

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for AUGUST 2021



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → August was another busy month with lots to do. → The **Madison Valley History Association** presented a free program of fascinating local history. → The **Annual Noxious Weed Fundraiser** was a huge success. → Montana’s Governor Gianforte was here in Ennis to present **The Spirit of Montana** special award to our Madison Valley Woman’s Club. → Hundreds of motorcycles roared through town as the **Montana Ride to Remember** participants honored MIA’s and POW’s. → There were **Art Walks** through Ennis Galleries. → The **Madison County Fair** was a week of fun. → **Summer Evenings in the Garden** were enjoyed by many at the Jeffers Garden Market. → The 46<sup>th</sup> **Annual Wild West Art Fest** was held in Virginia City. → An **NRA Rodeo** was held in Twin Bridges. → The Ennis Library held their **Annual Pie Sale**. → And it was the **25<sup>th</sup> Anniversary of the Grand Victorian Ball** in Virginia City! → The old, empty **IGA Market building** on Main Street is in the process of being torn down. → And the historic **McAllister Church**, the charming little white church on Meadow Creek Road is being sold and possibly lost to history. But there is a **“Save the Church”** Drive hoping to rescue this historic landmark. Call Zoe Todd at 406 498-0676 to help. → There is now **Toxic Algal Bloom** confirmed on Hebgen Lake and Ennis Lake which poses a risk to people, pets, and livestock, so beware. → Dozens of hikers with torso-sized pack were seen trudging through the Madison Valley, having been displaced from their normal route. They weren’t just casual walkers; they were thru-hikers on the **Continental Divide Trail**, a roughly 3,100-mile trek from Mexico to Canada. In July, Wildfires shut down part of the trail and many hikers opted for an alternate route back to the main trail near Butte.



➤ **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → **The Fly Fishing & Outdoor Festival** will take place in Peter T’s Park the 2<sup>nd</sup> – 4<sup>th</sup>. See event details at [www.EnnisChamber.com](http://www.EnnisChamber.com). → On the 4<sup>th</sup> check out the **Labor Day Poker Ride & Donkey Drop in VC**. Call 600-2599 for more information. → Grab the kids and take advantage of **Family Fishing Day at the Ruby Habitat on the Woodson Ranch** on 9/7. <https://rubyhabitat.org/>. → *And you can still fish, hike, play golf, eat, drink and shop!*

➤ **LOOKING AHEAD.** → **Hunters Feed** – Oct 22; **U. S. Marine Corps Birthday Celebration**, Nov. 10<sup>th</sup>. And the **Spirit of Christmas Stroll** – Dec 10. So, mark your calendars!

➤ **MONTANA NEWS** → Like many neighboring recreation sites and national parks, Montana State Parks saw an influx of visitors this year as residents and visitors to the Treasure State sought out the outdoors. **State Parks reported 1.5 million visitors from January to June of this year – an 11.1 % increase** from last year and 44.1 % increase from 2019. Hence, more traffic, more people, more stress on resources. → The 2020 US Census counted **932 more people in Madison County** than in 2010, a 12.1% increase. Although we have even more people since 2020, there is no way to know that number until the

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2030 census. There were 7,691 people in Madison Co. in 2010 and **8,623 in 2020**. This number breaks down to **2.4 people per square mile**. Statewide, the population grew 9.6% to 1,084,225 making Montana the 44<sup>th</sup> most populated state, which gains MT a new congressional district and a new representative. Statewide, there are 7.37 people per square mile and 1.4 elk, 1.4 pronghorn antelope and 3.3 deer. *Better ratio in Madison County!* → The Unemployment Rate in MT is 3.6%. In Madison County, it is 2.9%.

