

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY OCTOBER “HAPPENINGS”** → Ennis is still a “happenin’ place”! → There was the **Bowl for Kids’ Sake**; **A Loaded Potato Lunch** at the Fairgrounds; You could have won a 7-day elk hunt on the **Jack Creek Preserve**; and you could have sampled wild game dishes all up and down Main Street Ennis at the **36th Annual Hunters Feed!** → Hunters scoped for game and headed out into the wilderness for even more excitement! → There was a **Mulex Bicycle Race** at Lions Park; a **Marshmallow Roast** at Lewis & Clark Caverns; the **6th Annual Critter Call Competition** at Willie’s Distillery; a **Halloween Carnival** at Ennis Elementary School Gym and the Ennis Lions Club **Fall Bingo Game!** → But locals and visitors alike were also hunting, fishing, golfing, sightseeing, shopping, eating and drinking.



➤ Our quaint, little, western town of Ennis is in danger of suffering the consequences of growth. The former Ennis City Council proposed a draft Master Plan called **Envision Ennis**, which describes a new, “improved” community. Check it out at: <https://cushingterrell.com/envisionennis/>, to see the plan. So far, based upon survey results and vocal council meetings, the locals are more interested in keeping downtown Ennis just the way it is! → Many changes have already happened this year, such as sales of **The Blue Moon Saloon**, the **El Western Resort**, **Maples Coffee Shop**, **Fan Mountain Inn**, **Lure Me Inn**, the **Madison Laundry & Dry Cleaners** and the old **Otter Banks** shop. **The Silvertip Lodge** sold to Willie’s to make way for an expansion of their popular brewery. The **McAllister Inn** is under contract, closing in February and **The Daily Grind** on Main Street is under contract, closing in December. You can buy **Wade Lake Resort** for \$1,450,000; **The Madison Square** for \$1,700,000 or the old **Crazy Lady Outpost & RV park** for just \$2,500,000! → The new office/retail building built next to the Library is still vacant with no news of when it might start leasing space. → And the old **Antler Designs** building that sold last year with the promise to open last spring, is still shuttered with no information or plans for when it will open or what it will be offering! → So, you can see the many changes in Ennis and the valley.

➤ **MADISON VALLEY NOVEMBER “HAPPENINGS”** → There will be a **Pottery Show & Holiday Sale** at 17 Golden Eagle Drive in McAllister from 11-3 on the 5th & 6th. → The **U. S. Marine Corps 246th Birthday Ball – Ennis Style**, will be held at the Sportsman’s Lodge on November 10th → You can attend a **Private Weed Applicator Training** on Tuesday, the 16th. Learn what and how to spray weeds! For more info: (406) 682-3731 or MVRGweeds@gmail.com. → The Jack Creek Preserve is looking to hire a new **Conservation Education Director**. Contact Abby at: aking@jackcreekpreserve.org for more information. → *And you can still fish, hike, hunt, eat, drink, bowl, go boating and shopping!*

➤ **LOOKING AHEAD.** → Plan to bring the family to the **Spirit of Christmas Stroll** – December 10, sponsored by the Ennis Chamber of Commerce and involving most all the downtown businesses. → If you are considering moving to the area, there numerous openings, just about everywhere! Madison County is searching for a new **Planning Department Director**. Plus, hospital, nursing home & most businesses.

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➤ **MONTANA NEWS** → All the entrances and roads in **Yellowstone National Park** close Nov. 8th. → Hunting season is in full swing throughout Montana. If you want to find out where FWP is releasing the Grizzlies, go to: <https://fwp.mt.gov/homepage/news/2021/oct/1022-fwp-proposing-grizzly-bear-release-sites-for-commission-public-review>. → Check out Montana FWP for all the hunting rules and regs. <https://fwp.mt.gov/hunt>. Hunters in Region 3 have had **above-average success**, so far! But there is more to know about hunting – *Montana Style*. The Madison Valley is especially friendly to hunters, as long as they follow the rules. Hopefully, these are common sense steps that most hunters would follow anyway, but some people forget once they get the “fever.” Check it all out at: [Get the Green Light | Outside Bozeman](#). But, here is a refresher:

DO:

- Ask early, preferably weeks or even months before hunting season.
- Make your request in person, if possible, rather than by phone, unless you already know the rancher, or the ranch manager!
- Visit the ranch in non-hunting garb.
- Know who owns the land you want to hunt and where the boundaries end. Use the OnX Hunt app!
- Detail exactly who will be hunting. You alone – and stick to this – is best. You and one other is often ok. But a fired-up foursome? No.
- Be an ethical hunter.

