

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MT for JUNE 2022



Trout live in nice neighborhoods



➤ **MADISON VALLEY JUNE “HAPPENINGS”** → What’s new in Ennis, the **Basecamp of the Madison Valley**? → The annual **Father’s Day Fishing Derby** was hosted by the Lions Club at their park. → Virginia City hosted the popular **Brothel Days**, and the **Vigilante Music Festival**. → The First Annual Madison Valley Medical Center Foundation **Community Picnic** was a big hit in Peter T’s Park on Main Street Ennis. → **The Elling House Arts & Humanities Center** in Virginia City hosted more Chautauquas. → The Jeffers Trinity Church held a Baroque Music Concert. → There was a **Golf Scramble** to benefit the Ennis Community Children’s School. → **Irish Weekend** in Virginia City was a great success! → The **Madison Meadows Golf Course** celebrated their 40th anniversary! → The **Jack Creek Road** has been under improvement which will continue through July. Travelers should expect delays and single-lane closures during construction. → The **Continental Divide** Restaurant has reopened. → Call for reservations (406) 682-7600. **Amelia’s**, a new Italian restaurant will be opening soon in McAllister. A new fire station (#4) is in the works on South Meadow Creek Rd. in McAllister. And they always need more volunteers!



➤ **MADISON VALLEY JULY “HAPPENINGS”** → There may still be tickets available for the Madison River Foundation’s Annual Fundraiser Dinner, on July 2nd at the Double R Lodge on the Madison River. Go to: [Annual Fundraiser Dinner — Madison River Foundation](#). → The July 4th celebrations start



off on the 3rd with the **Watercraft Parade** on Ennis Lake, at 11 AM from Kobayashi Beach. → Go to the **Ennis Rodeo** at 7 PM on the 3rd. Tickets online at: <https://ennisrodeo.square.site/>, or at the Pharmacy. → Or wait ‘till the 4th and fill your day! → The theme for the 86th **Ennis 4th of July Parade** is **“Main Street Stampede!”** → Go to the **Fire Station Open House** for coffee & donuts from 7 – 10 AM, the **Parade** at 10, and the **Rodeo** again at 7 PM. → Then head to Virginia City for the **FIREWORKS**, starting at dusk. → Magris Talc **“Open House”** at the **Yellowstone Mine** on Sat. the 23rd from 10 – 3 with tours of the pit & operations + free lunch! Call 682-4882 for info. → Come to the **Madison Valley Arts Festival**, 10-5 on the 30th in Peter T’s Park. See more at: <https://ennisarts.org/>. → The 2022 **Montana State Fair** will be held in Great Falls, July 29 – August 6. → Attend the new **Music in the Park** series in Peter T’s Park on Thursdays in July & August, from 5-6:30 PM. It’s **free**, so just bring a blanket, chair, picnic & beverage and join in the fun. → Performances by the **Virginia City Players** & the **Brewery Follies** will run through mid-September. → The Virginia City Elks Lodge continues **Game Night** on Fridays and **Brunch & Bingo** on Sundays. → Looking for a **vacation rental**, check out: <https://www.montanaway.com/>. → And you can also go *fishing, floating, paddle boarding or boating, hiking, 4wheeling, trail riding, bowling, or eat, drink, take in a movie and go shopping!*

➤ **LOOKING AHEAD** → → **THE** social event of the year, the **Annual Noxious Weed Fundraiser** will be held at the Sacred Pine Ranch in McAllister on August 6th. www.marisonranchlands.org for more info. → The 2022 **Fly Fishing/Outdoor Festival** will take place in Peter T's Park, August 27 through 29. info@EnnisChamber.com. → Art Walks in Ennis every third Friday evening during the summer.

➤ **MONTANA NEWS** → The White House declared a major disaster in Montana in response to severe flooding in the southern part of the state, availing state and local governments of direct federal assistance, cost sharing and other mitigation recovery resources. Low temperatures and persistent precipitation combined with an unusually high June snowpack to set the stage for historic flooding in southwest and south-central Montana on June 13th. At least 5 rivers in Park, Carbon and Stillwater counties set all-time records for high flows, wiping out bridges and roads and sending entire buildings downstream. Hundreds of people were evacuated from Yellowstone National Park and most headed to gateway towns to the south. The north end of the Park is reopening July 2nd and no more alternate license plate entry rules! 93% of the roadways are now open! Check it out first! <https://www.nps.gov/yell/index.htm>.

➤ **FISHING REPORT** → *From Big John.* The best of summer has finally arrived! July starts out in Ennis with several days of hometown-style celebration, with rodeos, parades, barbeques, beer, and ripping fish, all in the name of freedom. As an American, it doesn't get any better. If you're in Ennis for the Fourth, get ready, as the whirlwind is coming. Break out your best Red, White, and Blue and come join the party.

