

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY JULY “HAPPENINGS”** → We survived July, but exhausted! Starting with the **NRA Rodeo** and the **Watercraft Parade** on Ennis Lake. → Then on the Fourth, the **Parade down Main Street**, the **Car Show** at the Sportsman’s Lodge, then the **Brick Dedication** ceremony at the **Veterans Memorial**, then the **Lions Club Barbeque in the Park**, then the second **Rodeo**. → Runners enjoyed the **Greater Yellowstone Adventure Series - Madison Triathlon, Biathlon and Marathon!** → Many enjoyed the **Air Show at Ennis Big Sky Airport**. → Lots of beer lovers at the Virginia City **Brewfest**. → **Annual Copper K Fiber Festival**. → There was a **Victorian Masquerade Ball**, a **Butte Magic Show** and a **Summer Chautauqua** at the Elling House in Virginia City. → There was a **Chuck Wagon Cook-Off** in Virginia City. → And the grand finale was the annual **Madison Valley Arts Festival in the Park** and Ennis was overflowing! → There is a new shop in town, called **The Mercantile**, which carries lots of great gift items. → The **Ennis Farmers Market** was a hit on Saturdays and will continue till October 15th.



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → You might still be able to make reservations at 682-3259 for the **Madison Valley Ranchlands Group’s Annual Noxious Weed Fundraiser** with dinner & auction on August 7th. → Enjoy an old-fashioned, small-town fair at the **Madison County Fair & Rodeo** in Twin Bridges, August 11 - 15. → There will be live music & classes at the **Wild West Art Fest**, 13th-15th in VC. → Dress up in period costumes and attend the **Virginia City Grand Victorian Ball** on the 21st. → Make time to attend the **Summer Evenings in the Garden** at Jeffers Garden Market, August 5 and 19. → *And you can still fish, hike, play golf, eat, drink and shop!*

➤ **LOOKING AHEAD**. → The **Virginia City Playhouse Vaudeville Shows** will run ‘till September 5th. → **Fly Fishing & Outdoor Festival** – Sept. 2-4; **Hunters Feed** – Oct 22; **U. S. Marine Corps Birthday Celebration**, Nov. 10th. And the **Spirit of Christmas Stroll** – Dec 10. So, mark your calendars!

➤ **MONTANA NEWS** → Plans move forward for the **Whole Foods Market** to go in at the Gallatin Valley Mall in the space once occupied by a Fuddruckers. → The **Goose Fire** south of Cliff & Wade Lakes in the Madison Valley, is 80% contained and mop up work is taking place. → There are now 88 **active fires** in Montana. → A district court judge on Friday temporarily enjoined the enforcement date of a bill that would expand permissions for **concealed carry** firearms on any Montana college campus, starting June 1. → An Illinois woman who was captured on video being bluff charged by a **grizzly bear** while she was taking photos in Yellowstone National Park, has been charged with two offenses. *When will they learn?!*



➤ **FISHING REPORT** → Hoppers, hoppers, and more hoppers. August is the month for terrestrial fishing on the Madison. Get your floating foams and hit the river. Here is the thing -- The Madison River is under Hoot Owl restrictions right now. This means there is no fishing from 2 pm till midnight every day. First time in history this has happened. Here is the second thing. There are exact thresholds to enact and redact hoot owl. The major one being 73-degree water temps for 3 days. The Madison has not hit any of these thresholds. Hoot owl was enacted because all the other rivers are in that boat and FWP was concerned that the Madison would get that pressure, if it were open. How long will this last? That is a great question. Because it was put in with no metrics, who the heck knows when it will be reverted! I guess it is up to someone's arbitrary opinion. Hmmmmmmmmm...

The good news is that the water is cool, and the **fishing is really good!** We are starting into our "hopper" time of the year. Walk any bank of the river and you will spook hundreds of hoppers. These are all small guys, but there are tons of them. The fish are starting to take notice. Lately, we like the pink and peach colors the best. Think small, in the size 10 range. This will only get better as the month rolls along. Get yourself some ants, as well. Ants are the guides' secret weapon to August success. Lots more fish eat ants than hoppers. A hopper **and** an ant make a deadly combination.



Right now, fish are starting to feed about 10 am and continue 'till FWP kicks us off the river at 2. As the month rolls along, the nights get longer and the days cooler and that "start" time moves back. By the end of the month, plan for an hour or so later before they start to eat dry. Sunny, windy days are the best. It is going to get good.