DON'T:

- Drink and hunt. Any evidence of alcohol consumption – odor, behavior, beer cans on the dash – is cause for immediate refusal.
- Show up with mud-splattered trucks or ATVs. To ranchers and farmers, that mud likely means you've been off-road making ruts and spreading invasive species – the last thing they want on their property.
- Act as if you're doing the rancher a favor by offering to “*thin out*” the game animals on his/her place.

➤ **FISHING REPORT** → *From Big John*. **Thanksgiving fish** are the best fish. I get asked all the time in November by traveling hunters if the fishing is worth a damn this time of year. My answer is, “Hell, yes!” Barring a storm, super high winds, a great college football game or a good line on where the elk will be tomorrow, November is a great time to fish. Everyone is in the mountains chasing furry, tasty critters, or following bird dogs, and nobody is on the river! You literally have the river to yourself. The fish bro's who row all the boats and hang at the Gravel Bar all night have drifted away like tumbleweeds. All that is left is you and the fish. Now, that is something to be truly thankful for, after the year we have had.

If you want your **Thanksgiving fish**, you need to play by different rules than for summer fish. Brown trout and whitefish are spawning right now. If you notice Redds where the fish have cleared nests, please stay away. You do not want someone bothering you when getting busy, do you? I think not. With all this fornication going on, eggs are a good bet to try. We like the yellow- or cheese-colored eggs at this time of year. Think a size 12 or smaller. Get these down and slow. The fish are starting to move to their winter locations, so think slow and deep on everything. Midges are making a big splash as well. Think zebra midges in size 18. There are some BWO mayflies still bouncing around. If you are lucky enough to find a windless, overcast day, you may catch the rising Thanksgiving fish. Rubber legs, San Juan worms, and prince nymphs - the standard Madison River fare - will always work. If you've gotten your winter supply of wapiti and you're bored, try fishing. It just might be the best day you had on the river, all year!



Keep an eye on the website for our **After Thanksgiving Clearance** sales to prime the holiday shopping season. Lots of great things on sale for the fisherman on your list. Not sure what to buy? Give us a call at the store. We have fished from Montana to Mongolia and everywhere in between, so we are well qualified to recommend a great gift for the angler on your list. Remember the coffee and advice is always free and friendly. Good Fishing and God Bless, Fish Ennis, 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** → Beautiful weather continued through October. The daytime high in October was **76°** with a low of **31°**, and a nighttime high of **44°** and low of **25°**. There was one day of snow and several days of rain. Every drop eases the drought conditions. So we are happy.

➤ **REAL ESTATE TIPS → TOP REASONS BUYERS GIVE UP ON THEIR HOME SEARCH.** Some house (or any property) hunters have decided to put their search on hold – at least for now. The pandemic and the competitive, intimidating market are the leading reasons. Nearly four in 10 americans who are looking to purchase a home (or property) in the next year say they've halted their current search. Buyers are frustrated. Here are the five most common reasons:

- Uncertainty with Covid-19
- The market is intimidating
- There aren't enough homes (or other types of properties) on the market
- They haven't decided where they want to live after selling their home
- They have already lost out on a few homes because of the competitive market and are discouraged

And on top of these reasons to wait, buyers top concerns about the market are:

- Finding a home or property they like within their budget
- Paying too much for a home or other property
- Finding a home (or lot) in a neighborhood where they would want to live
- Prices and interest rates are increasing
- Discovering major concerns, after they've purchased or moved in!

➤ **A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. PREMIUM LOT IN THE FAMOUS SUN WEST RANCH!** This parcel consists of nearly 7 acres in an ideal location, with privacy, spectacular views & great building site. It has a wide variety of fauna, surrounded by common area & bordering a large common-area pond. Has views of the Madison River and the mountains + good access to the SWR facilities. Sun West Ranch is a premier, gated community, located in the most beautiful part of the Madison



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Valley – a place where you can experience the pride & lifestyle of authentic ranch ownership without the day-to-day operations. It consists of 55 homesites, selectively placed across 2,000 acres, with over 1,600 acres in common area, including 3 miles of the Madison River for world-class fishing. Owners enjoy equestrian facilities, trails for hiking & trail riding, private stocked ponds, a rental cabin for guests and 24-hour ranch management and services. **Sun West Ranch, Lot 46 A-1. \$505,000.** MLS #361704. GoogleEarth Coordinates at center of lot: Latitude 44.947093°, Longitude -111.633132°, Elevation 6,003’.

➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (October 28, 2021) – Pending home sales dipped in September, retreating slightly following a previous month of growth, according to the National Association of Realtors®. Each of the four major U.S. regions saw contract activity decline month-over-month and year-over-year, with the Northeast weathering the largest yearly drop. The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, decreased 2.3% to 116.7 in September. Year-over-year, signings decreased 8.0%. An index of 100 is equal to the level of contract activity in 2001.

