

THE STRAIGHT SHOOTER

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



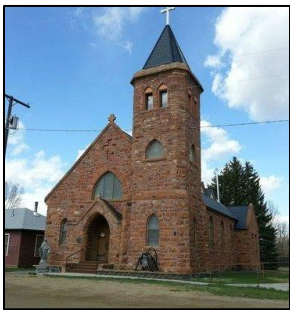
Trout live in nice neighborhoods



➤ **MADISON VALLEY APRIL “HAPPENINGS”** → There were a few more things going on in April. → The Ennis Lions Club held their annual **Easter Egg Hunt** in Lions Park for the kids. → And the Lions held another “**Storage Unit**” sale, as their units are still overflowing! → **Yellowstone Park** roads and services opened. Go to www.nps.gov/yell for more info. → The Ennis Chamber of Commerce held a **Business After Hours** at the **McAllister Inn**. → And the weather was so nice, people were out hiking, golfing, fishing and even spring skiing! But the Ennis Fishing Access Site (FAS) is blocked by ice and is closed until June 30 due to winter damage.



➤ **MADISON VALLEY MAY “HAPPENINGS”** → The annual **Scholarship Poker Tournament** at the Silver Dollar Saloon, to benefit Ennis HS students was held on May 1. → MT FW&P Commission will hold a public hearing on May 13 to consider a proposed amendment pertaining to the implementation of the **Commercial Use Cap on the Madison River**. The amendment would postpone the implementation of the CUC from January 1, 2021 to Jan 1, 2023. → Support the **Madison Meadows Golf Course Fundraiser** at the **Golf Party at the Ennis Rodeo Barn** on May 22, with a tournament, dinner, dancing, live & silent auction & gun raffle! Call for more info: 682-4388. → **Yellowstone Park** will begin testing **Automated Shuttles**, beginning May 24th and will service the Canyon Village Campground. → Take in a tour of local **Historic Churches** on May 29th. Enjoy a tour and concert -- **St. Mary of the Assumption Catholic Church** in Laurin at 1 PM and the **Jeffers Episcopal Church** in Ennis at 7:30 PM. More info at: www.baroquemusicmontana.org. → **LOOKING AHEAD**. → **TAP into Ennis MT Craft Beer/Spirits & Premium Wines Festival** at the Ennis Lions Club Park, with live music, food trucks, and local merchandise, from noon to 6 PM on June 5. → The **Virginia City Playhouse** will be showing old silent movies through June. The Vaudeville Shows will run from June 25th – September 5th. → Make your reservations at 682-3259 for the **Madison Valley Ranchlands Group’s Annual Noxious Weed Fundraiser** with dinner & auction on August 7th. → You can still find fun at the **Bowling Alley**, the restaurants, saloons and shops are still open and there is a wide open world of winter recreation out there. → All Ennis Chamber Events are “ON” for 2021! That includes: **Tap into Ennis** – June 5; **4th of July Rodeo & Parade** – July 4-5; **Fly Fishing & Outdoor Festival** – Sept. 2-4; **Hunters Feed** – Oct 22; **Spirit of Christmas Stroll** – Dec 10. So, mark your calendars! → And note that the **Ennis Farmers Market** is coming back to town! It will be held on Saturdays from 9 AM – Noon from May 1st to October 15th, at the Lions Park. → Plus, the former Jeffers Garden Market, now named the **Community Garden & Market for Greater Ennis** will be operating weekly starting June 19th from 9 AM to Noon, next to the church in Jeffers. <https://www.facebook.com/JeffersGardenMarket>. → Sign your kids up for one of the **Outdoor Skills**



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Camps at the Jack Creek Preserve, July 22-25, or August 5-8. <http://www.jackcreekpreserve.org/> → And plan on attending the **Madison County Fair & Rodeo** in Twin Bridges, August 11 - 15.

➤ **MONTANA NEWS** → Thanks to all the newcomers to the state, Montana has regained a **second congressional seat**, with the 2020 census. Population grew from 989,415 people in 2010 to 1,085,407 people in 2020, nearly a 10% increase! → Montana ranked near the top in **personal growth income**, in 2020! → The **Drought Outlook Report** shows that over 60% of Montana is below in average precipitation and above average temperatures. As of April 15, mountain snowpack at higher elevations has remained near or slightly below average in most basins, with the exception of SW MT, where the Upper Madison, Jefferson and Ruby Rivers are likely to see below-average flows this year. → Missoula County **Cryptocurrency Mining Regulations**, which requires these industries to generate renewable energy and stay clear of residential areas, could become the National model. Western Montana is a perfect location for a growing “mining” operation because the mining machines can run quite hot, and the cool climate keeps costs down. Plus, electricity is cheaper in Montana.