Bobber lobbbers and streamer guys will get their hook ups. We have been throwing streamers in the mornings, 'till the 10 am "on-switch" happens. Get out and fish - it is going to be really good! Lots of folks are still kicking around the river, like the hoppers. Lots of traffic means you get to make new friends. Bring beer it helps. Stop by the store for a great selection of floating foams as well as an entire colony of ants. Creepy Crawley time. Remember the 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.montanatrout.com/>
- Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → The air is thick with smoke, our foreheads are caked with sweat, and every drop of rain counts—the dog days are upon us. But Montana's hot, bone-dry weather is about to change. The National Weather Service forecasts wetting rains this week, to north-central Idaho and Western Montana. The average July temperatures for Ennis are a high of 74.5° and a low of 45°. But this July was quite different. The daytime high was **95°** and low of **80°**, with a nighttime high of **61°** and low of **46°**. Fortunately, we got a little rain.



• **REAL ESTATE TIPS → PUBLIC REAL ESTATE.** Just because a government body owns the property, such as a city, county, state or National Park or Bureau of Land Management, it needs to be respected, just as you would your neighbors' property. With all the visitors heading to the wide-open spaces, we want to remind them to tread softly. Montana is being loved to death. Everyone wants to experience, enjoy, and even own what we have. But we see the landscape changing and we would like to ask for a little respect. So here is an **Outdoor Etiquette Reminder**. With the overcrowding of parks, fishing accesses, trails and camp sites, the level of personal accountability for ensuring our wild places remain wild has never been higher. Here are some basic guidelines we follow in the West:

• **Leave No Trace.** Leave only footprints, take only pictures. Leave it better than you found it. Pay it forward. Follow the Golden Rule.

• **Know the Regs.** Different privileges are granted by different land agencies. Know the land you will be camping or hiking on and understand its regulations. When gathering firewood (if permitted) take the dead-and-down stuff first. Avoid cutting live trees. Doing so is selfish, and they won't burn as well anyway.

• **Travel Responsibly.** If you're driving up a bumpy, wet two-track and you come around the corner to find it rutted out, by no means should you try to rodeo your way through it. Sloshing around in the mud will only make road conditions worse, even after everything dries out. Likewise, do not pioneer new roads or trails; our landscape is littered with enough of them already. Pay attention to seasonal closures. Many roads and trails are open to specific uses during specific times of the year. Don't be the guy who drives an ATV up a closed road when elk are calving. Restrictions are there for good reasons. Respect them.

• **Respect Fellow Campers.** The woods are a place of refuge – a temple in which to seek solitude, as well as enjoy with others. Neither means is of higher virtue than the other. What's more important is that we recognize that everyone has different tastes, and most are deserving of some accommodation. Doing so requires some discretion. If you backpack into an alpine lake and there are a few other groups camping nearby, it's probably not the right time and place to blast your portable speaker and burn it down till the wee hours. Similarly, if you make a reservation for a group campground full of RVs, don't expect to fall asleep to the quiet hum of cicadas. Speaking of RVs – if you park yours near a bunch of tents, don't run the generator without asking your fellow campers beforehand. Be considerate.



• **Common Courtesy** for the land, wildlife, and each other should be second nature. We are all in this together. Just follow some basic outdoor etiquette, the **Golden Rule**, and enjoy all the public real estate!

➤ **FIND A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. MULTI-LEVEL 28.4 ACRES, BORDERING BLM, WITH RIVER VIEWS!**

A premium "bench lot" with unobstructed, 360° views of mountains, valley, and the Madison River. This lot has end-of-the-road privacy, with its own entrance off the highway. Large building site on the upper bench with the larger portion of the lot down on lower level, with a separate access. A large, seasonal irrigation canal runs through the property, adding an interesting water feature. A very special property with power available (estimated to be \$35,000). **Sphinx Mountain Subdivision, Lot 1. \$70,000.** MLS #360925. GoogleEarth



ERA LANDMARK ARROW REAL ESTATE → 222 E. Main Street, Unit 1-D → POB 546 → Ennis, MT 59729
Associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → <http://eralandmark.com/communities/ennis>

Coordinates: Upper-level building site at: Lat. 45.146062°, Lon. -111.679841°, Elevation 5,510'. Lower-level building site at: Lat. 45.145379°, Lon. -111.684364°, Elevation 5,386'.

➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (July 29, 2021) – Pending home sales declined marginally in June after recording a notable gain in May, the National Association of Realtors® reported. Contract activity was split in the four major U.S. regions from both a year-over-year and month-over-month perspective. The Northeast recorded the only yearly gains in June.

The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, fell 1.9% to 112.8 in June. Year-over-year, signings also slipped 1.9%. An index of 100 is equal to the level of contract activity in 2001.

