

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



- **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → September was a beautiful month and town was still busy and the restaurants were full! → **The Fly Fishing & Outdoor Festival** brought lots of folks to town for 3 days. → Virginia City was the place to be for the **Labor Day Poker Ride & Donkey Drop**. → The Ruby Habitat on the Woodson Ranch near Sheridan offered a **Family Fishing Day**. → The old IGA Market is now gone! Rumor is the new owners are not planning to do anything for a while. → **The Jack Creek Preserve** had a full schedule in September, with lots of projects, classes and events. It is definitely worth checking out, at: <http://www.jackcreekpreserve.org/> and get on their mailing list!



- **MADISON VALLEY OCTOBER “HAPPENINGS”** → Help raise money for Big Brothers & Big Sisters in the **Bowl for Kids’ Sake** tournament at the Fish Bowl in Ennis on 10/8. → Bring your appetite for the **Loaded Potato Lunch** at the Madison County Fairgrounds from 11-1 on 10/9. → Skip lunch and come hungry to the annual **Hunters Feed**, with free game dishes served all up and down Main Street Ennis, from 3-5 on 10/22 (*the day before general hunting season begins*). → Buy a 2021 **Fall Hunt Raffle** ticket from The Jack Creek Preserve and you could win a 7 day elk hunt on the Preserve! Drawing to be held on Oct. 8th, so hurry and check it out at: [Shop: Montana RMEF Raffles - RMEF Events](#). → *And you can still fish, hike, hunt, play golf, eat, drink, bowl, go boating and shopping!* What else could you ask for?!

1st Lt. Donald Bowen, USMC, 1954→

- **LOOKING AHEAD.** → U. S. Marine Corps 246th Birthday Celebration, November 10th. → And the **Spirit of Christmas Stroll** – December 10. **So, mark your calendars!**



- **MONTANA NEWS** → Many new folks are saying they want to move to Montana because there are fewer restrictions and fewer people than where they come from. It is true, and we hope to keep it this way. One thing newcomers need to learn, right away, is **How to Wave, Montana-Style**. The Montana Arts Council has made it official, with instructions. Check it out at: <https://art.mt.gov/PDFs/How-To-Wave-In-Montana.pdf>. There WILL be a test! → Montana FWP has announced their 2022 **Master Hunter Program**, accepting applications from Oct. 1 through Nov. 30th for the 2022 classes. Check it out at: <https://www.mtmasterhunter.com/>. → You now must dial **(406)** when calling within the state, even from a (406) area code. Just one of the many changes in the state.

- **FISHING REPORT** → Is it October or August? One never knows with the wacky fall weather we have been having. For those who love warm weather, we have been seeing a bunch of it this fall. The weather, the fish and even the fishing guides, still feel like it is *Angry August*. The equinox storm we always get, did not happen this year. We are still waiting on it. The trees are turning, but the weather stays the same. Like a trout town ground hog day!

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If you like the weather we have been having, get ready for it to change. It cannot and will not last forever. This too will end, and when it does, get ready. The fishing will explode! Right now, nymphs and streamers are the name of the game. We like dragging flashy streamers in the morning and then switching to nymphs for the afternoon. The BWO mayflies are hatching in small numbers, at least on bright, warm days, around noon. This fires up the fish, and they eat small bead-head may fly nymphs, all afternoon! Think psych May, frenchie or even a pheasant tail. If you are out early or late, try a flashy streamer, like a sparkle minnow or something white, like a Meat Sweats, and drag it slow. We have been seeing some big fish on this first thing, in the mornings.



The brown trout are getting all dressed up like the fall leaves. The spawning season is here, and they are moving around the river. Look for bigger fish in the bottom third of the Madison, from The Lake up to McAtee. These are angry fish and will take a streamer and be pissed about it! Big Thing to remember - If you see spawning fish, stay away from them, and let them do their thing. Trout clean gravel with their tail to make nests or Redds. If you see this, do not walk in the water, and please stay away. The future fish depend on it. Most of the time, Redds are in shallow riffles that are slower. Keep an eye out. You don't want someone bothering you when you're getting your groove on, and the fish feel the same way.

