

# THE STRAIGHT SHOOTER

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



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY JUNE “HAPPENINGS”** → Virginia City hosted **Irish Weekend** with a parade, speeches, mass, food, dancing & lots of beer! → VC also hosted the always fun, **Wild West Brothel Days**, with who-knows-what! → And party-loving VC also hosted their Second Annual **Scandahoovian Woodstock!** The fun never stops in VC! → Over here in Ennis, the Chamber hosted the **TAP into Ennis MT Craft Beer/Spirits & Premium Wines Festival.** → The Lions Club held their annual **Father’s Day Fishing Derby.** → There was a **Madison Valley Open Studio Tour.** → Many people enjoyed the **Golf Scramble** to raise money for the Ennis Community Children’s’ School. → The **Ennis Senior Center** has reopened for lunch and activities. → The **Ennis Farmers Market** started up again.

➤ **MADISON VALLEY JULY “HAPPENINGS”** → The first week in July is THE busiest week of the year, in the Madison Valley! There are so many people, so much going on, you will be spinning! → Starting with the **NRA Rodeo** and the Second Annual 4<sup>th</sup> of July **Watercraft Parade** on Ennis Lake on July 3<sup>rd</sup>. Then on the Fourth, the **Parade down Main Street** (with a US highway shutdown for one hour!), 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 shopping, golf, fishing or napping until the second **Rodeo**, then possibly, **Fireworks in Virginia City**, but with a fireworks ban in place, that may not happen. → Get in shape for the **Greater Yellowstone Adventure Series** on the 8<sup>th</sup> and 9<sup>th</sup>, with the 10<sup>th</sup> annual **Madison Triathlon & Madison Biathlon** and the 14<sup>th</sup> annual **Madison Marathon!** Whew! → Come out for the **Air Show at Ennis Big Sky Airport** on the 17<sup>th</sup>, or go to Virginia City for the **VC Brewfest** with 10+ breweries, live music & food, followed by the **Victorian Masquerade Ball**, (406-600-3391). → Check out the 5<sup>th</sup> **Annual Copper K Fiber Festival** at Copper K barn in Whitehall. [copperkfiberfest@gmail.com](mailto:copperkfiberfest@gmail.com). → Then to round out the month, be sure and attend the annual **Madison Valley Arts Festival**, sponsored by the Ennis Arts Association, in Peter T’s Park, on the 31<sup>st</sup>. → The **Ennis Farmers Market** continues on Saturdays and will be held from 9 AM – Noon until October 15<sup>th</sup>, 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.



➤ **LOOKING AHEAD.** → The **Virginia City Playhouse Vaudeville Shows** will run ‘till September 5<sup>th</sup>. → Make reservations at 682-3259 for the **Madison Valley Ranchlands Group’s Annual Noxious Weed Fundraiser** with dinner & auction on August 7<sup>th</sup>. → **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. 10<sup>th</sup>. **Spirit of Christmas Stroll** – Dec 10. So, mark your calendars!

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➤ **MONTANA NEWS** → MT FWP reported a record number of Mussel-infested boats found passing through Montana. 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 Governor Gianforte declared a **drought emergency** across the state, with a Stage 1 **Burn Ban** in place – no campfires, no brush burning or fireworks. There are 4 major fires burning in Montana as of July 1. → **Montana State Parks** are setting record visitations, with a 20% increase in 2021. And Glacier & Yellowstone are also setting records.

➤ **FISHING REPORT** → July is like Christmas in Ennis, Montana. The town is full of happy people, stores are full, the river is cold and wet, and there is a great atmosphere. If you are in Ennis over July Fourth, you are in the best place on earth. If you're a fisherman, it is even better. If you are in town for the famous parade and rodeo, get out early before the festivities, and fish first!