➤ **FISHING REPORT** → September has arrived and the best time of the year to be in Ennis is now. Once we get past Labor Day Weekend, the traffic on Main Street and on the river diminishes greatly. Kids are back in school, and people are more concerned with college football, elk hunting and pumpkin spice lattes than fishing. The folks you do see on the river, you do not mind seeing. This is the gravy time. Cool weather, changing leaves and good fishing, in cold water. I always say, *“I hope heaven looks like Montana in September.”*

As the leaves start to change, so does the fishing. At the beginning of the month. the fish don't know the calendar flipped and they are still in summer mode. Think hoppers and ants and other tasty terrestrials. Fishing is best in the afternoons. Hoppers need direct sunlight to fly and become fish food. The artificial cloud cover, while nice for fat fishing guides like me, is actually bad for the hopper fishing. Think sun, in the afternoons. Ants have come on strong, with flying ants all over the river. We like the purple flying ant pattern. Have you ever seen a purple ant in the wild? Me, neither! - but the fish sure think they taste good!



As the month rolls along, things will change. It usually happens with what I call the “equinox storm”. Some time, mid-month, we will see our first taste of winter with snow in the mountains and some rain and cool weather in the valley. Once the fish experience this, it changes their minds. Gone are the free-loving days of summer and now it is time to put on some weight for fall and winter. I start eating more as well. Think big bites of protein. Streamers of all kinds make a big impact. Sculpins, sparkle minnows, and Zonkers are the name of the game. When this will happen is anyone's guess. I predict the week of the 20th.

Keep in mind that larger-than-average brown trout will get frisky for the fall breeding season. These large fish, that spent the summer in the depths of Ennis Lake, enter the river and start the migration upstream. This is a great time to target the largest fish of the year. The best time to fish for these large trout is always the last week of the month.

Lots of good stuff happening this month in the Cultural Epicenter of Trout. Stop by the store and pick up some purple ants, hoppers, and stock your box with streamers for later in the month. Remember the coffee and advice is always free and friendly. It's about to get kinetic here on The Madison River. 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.montanatrout.com/>
- Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

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➤ **WEATHER** → The smoke came and went with the changes in temperature and with 6 nice days of rain! The temperatures dropped and August was pretty wonderful – even if it did feel and look more like a normal June than August! The valley is usually golden at this time of year, but we had our “golden” in June and now everything is green! Crazy upside-down summer! The daytime high in August was **93°** and low of **50°**, with a nighttime high of **60°** and low of **37°**.



➤ **REAL ESTATE TIPS** → **WOULD YOU LIVE IN A 3-D PRINTED HOUSE?** Well, three quarters of Millennials **would** consider a 3D printed home, according to a Realtor.com® Survey. This technology has hit the mainstream, with builders claiming these homes can be built in half the time and for half the cost. But will people actually buy them? Factors that would persuade people to try them out, include:

- Lower Cost
- More Energy Efficient
- More resistant to natural disasters
- Faster to build
- More customizable
- Produces less waste than traditional building methods



3D printing, also known as additive manufacturing, uses machines to deposit thick layers of plastic, metal, concrete and other materials atop one another,

eventually producing three-dimensional objects from the bottom up. These new startups argue that it could help address severe housing shortages that have led to soaring home prices, overcrowding, evictions and homelessness across the US. Although still in the early stage of development, two of the highest profile and best-financed companies – **Mighty Buildings** and **ICON**, have delivered fewer than 100 houses between them.

Proponents note that printing houses rather than nailing them together could save huge quantities of scrap wood, metal and other discarded construction materials that are dumped into landfills every year. **ICON** claims that its 3D printing system can do the work of 10-20 workers in five or six different trades. And unlike humans, the machines can work up to 24 hours a day.

In the **Mighty Buildings**' factory warehouse in Oakland CA, a 3D printer deposits thin layers of a stone-like material that quickly hardens under ultraviolet light and resists fire and water. Wall panels are printed one layer at a time and then filled with an insulating foam. Robotic arms finish the surfaces into various designs. So far, the company has delivered six 350-SF backyard studios starting at \$115,000 each.