Fall is a glorious time. Changing colors of the trees make the days on the river just beautiful. Get out and fish, before the weather changes. Winter is coming, I promise. Stop in the shop and check out the sales. 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.montanatroutr.com/>
- Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → Beautiful weather through September! Tomatoes were still ripening in the garden almost to the end. But it had to happen sooner or later – and Fall did arrive. The daytime high in September was a whopping **90°** with a low of **58°**, and a nighttime high of **53°** and low of **28°**. So, the outdoor gardens are now done but there is hay in the fields and food for the winter.



➤ **REAL ESTATE TIPS** → **RENTING OUT YOUR VACATION HOME TO OFFSET COSTS.** Sounds like a good idea that is becoming more and more popular, even a necessary requirement, for some buyers. But there are several things to consider before buying a second home and expecting to rent it out when you aren't there. Tourist Homes (*commonly called a vacation rental, - VRBO, Airbnb, Vacasa, HometoGo, FlipKey, etc.*) are defined as a private home or condominium that is not occupied by an owner

or manager and that it is rented, leased, or furnished in its entirety to transient guests on a daily or weekly basis. *Some of the topics you will want to consider:*



- **Lender Requirements:** First determine if your vacation home is going to be a second home or an investment property. How you plan to use it will determine the type of loan. You can also refinance a second home with low rates. Read: <https://www.zillow.com/mortgage-learning/vacation-home-loans/#:~:text=Compared%20to%20loans%20for%20primary%20residences%2C%20loans%20for,vacation%20home%2C%20you%20may%20need%2010%20%E2%80%93%2020%25.>
- **City/State/County Regulations:** The Montana Dept. of Public Health requires “tourist homes” to contact their local health department to obtain an annual public accommodations license. The required **Public Sleeping Accommodation Plan Review** form is available at: <https://dphhs.mt.gov/assets/publichealth/FCS/PublicAccomodations/PAPlanReviewChecklistApril2013fillable.pdf>. The completed forms are sent to the Co. Sanitarian’s office for inspection and application for the state license.
- **Subdivision Restrictions:** Many subdivision CC&R’s do not allow short-term rentals as it can be disruptive to the permanent residents and renters do not always know or follow the rules.
- **Management:** Someone needs to handle check ins and outs, take deposits and payments, arrange for cleaning and maintenance. That is either the owner or a property manager who generally handles everything for a 25-30% fee. This is a good solution for absentee owners.
- **Maintenance/cleaning:** If an owner decides to personally manage the property, finding dependable and qualified people to clean and handle repairs can be a real challenge, especially in a rural area. This should be one of the **major considerations** for deciding to rent out your vacation home.
- **Advertising:** The popular Vacation Home websites charge fees for listing the property or an owner can create their own website and advertise in other forms of media, or just list with a high-profile local vacation management company, such as <https://www.staymontana.com/>.
- **Owner Use/Record Keeping/Tax Implications:** If an owner plans to rent the property out and also use the property for themselves, their family or friends, they will need to keep track of the days they use the property during a calendar year. The IRS has specific rules for determining if you can deduct expenses or if you need to report rental income. Read about IRS requirements: <https://www.irs.gov/taxtopics/tc415>.

➤ **FIND A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. 20 ACRES IN THE HEART OF THE MADISON VALLEY**

This parcel is located in the center of the Valley, just south of the little town of Cameron and the famous Blue Moon Saloon! The lot has 360° views and exclusive access to the Madison River through a strip of BLM land. You are 15 miles south of Ennis and close to great fishing, hunting, hiking, and all that the area has to offer. You can build your dream home or cabin (of at least 1,200 SF) and start living the good life. **Sphinx Mountain Subdivision, Lot 14. \$150,000. MLS #362792.**



GoogleEarth Coordinates at center: Latitude 45.166670°, Longitude -111.682269°, Elevation 5,466’.

➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (September 29, 2021) – Pending home sales rebounded in August, recording significant gains after two prior months of declines, according to the National Association of Realtors®. Each of the four major U.S. regions mounted month-over-month

growth in contract activity. However, those same territories reported decreases in transactions year-over-year, with the Northeast being hit hardest, enduring a double-digit drop.