Generally, the Madison comes into its own in July. Hatches keep the dry fly anglers happy all summer. The end of salmon flies, goldens, mayflies, and caddis make the soup, full of good stuff. This year is a little different. We have low water and really no rain in the last month or so. Fire danger is high. The river is lower than normal, and the river temps are inching up there. But if you're here to fish the famous Madison River this July, all is not lost. The best part about the Madison is the lake. It comes out of the lake cold and clear. We recommend fishing early. Our rule right now to all our guides is, boats are dry by 2:30 PM. The river temps and air temps are getting very warm in the afternoon, and it is not fit for man or fish during that time. We recommend that if you want to fish, just get up early and watch the sunrise from the Madison. This is the most beautiful thing you will ever see. Fish hard till about 2 and then get a nice milk shake from the Pharmacy. A good nap is also in order.



With all this said, the fishing is still pretty good. The fish are active in the mornings and dry fly fishing is going strong. We still have some stone flies, goldens, yellow sallies, PMD mayflies and tons of caddis. Pick the one you like, and you will probably be successful. If you're nymphing, *attractor nymphs* and *thin-bodied mayfly nymphs* will be the name of the game for the month. Think pheasant tail family. Always stop by the store and we will get you hooked up. This is the best month of the year and do not be afraid of a little heat. Get up early and I promise it will be worth it. Someone once said, "*It's not the number of sunsets you see in your life, it is the number of sunrises that make life worth living.*" Not sure who said this, but they were smarter than the average fishing guide!

Stop by the store and say Hi. Lots of great gear and bugs. The best selection of flies in the Greater Ennis Metropolitan Area. Advice is always free. Get out and fish, because summer in Montana only lasts about two weeks (*or at least it feels like it!*) So, enjoy it while you can! 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.

#### 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>.

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➤ **WEATHER** → Average June temperatures for Ennis are a high of 74° and a low of 40°. But this June was quite different. The daytime high was **96°** and low of **65°**, with a nighttime high of **60°** and low of **31°**. Some wild extremes and only two rainy days. The drought is a major concern, and we pray for rain.

➤ **REAL ESTATE TIPS** → With the drought comes a higher fire danger and a good time to assess the **defensible space** around your home. **Defensible space** is the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire, either from embers, direct flame contact or radiant heat. The good news is that you don't need to spend a lot of money to make your landscape wildfire resistant. It just takes proper planning and routine maintenance.



1. Keep your property lean and green to help protect your family and home.
2. Keep a defensible space of at least 100', or to your property line, whichever is closer.
3. Use hardscape like gravel, pavers, concrete, and other noncombustible mulch materials. No combustible bark or mulch.
4. Remove all dead and dying vegetation and debris. Also check roofs, gutters, decks, porches, etc.
5. Remove all branches within 10 feet of any chimney or stovepipe outlet.
6. Cut or mow annual grass down to a maximum height of 4 inches.
7. Limit plants in the defensible area to low-growing, non-woody, properly watered and maintained plants.
8. Relocate firewood and lumber outside of the zone.
9. Replace combustible fencing, gates, arbors, etc. that attach to the home, with non-combustible alternatives.
10. Consider relocating boats, RVs, vehicles, and other combustible items outside of the zone.

For more information: <https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/>.

***NOTE:** It would be a good idea to video all of your belongings, artworks, furnishings, and improvements, which would go a long way toward successfully resolving your case with any major insurance company, should the worst happen. In any case, it would be worthwhile, simply for the piece of mind in knowing you have everything fully documented. Be prepared.*

➤ **FIND A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH.** An **Unfinished Cabin on 20 acres, less than a mile from National Forest access**, located in the Upper Madison Valley, close to great recreational opportunities and less than an hour to Yellowstone National Park. The property includes an unfinished, dried-in cabin of 1,008 SF with loft. Power & fiber optic cable are installed at the cabin, the septic system is permitted for 2 BR and has been installed. Well has been scheduled but not included in sale. Deck is unfinished but lumber is included. A great opportunity to finish off this cabin, just the way you want it. **\$295,000**, MLS #359955. GoogleEarth Coordinates: Lat. 44.760200°, Lon. -111.459698°, Elevation 6,759'. ***Sorry, but this property is now pending. But if you are interested in a property like this, please contact us.***



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➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (June 30, 2021) – Pending home sales rebounded strongly in May, **reaching the highest reading ever for the month of May since 2005**, according to the National Association of Realtors®. All four U.S. regions registered both month-over-month increases & year-over-year gains for pending home sales contract transactions for the month of May.