➤ **FISHING REPORT** → May showers bring June flowers. Or was that April? Who knows! What I do know is that the optimism for the upcoming month and season is out of control. It was daylight ‘till after 8 pm the other night. For a solar-powered person, this makes me happy. Seeing more drift boats than snowmobiles attached to trucks also makes me happy. After last year, it feels like lots more makes me happy. Maybe an old fishing guide can learn.

We are currently sitting at about 85% of snowpack. A little low. If you still have some whiskey left, pound it, start the music and do the snow dance one last time. A little more and we will have good dry fly, cold water in August. Dancing is fun and I hear it works.

May is a great month to be on the Madison River. At the start of the month look for the famed Mothers’ Day Caddis Hatch. Think blizzards of caddis and hungry trout. If you have witnessed it, you will not soon forget. For a short window, it produces some damn good dry fly fishing. If you’re around Ennis, stop in on the way to the river and we will get you hooked up with the right bugs.



As the month rolls along, we are going to see some high water and runoff. Depending on how high, it will stay fishable. The river usually peaks about the last week of May or the first week of June. I am betting June 5, as I will be on a plane to Belize and a date with a hot tarpon and cool drinks.

Lots to be excited about in the month and year ahead. Get vaccinated and come play. Stop by the store and we will get you all the intel to make your day on the river successful. Remember, the advice and coffee are free and friendly. The secret handshake gets you whiskey in the coffee. 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 Delehta 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** → April was schizophrenic. Long johns, jackets and blankets go off, on, off, then on again. We are never quite sure if winter is really over, or not. So, we dress in layers and always carry a jacket, for whatever may come! It did produce some beautiful rainbows! The daytime high in April was **83°** and the daytime low was **34°**. The nighttime high in April was **47°** and the nighttime low was **11°**.

➤ **REAL ESTATE TIPS** → **FOUR SCARY WORDS:** “*This-subdivision-has-covenants.*” Why do buyers have such strong (*and usually negative*) reactions to these simple words? It is usually because of their past experiences from living in a community where the covenants were so restrictive that they felt overly controlled and restrained from using their property the way they wanted. But covenants are not alike.

- **What They Are.** Restrictive covenants are deed restrictions that dictate what you can do to or on a piece of property. Sound a bit like zoning regulations? There may be overlap between the stipulations in some restrictive covenants and zoning regulations but know that they are not the same. Covenants exercise more control over aesthetics and activities in a subdivision. The amount of control varies depending on the community. Many people move to Montana to get away from rules and regulations, looking for a place where they can do what they want on their land.
- **Why They Exist.** Although they may not sound like it to some, restrictive covenants are designed to safeguard a community and preserve or enhance the quality of life for the property owners. They do so by helping to maintain a harmonious appearance and by restricting activities that could cause the community to fall into disrepair and disarray. Therefore, restrictive covenants, when properly enforced, can help protect property values.
- **What They Govern.** Most restrictive covenants have standard clauses that stipulate things like minimum home size, type of construction, and density or number of homes per lot. They may also regulate in-home businesses, rental property, and easements. In addition, covenants can contain rules that govern home exterior, type of fencing allowed, number and type of pets/animals allowed, limits on tree cutting, types of prohibited motor vehicles (recreational vehicles, boats, inoperable cars) and more.
- **Before You Buy.** Do your homework on restrictive covenants. Understand what restrictions are in place and decide if you can abide by them before you place an offer in a property. Buyers come to our area with a variety of experiences and opinions about covenants. They need to decide what type of neighborhood they want to live in and choose accordingly.
- **Covenants “Montana-style.”** There is a wide variety of restrictions in covenants, usually depending on the age and type of subdivision, the density, and the location. In the Madison Valley, covenants range from minimal, with no enforcement, to extremely detailed and controlled by architectural committees and HOA boards. However, covenants on subdivisions in the Madison Valley are generally basic and reasonable.
- **Consequences.** In a perfect world, everyone owning property in any given subdivision would have read, understood, and agreed to the recorded covenants in place, at the time they bought. However, it doesn’t always work out that way because some people think rules don’t really apply to them. That’s when problems arise. HOA boards have different ways of enforcing covenants, from requests, to warnings, fines, liens, and lawsuits, generally spelled out in the covenants or by-laws. Hopefully, property owners will choose to do what is right for the good of their subdivision and avoid conflict. The Golden Rules works very well.

