homes," said Lawrence Yun, NAR's chief economist. *"The upper-end market is still moving sharply as inventory is more plentiful there."* Yun anticipates housing supply to improve as a whole as soon as autumn. He points to an increase in the comfortability of those listing, as well as a rise in sellers after the conclusion of the eviction moratorium or as they exit forbearance.

Realtor.com®'s Hottest Housing Markets data revealed that out of the largest 40 metros, the most improved metros over the past year, as of May 13, were Detroit-Warren-Dearborn, Mich.; Tampa-St. Petersburg-Clearwater, Fla.; Austin-Round Rock, Texas; Jacksonville, Fla.; and Riverside-San Bernardino-Ontario, Calif. *"The Midwest region, which has the most affordable homes, was the only region to notch a gain in the latest month,"* Yun noted. *"Some buyers from the expensive cities in the West and Northeast, who have the flexibility to move and work from anywhere, could be opting for a larger-sized home at a lower price in the Midwest."*

April Pending Home Sales Regional Breakdown: The Northeast PHSI declined 12.9% to 85.3 in April, a 96.5% jump from a year ago. In the Midwest, the index increased 3.5% to 101.1 last month, up 39.4% from April 2020. Pending home sales transactions in the South fell 6.1% to an index of 128.9 in April, up 45.3% from April 2020. The index in the West decreased 2.6% in April to 92.0, up 57.3% from a year prior.

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 situation is the same as last month, with daily requests for property. New listings trickling in, but not enough to keep up with the demand. This would be **an exceptionally good time to list**, before the bubble bursts! New listings sell quickly. **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Nevada City, Harrison, Pony), for the month of MAY, were as follows:

- **HOMES:** 30↑ homes listed (\$265,000 to \$3,150,000); 24↓ pending sales (\$299,900 to \$2,500,000); and 52 homes have sold in 2021 (\$121,000 to \$1,380,500), totaling \$30,849,205 at **98.6%**↑ of list prices.
- **LAND:** 76↑ vacant lots listed (\$50,000 to \$4,997,000); 36↓ pending sales (\$79,000 to \$973,000); and 119 lots have sold in 2021 (\$35,000 to \$778,000), totaling \$16,649,810 at **100%**↑ of list prices!
- **RANCHES:** 2 ranches listed (\$2,200,000 to \$7,995,000); 3 pending sales (\$599,000 to \$2,500,000),

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and 1 ranch has sold so far in 2021 (\$5,700,000), at **97%** of list price.

• **COMMERCIAL:** 4↑ listed (\$139,900 to \$1,775,000); 2 pending sales (\$750,000 to \$919,999); and 8 commercial properties have sold in 2021 (\$92,350 to \$650,000), totaling \$2,513,800 at **94.5%**↑ of list price.

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

➤ **MONTANA TRIVIA... Did you know.... That on May 28, 1898, a group known as the Rough Riders from the First Montana Volunteers left Montana and headed to Cuba to fight in the Spanish American War??** Two months after the sinking of the Maine, on April 25, 1898, the U. S. Congress declared war on Spain. A week later, on May 2, the Anaconda Standard carried a special report that four cavalry troops had been allotted to Montana, one each "from Butte, Missoula, Billings and Miles City, and perhaps one from Bozeman." As infantry recruits gathered in Helena awaiting orders, the cavalry volunteers learned they would be part of "Grigsby's Cowboys." The war was, as they say, nearly over before it began. The men of Missoula's Troop F saw no action and were mustered out by September. But Montana volunteers were praised, literally, from coast to coast. The New York Herald, in a snarky article referring to Teddy's Rough Riders as, "Fifth Avenue dudes and so-called cowboys," called Grigsby's men "perhaps not as pretty as Roosevelt's ... (but) they are big, bronzed fellows, every one born a horseman and a dead shot, every one used to exposure and hardened." Meantime in a dispatch from San Francisco, carried in the Anaconda Standard, the volunteers assigned to the Philippines, were described as "big, burly men, these from Montana ... there are no boys among them ... the jolliest set that ever landed in San Francisco." An apt description of Montana men, even today. Read more at: <https://missoulacurrent.com/opinion/2017/09/missoula-montana-history-war/>.



SEE YOU IN MONTANA!

Social Distancing Champions, since 1889! Be not afraid. STAY SAFE, SANE AND SOBER!



Toni Bowen, Broker Associate and Accredited Buyer Broker representative, with over 28 years of real estate experience, covering residential, commercial, vacant land, recreational & ranch properties in the Madison Valley.



Don Bowen, with 57 years as a licensed Broker, has placed his real estate license on "inactive" status in 2021, and will be a consultant and assistant to Toni. This is a new chapter for the Bowen Team.



← Finley



Our new office, on the boardwalk at the Lone Elk Mall

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

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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

<http://www.jackcreekpreserve.org/> - foundation that provides outdoor education and experiences.

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://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.westyellowstonenet.com/skiing/cross_country_skiing.php - Skiing Yellowstone Park Trails

HORSEBACK RIDING:

<https://www.facebook.com/wolfpackmontana> – trail riding guides for the Madison Valley

<http://www.sphinxmountainoutfitting.com> – trail riding and outfitting guides in the Madison Valley

RANCHING:

<https://www.facebook.com/madisonvalleyranchlandsgroup/> - keeping 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

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