The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, increased 8.1% to 119.5 in August. Year-over-year, signings dipped 8.3%. An index of 100 is equal to the level of contract activity in 2001.

"Rising inventory and moderating price conditions are bringing buyers back to the market," said Lawrence Yun, NAR's chief economist. *"Affordability, however, remains challenging as home price gains are roughly three times wage growth."* Such an imbalance in the market is unsustainable over the long-term, according to Yun.

"The more moderately priced regions of the South and Midwest are experiencing stronger signing of contracts to buy, which is not surprising," Yun continued. *"This can be attributed to some employees who have the flexibility to work from anywhere, as they choose to reside in more affordable places."*

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 September 27, were Orlando-Kissimmee-Sanford, Fla.; Tampa-St. Petersburg-Clearwater, Fla.; Nashville-Davidson-Murfreesboro-Franklin, Tenn.; Jacksonville, Fla.; and Austin-Round Rock, Texas.

August Pending Home Sales Regional Breakdown: Month-over-month, the Northeast PHSI rose 4.6% to 96.2 in August, a 15.8% drop from a year ago. In the Midwest, the index climbed 10.4% to 115.4 last month, down 5.9% from August 2020. Pending home sales transactions in the South increased 8.6% to an index of 141.8 in August, down 6.3% from August 2020. **The index in the West grew 7.2% in August to 107.0, however still down 9.2% 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:** Still seeing slowdown – fewer calls and more prices reduced. Real estate news reporting that buyers are starting to pull back. Many buyers are discouraged and are just going to wait and see where this market goes before jumping into the fray. Residential properties in this area are still selling at 99.7% of list price and land at 100% 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 SEPTEMBER were as follows:

- **HOMES:** 38↓ homes listed (\$230,000 to \$2,950,000); 26↑ pending sales (\$180,000 to \$2,500,000); and 100 homes have sold in 2021 (\$121,000 to \$2,500,000), totaling \$62,533,379 at **99.7%↑** of list prices.
- **LAND:** 80↓ vacant lots listed (\$57,000 to \$4,997,000); 22↓ pending sales (\$55,000 to \$2,500,000); and 218 lots have sold in 2021 (\$35,000 to \$800,000), totaling \$37,480,619 still at **100%** of list prices!
- **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:** 6 listed (\$300,000 to \$1,700,000); 4 pending sales (\$485,000 to \$1,700,000); and 11 commercial properties have sold in 2021 (\$92,350 to \$950,000), totaling \$4,593,800 at **94.9%↓** of list price.

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

➤ **MONTANA TRIVIA...** Did you know that...*The Montana Bale Trail, formerly called "What the Hay," started as a good-natured "spoof" between two neighboring ranchers?* This event has now become a nationally recognized celebration. This event sponsored by The Friends of the Hobson Library/Museum is held annually on the first Sunday after Labor Day, the featured attraction of the Event is an eye-catching and "am-hayzing" display of more than 50 incredible hay bale sculptures lining the Montana Bale Trail.

The Bale Trail is a 21-mile-long loop of state highways 239 and 541 just south of U.S. Highway 87. The eastern entrance to the loop begins at Hobson, the western end is at Windham, with Utica (home of the famous Oxen Yoke Inn) located directly in the middle. The hay bale sculptures are displayed in fields between Hobson and Windham (Highways 239 and 541), with Utica being the halfway point. Titles of the bales are mounted next to each entry. There are two categories: adults and children aged 12 and under. The only rules are it must be **made out of hay or straw.**



Anyone from anywhere is welcome to enter the contest; hay and a location can be provided. Entrees are free. **Montana Bale Trail** is a fun community event the whole family will enjoy. You will spend the day viewing creative hay bale sculptures and touring the small towns of Hobson, Utica, and Windham. The three communities combined boast a wide array of dining and social opportunities. <https://www.visitmt.com/things-to-do/events/2018-09/Montana-Bale-Trail.html>
<https://www.facebook.com/Montanabaletrail>.

➤ **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.

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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