The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, rose 8.0% to 114.7 in May. Year-over-year, signings increased 13.1%. An index of 100 is equal to the level of contract activity in 2001. *"May's strong increase in transactions – following April's decline, as well as a sudden erosion in home affordability – was indeed a surprise,"* said Lawrence Yun, NAR's chief economist. *"The housing market is attracting buyers due to the decline in mortgage rates, which fell below 3%, and from an uptick in listings."*

Although there has been a series of obstacles over the last year, including an unprecedented pandemic, record-high prices and all-time low inventory, buyers are still lining up at a feverish pace, according to Yun. *"While these hurdles have contributed to pricing out some would-be buyers, the record-high aggregate wealth in the country from the elevated stock market and rising home prices are evidently providing funds for home purchases,"* Yun said. *"More market listings will appear in the second half of 2021, in part from the winding down of the federal mortgage forbearance program and from more home building. "Home price growth will steadily moderate with increased supply, but a broad and prolonged decline in prices is unlikely,"* Yun continued. *"However, if a reduction occurs in some markets, homebuyers will view the lower home price as a second-chance opportunity to get into the market after being outbid in previous multiple-bid market conditions."*

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 June 29, were Tampa-St. Petersburg-Clearwater, Fla.; Detroit-Warren-Dearborn, Mich.; Nashville-Davidson-Murfreesboro-Franklin, Tenn.; Riverside-San Bernardino-Ontario, Calif.; and Jacksonville, Fla.

**May Pending Home Sales Regional Breakdown.** The Northeast PHSI increased 15.5% to 98.5 in May, a 54.6% climb from a year ago. In the Midwest, the index grew 6.7% to 107.7 last month, up 7.8% from May 2020. Pending home sales transactions in the South rose 4.9% to an index of 135.5 in May, up 6.1% from May 2020. The index in the West increased 10.9% in May to 102.0, up 12.5% 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.*

➤ **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:** 45↑ homes listed (\$205,000 to \$2,950,000); 18↓ pending sales (\$299,000 to \$935,000); and 64 homes have sold in 2021 (\$121,000 to \$1,380,500), totaling \$36,194,980 at **98.7%**↑ of list prices.
- **LAND:** 83↑ vacant lots listed (\$50,000 to \$4,997,000); 37↑ pending sales (\$75,000 to \$1,975,000); and 144 lots have sold in 2021 (\$35,000 to \$778,000), totaling \$22,000,310 at **99.8%**↓ of list prices!
- **RANCHES:** 5 ranches listed (\$1,250,000 to \$7,995,000); 0 pending sales, and 3 ranches have sold so far in 2021, totaling \$7,465,000, at **96.6%**↓ of list price.

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- **COMMERCIAL:** 3↓ listed (\$149,900 to \$1,775,000); 1 pending sale (\$425,000); and 10 commercial properties have sold in 2021 (\$92,350 to \$950,000), totaling \$4,193,800 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 first rodeos in Ennis were called “Bucking Contests.”* They may have been promoted by the saloons in Ennis because they were completely open to the public and only the saloons could have profited from the gatherings of ranchers. Those contests as well as races were held on Main Street, but a small corral was built in 1911. In 1919, Manley started a rodeo at his ranch near Shell Creek Canyon. In the 1930’s, Womack built a rodeo arena near the banks of the Madison River where a rodeo was held in June with many world champions competing. The official Ennis Rodeo was produced in 1974 by the Ennis Rodeo Association, a corporation which grew from a roping club and a racing organization which combined in 1952 to build a modern rodeo arena and racetrack. Work crews were brought from the Sun Ranch to work on the construction. Some of the best quarter horses in the west raced in Ennis, with many professional riders. They even had parimutuel betting. A special law was passed by the state legislature to permit the Madison Valley Rodeo Assoc. to sell A and B stock. Most of the money was raised by the sale of \$10 shares. The now famous Fourth of July Parade began as a way to promote the rodeo! The Ennis Rodeo was and continues to be a local tradition, linking the modern community to its western heritage more colorfully than does any other event.



## ***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/](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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