➤ **FIND A HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. 20 OR 40 ACRES BORDERING NATIONAL FOREST!**



Side by side lots in the Upper Madison, with easy access to the Sheep Creek Canyon Area. Close to Yellowstone Nat. Park, Quake, Hebgen, Cliff & Wade Lakes and the Madison River. Sheep Creek ditch runs through the lots. Both lots border the forest, have spectacular views. Build your cabin off-the grid and get away from it all! What more could you want?! **Cameron, Montana. Sportsman's Paradise. Lot 54A, \$270,000, MLS#198924, GoogleEarth Coordinates: Lat. 44.798401°, Lon. -111.439244° and Lot 55A, \$242,000, MLS#198927. GoogleEarth Coordinates: Lat. 44.796263°, Lon. -111.441165°, Elevation 6,549'.**

➤ **CURRENT REAL ESTATE NEWS → WASHINGTON (April 29, 2021)** – Pending home sales increased in March, snapping two consecutive months of declines, according to the National Association of Realtors®. All but one of the four major U.S. regions experienced month-over-month gains in March, while each area recorded year-over-year growth. The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, rose 1.9% to 111.3 in March. Year-over-year, contract signings jumped 23.3%, with the difference due in large part to the pandemic-induced lockdown in March 2020. An index of 100 is equal to the level of contract activity in 2001.

"The increase in pending sales transactions for the month of March is indicative of high housing demand," said Lawrence Yun, NAR's chief economist. *"With mortgage rates still very close to record lows and a solid job recovery underway, demand will likely remain high. Low inventory has been a consistent problem, but more inventory will show up as new home construction intensifies in the coming months, as well as from a steady wind-down of the mortgage forbearance program,"* Yun continued. *"Although these moves won't immediately replenish low supply, they will be a step forward."*

Existing-home sales are projected to rise by 10% in 2021 to reach 6.2 million in 2021, while the median home price is anticipated to increase by 9% in 2021 to \$323,900. Housing starts are forecasted to reach 1.6 million in 2021 and 1.7 million in 2022, providing much-needed relief to the housing inventory deficit. Mortgage rates are expected to modestly climb higher over the next two years, to 3.2% in 2021 and 3.5% in 2022, as inflation rises due to a stronger economy and higher fiscal spending. The economy is anticipated to expand 4.5% in 2021 and 3.5% in 2022.

March Pending Home Sales Regional Breakdown

The Northeast PHSI rose 6.1% to 97.9 in March, a 16.7% increase from a year ago. In the Midwest, the index fell 3.7% to 98.6 last month, up 14.1% from March 2020. Pending home sales transactions in the South jumped 2.9% to an index of 137.2 in March, up 27.9% from March 2020. The index in the West grew 2.9% in March to 94.5, up 29.8% 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.

➤ **REAL ESTATE MARKET STATISTICS:** The situation is the same as last month, with daily requests for property. New listings trickling in, but not enough to keep up with the demand. This would be **an exceptionally good time to list**, before the bubble bursts! New listings sell quickly. **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 APRIL, were as follows:

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- **HOMES:** 23↑ homes listed (\$210,000 to \$1,800,000); 30 pending sales (\$269,000 to \$2,500,000); and 41 homes have sold in 2021 (\$121,000 to \$1,380,500), totaling \$25,711,205 at **98.5%**↑ of list prices.
- **LAND:** 74↑ vacant lots listed (\$34,900 to \$3,995,000); 39↓ pending sales (\$50,000 to \$750,000); and 102 lots have sold in 2021 (\$35,000 to \$778,000), totaling \$14,647,410 at **99.8%** of list prices!
- **RANCHES:** 2 ranches listed (\$2,200,000 to \$7,995,000); 3 pending sales (\$599,000 to \$2,500,000), and 1 ranch has sold so far in 2021 (\$5,700,000), at **97%** of list price.
- **COMMERCIAL:** 2 listed (\$139,900 to \$425,000); 3 pending sales (\$295,000 to \$919,999); and 7 commercial properties have sold in 2021 (\$92,350 to \$650,000), totaling \$2,233,800 at **94.0%**↑ of list price.

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

➤ **MONTANA TRIVIA... Did you know.... There is an amazing, historic church in a village less than an hour west of Ennis?** Laurin (pronounced Lah-RAY, in cowboy French) was a station on the Northern Pacific between Sheridan and Alder. It was named after John Baptiste Laurin, who operated a trading store near here, having acquired much of the surrounding agricultural land. Laurin’s store prospered as he carried supplies for the miners and traded furs with the Indians. He continued to buy land and was in the mercantile and livestock business in Madison County for forty years. The town began to profit from the many riches of Alder Gulch, as it became a supply center for area miners and fur trappers. Later, when it became home to a railroad station, it really began to grow, with several retail businesses, a post office, a hotel, saloons, and an ice cream parlor. Laurin was born in Canada, in a devoutly religious French-Catholic family. John and Adeline LaGris Laurin had no children of their own, but they raised fourteen who had in various ways been left in their care. The couple built and donated to the community a magnificent Catholic church of native stone, now, a century later, it remains standing *“resolute and strong.”* This church, **St. Mary of the Assumption**, is on the tour of historic local churches on May 29th.

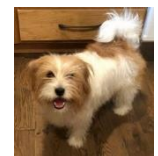


SEE YOU IN MONTANA!

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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