Realtor.com claims that affordability and energy efficiency are key to acceptance by consumers of a 3D printed home. While the technology is still somewhat uncertain, consumers are very interested in 3D printed homes. And as the technology continues to advance, we could see advances in materials science, design and engineering that could also transform the look, feel, and scale of additive constructions. After all, concrete has been used for ever-more complex and creative buildings over the last century. For the rising generations of digital natives, new building technology may provide a sustainable bridge toward homeownership. *Stay tuned!* You can find lots of information on-line.

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➤ **FIND 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 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.



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➤ **CURRENT REAL ESTATE NEWS → WASHINGTON (August 30, 2021)** – Pending home sales dipped modestly in July, noting two consecutive months of declines, according to the National Association of Realtors®. **Only the West region registered a month-over-month gain** in contract activity, while the other three major U.S. regions reported drops. All four regions saw transactions decrease year-over-year.

The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, declined 1.8% to 110.7 in July. Year-over-year, signings fell 8.5%. An index of 100 is equal to the level of contract activity in 2001. *"The market may be starting to cool slightly, but at the moment there is not enough supply to match the demand from would-be buyers,"* said Lawrence Yun, NAR's chief economist. *"That said, inventory is slowly increasing, and home shoppers should begin to see more options in the coming months."* *"Homes listed for sale are still garnering great interest, but the multiple, frenzied offers – sometimes double-digit bids on one property – have dissipated in most regions,"* Yun said. *"Even in a somewhat calmer market, a number of potential buyers are still choosing to waive appraisals and inspections."* As of July, 27% of buyers bypassed appraisal and inspection contingencies. By refraining from these evaluations, in most cases, buyers are looking to accelerate the homebuying process, according to Yun.

**July Pending Home Sales Regional Breakdown.** Month-over-month, the Northeast PHSI fell 6.6% to 92.0 in July, a 16.9% decrease from a year ago. In the Midwest, the index dropped 3.3% to 104.6 last month, down 8.5% from July 2020. Pending home sales in the South declined 0.9% to an index of 130.9 in July, down 6.7% from July 2020. The index in the West rose 1.9% in July to 99.8, but still down 5.7% 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:** Seeing some slowdown – fewer calls and some prices reduced. But Realtor.com predicts that buyer demand will likely remain strong and don't expect any deals in the fall. Residential properties in this area have sold at 99.0% 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 AUGUST, were as follows:

- **HOMES:** 47↑ homes listed (\$250,000 to \$2,400,000); 25↓ pending sales (\$180,000 to \$2,500,000); and 83 homes have sold in 2021 (\$121,000 to \$2,500,000), totaling \$50,449,380 at **99.0%**↓ of list prices.
- **LAND:** 83↑ vacant lots listed (\$55,000 to \$4,997,000); 23↓ pending sales (\$70,000 to \$1,975,000); and 197 lots have sold in 2021 (\$35,000 to \$800,000), totaling \$33,958,619 still at **100%** of list prices!
- **RANCHES:** 4 ranches listed (\$1,250,000 to \$7,995,000); 1 pending sale (\$2,450,000), and 4 ranches have sold so far in 2021, totaling \$9,715,000, at **95.3%**↓ of list price.
- **COMMERCIAL:** 6↑ listed (\$300,000 to \$1,775,000); 1 pending sale (\$399,000); and 11 commercial properties have sold in 2021 (\$115,000 to \$950,000), totaling \$4,593,800 at **94.9%**↓ of list price.

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

➤ **MONTANA TRIVIA... Did you know that... *The Continental Divide National Scenic Trail, known as the CDT, was established in 1978 and spans 3,100 miles between Mexico and Canada, include five states and multiple ecosystems from desert to alpine forest. It is the most challenging and remote of the National Scenic Trails in the U.S. The Continental Divide Trail follows the length of the Continental Divide within the United States. To walk along the trail is to have one foot in the watershed of the Atlantic Ocean and the other in the watershed of the Pacific! Read more about this fascinating trail at <https://continentaldividetrail.org/> and <https://www.fs.usda.gov/managing-land/trails/cdt>***

➤ **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/](http://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](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](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](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

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