"Pending sales have seesawed since January, indicating a turning point for the market," said Lawrence Yun, NAR's chief economist. *"Buyers are still interested and want to own a home, but record-high home prices are causing some to retreat."* *"The moderate slowdown in sales is largely due to the huge spike in home prices,"* Yun continued. *"The Midwest region offers the most affordable costs for a home and hence that region has seen better sales activity compared to other areas in recent months."*

June Pending Home Sales Regional Breakdown. The Northeast PHSI increased 0.5% to 98.5 in June, an 8.7% rise from a year ago. In the Midwest, the index grew 0.6% to 108.3 last month, down 2.4% from June 2020. Pending home sales transactions in the South fell 3.0% to an index of 132.4 in June, down 4.7% from June 2020. The index in the West decreased 3.8% in June to 98.1, down 2.6% from a year prior.

Yun forecasts that mortgage rates will start to inch up toward the end of the year. *"This rise will soften demand and cool price appreciation."* *"In just the last year, increasing home prices have translated into a substantial wealth gain of \$45,000 for a typical homeowner,"* he said. *"These gains are expected to moderate to around \$10,000 to \$20,000 over the next year."*

According to Yun, the 30-year fixed mortgage rate is likely to increase to 3.3% by the end of the year and will average 3.6% in 2022. With the slight uptick in mortgage rates, he expects existing-home sales to marginally decline to 5.99 million (6 million in 2021). Yun added that, with demand easing and housing starts improving to 1.65 million (1.565 in 2021), existing-home sales prices are expected to increase at a slower pace of 4.4% in 2022 (14.1% in 2021) to a median of \$353,500.

• **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.

➤ **LOCAL REAL ESTATE MARKET STATISTICS:** We are seeing shades of 2005-2007. That was the last feeding frenzy. These are interesting times, and my crystal ball is not giving up any predictions. New listings sell quickly. He who hesitates is lost. **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 JUNE, were as follows:

- **HOMES:** 25↓ homes listed (\$250,000 to \$1,990,000); 28↑ pending sales (\$27,000 to \$2,950,000); and 70 homes have sold in 2021 (\$121,000 to \$1,380,500), totaling \$39,421,880 at 99.5%↑ of list prices.
- **LAND:** 79↓ vacant lots listed (\$50,000 to \$4,997,000); 34↓ pending sales (\$50,000 to \$1,975,000); and 165 lots have sold in 2021 (\$35,000 to \$778,000), totaling \$26,965,143 at 100%↑ of list prices!

ERA LANDMARK ARROW REAL ESTATE → 222 E. Main Street, Unit 1-D → POB 546 → Ennis, MT 59729
Associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → <http://eralandmark.com/communities/ennis>

- **RANCHES:** 5 ranches listed (\$1,250,000 to \$7,995,000); 0 pending sales, and 4 ranches have sold so far in 2021, totaling \$9,715,000, at **95.3%**↓ of list price.
- **COMMERCIAL:** 4↑ listed (\$149,900 to \$1,775,000); 0 pending sales; and 11 commercial properties have sold in 2021 (\$92,350 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... *for decades, the Madison River has been the epicenter of Montana fly fishing and remains among the state’s most beloved rivers, drawing fly anglers from across the world??* On July 27, 1805, the Lewis and Clark expedition finally reached the Missouri River’s headwaters, by present-day Three Forks, Montana. They camped near the mouth of the Madison River, which they christened after Secretary of State, James Madison. The river teemed with native westslope cutthroat trout and arctic grayling. Today, introduced rainbows and browns dominate. And while there is considerably more human activity now, the Madison Valley remains a wild, spectacular landscape, framed by iconic sage-clad benches and the soaring Gallatin, Madison, and Gravelly Mountains. It is still populated with wolves, grizzly bears, elk, antelope, and bighorn sheep. The Madison was fondly declared in **The Living River**, by Charles Brooks, *“one of the loveliest river valleys anywhere.”* Read more about this at: <https://store.americanflyfishing.com/blogs/departments/american-classics-the-madison-river>.



➤ **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.

ERA LANDMARK ARROW REAL ESTATE → 222 E. Main Street, Unit 1-D → POB 546 → Ennis, MT 59729
 Associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
 (406) 682-4290 → www.arrowreal.com → <http://eralandmark.com/communities/ennis>

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

ERA LANDMARK ARROW REAL ESTATE → 222 E. Main Street, Unit 1-D → POB 546 → Ennis, MT 59729

Associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana

(406) 682-4290 → www.arrowreal.com → <http://eralandmark.com/communities/ennis>