“Contract transactions slowed a bit in September and are showing signs of a calmer home price trend, as the market is running comfortably ahead of pre-pandemic activity,” said Lawrence Yun, NAR’s chief economist. *“It’s worth noting that there will be less inventory until the end of the year compared to the summer months, which happens nearly every year. “Some potential buyers have momentarily paused their home search with intentions to resume in 2022.”* Although housing supply remains low, Yun says he expects inventory to turn the corner in 2022. *“Rents have been mounting solidly of late, with falling rental vacancy rates,”* Yun said. *“This could lead to more renters seeking homeownership in order to avoid the rising inflation, so an increase in inventory will be welcomed.”*

Once all home sale data has been tabulated by year’s end, NAR expects home sales to have risen by 6.4% in 2021; and due to higher anticipated mortgage rates, NAR projects sales to then decline by 1.7% in 2022. Yun says home prices will moderate with only 2.8% growth in 2022 after a double-digit price gain of 14.7% in 2021.

September Pending Home Sales Regional Breakdown. Month-over-month, the Northeast PHSI fell 3.2% to 93.1 in September, an 18.5% decline from a year ago. In the Midwest, the index dropped 3.5% to 111.4 last month, down 5.8% from September 2020. Pending home sales transactions in the South decreased 1.8% to an index of 139.1 in September, down 5.8% from September 2020. The index in the West declined 1.4% in September to 105.3, down 7.2% from a year prior.

The National Association of Realtors® is America's largest trade association, representing more than 1.5 million members involved in all aspects of the residential and commercial real estate industries.

➤ **LOCAL REAL ESTATE MARKET STATISTICS:** Finally getting a break! Fewer calls, fewer new listings and fewer sales. Buyers have lots of reasons to wait. Residential properties in this area are still selling at 99.7% of list price and land is now selling at 99.4% of list price. **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 **OCTOBER** were as follows:

- **HOMES:** 34↓ homes listed (\$265,000 to \$2,950,000); 18↓ pending sales (\$435,000 to \$3,650,000); and 112 homes have sold in 2021 (\$121,000 to \$2,500,000), totaling \$70,709,129, at **99.7%** of list prices.
- **LAND:** 68↓ vacant lots listed (\$34,900 to \$4,997,000); 31↑ pending sales (\$60,000 to \$2,500,000); and 230 lots have sold in 2021 (\$32,000 to \$2,800,000), totaling \$39,710,619, at **99.4%**↓ of list prices.

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- **RANCHES:** 4 ranches listed (\$1,250,000 to \$7,995,000); 0 pending sales, and 5 ranches have sold in 2021, totaling \$12,165,000, at **96.6%**↑ of list price.
- **COMMERCIAL:** 8↑ listed (\$300,000 to \$2,500,000); 2↓ pending sales (\$485,000 to \$1,775,000); and 12 commercial properties have sold in 2021 (\$92,350 to \$1,000,000), totaling \$5,593,900, at **95.8%** of list price.

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

➤ **MONTANA TRIVIA... Did you know that...The Ennis Hunters Feed has been happening for 36 years?** The story goes like this – Back in 1985, the owners of the Silver Dollar Saloon, Boo and Sherry McDonald, decided they needed to clean out their freezer before hunting season started, to make room for fresh game. So, they came up with a clever way to accomplish several goals (*or kill many birds with one stone!*) They, along with the Longbranch Saloon, just put out pots of game stew in front of their bars! A few years later, Sherry got the Ennis Chamber of Commerce involved. Chamber members, Sherry, John Claypool and Wayne Black, then organized the other downtown business owners to participate in a wild game feed and see who came up with the best dish! Later on, it became more serious, with judges and prizes, but unless they had cast iron stomachs, it was a job with painful consequences, so judging went by the wayside for many years. Back in the 1990’s, Marc Glines, who was then our Game Warden, helped organize the events and did radio promos to bring more people into town. The Ennis Chamber has continued to sponsor this event as a way to support businesses in town, during the “shoulder” season. Sometime in the ‘90’s, the Silver Dollar Saloon hosted a **Casino Night** following the Hunters Feed, while folks were in a “happy” mood! It was a very successful fund raiser for the **Ennis Community Children’s School** for many years until the District Judge determined that it was **illegal gambling!**

I was the “chili queen” for about 10 years, winning with my **Tequila Elk Chili**. Obviously, my secret ingredient was Tequila and I always had a half-gallon jug of it sitting on the table! I must say my chili was tasty, but maybe the hunters voted for me because I spritzed the top of their little cup of chili with more Tequila! You can find my recipe on my website at: [Toni's Elk Chili \(arrowreal.com\)](http://Toni's Elk Chili (arrowreal.com)). And there you have, *the rest of the story*, of the Ennis Hunters Feed!



➤ **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.



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.

<https://www.mtmemory.org/>. Montana Memory Project – find all about the history of Montana!

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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