If you're fishing this month, conditions will be very good. Salmon flies are late and will continue for at least the first 10 days of the month. These will be followed by Goldens, caddis, PMD and yellow sallies - lots of floating foodies for all your trout friends. The river will continue to drop and clear, and that will require the fly angler to adjust to thinner tippet. We can get away with 2X right now, but by mid-month, 4X will be the name of the game. Remember, we cannot spell 5X, so take that out of your fishing bag.

It will be busy out there on the river, as it is the prime-time tourist/fisherman season. Bring some beer, make some friends, and know everyone is just trying to have a good time, the same as you. But if you want to get away from the crowds, try either an early start or evening fishing. We have been having lots of luck both times, with way more solitude. If you launch your boat at 9 am at Lyons Bridge on July 3rd, you will make lots of friends! It's going to get hot soon, so fishing early or late makes more sense. Midday is for lunch in town and ice cream!

Stop in the store and get the latest intel on what flies to use, where to fish and the local gossip. We are stocked full of flies, gear, and the best clothing this side of First Street. Remember, the advice and the coffee are always free. God Bless America! Good Fishing and God Bless, 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.

If people concentrated on the REALLY important things in life, there would be a shortage of fishing poles! 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 rains came in June, and among the people, there was great rejoicing. Then the rains kept coming, and people began to look for free ark designs on-line. The mushroom hunters kept rejoicing. The ranchers enjoyed a lot of "bonus" water. The fish, and those who pursue them for pleasure, did a happy dance of their own variety. But by mid-month, Ennis Lake was full, Hebgen Lake was at flood stage and the Madison River was running fast, mean and muddy. Several of the fishing accesses were flooded and closed. But the Madison Valley is generally safe from flooding, thanks to the dams. But flooding from the Yellowstone River caused major damage in the Park and in several other areas in SW MT. So, no more rain dances, please! The daytime high in June was **81°** and a daytime low was **47°**. The nighttime high was **46°** and the low was **28°**.

➤ **REAL ESTATE TIPS. Wildfire is Coming! Are you Ready? Prepare Your Home for Wildfires.** Talk to your local Forestry Agency or Fire Department to learn more about the specific wildfire risk where you live. While all the rain is a good thing for keeping the vegetation green longer, it also encourages the abundance of weeds and more material to burn. Here are some risk reduction steps that can make your home safer during a wildfire:



1. **Home Ignition Zones** – To increase your home's chance of surviving a wildfire (*forest fires and grass fires*), choose fire-resistant building materials and limit the amount of flammable vegetation in the three home ignition zones. The zones include the Immediate Zone (0 – 5 feet around the house), the Intermediate Zone (5 – 30 feet), and the Extended Zone (30 – 100 feet).
2. **Landscaping and Maintenance** – To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune branches of large trees up to 6 to 10 feet from the ground. Remove plants containing resins, oils, and waxes. Use crushed stone or gravel instead of flammable mulches in the Immediate Zone. Keep your landscape in good condition.
3. **Roofing and Vents** – Class A fire-rated roofing products, such as composite shingles, metal, concrete, and clay tiles, offer the best protection. Inspect shingles or roof tiles and replace or repair those that are loose or missing to prevent ember penetration. Box in eaves but provide ventilation to prevent condensation and mildew. Roof and attic vents should be screened to prevent ember entry.
4. **Decks and Porches** – Never store flammable materials underneath decks or porches. Remove dead vegetation and debris from under decks and porches and between deck board joints.
5. **Siding and Windows** – Embers can collect in small nooks and crannies and ignite combustible materials; radiant heat from flames can crack windows. Use fire-resistant siding, such as brick, fiber-cement, plaster, or stucco, and use dual-pane tempered glass windows.
6. **Emergency Responder Access** – Ensure your **street number is visible on your home** and **your neighborhood has legible and clearly marked street names**. Driveways should be at least 12 feet wide with a vertical clearance of 15 feet for emergency vehicle access.

➤ **HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH.** Great Opportunity with many options! This property consists

of a half-acre lot in Ennis, zoned Commercial/Industrial that also allows multi-family residential. It currently has a 2011 manufactured home of 1,120 SF with 3 BR, 2 BA and lots of mature landscaping. It is within walking distance to schools and downtown Ennis. It would make a great residence or rental, as is. Or, *with permit from Town of Ennis*, add another home, cabins or shop to maximize the potential! Lots of options. **716 Madison Avenue, Ennis MT 59729. \$400,000. MLS #371789.** GoogleEarth Coordinates at center of lot: Latitude 45.341957°, Longitude - 111.739906°, Elevation: 4,990'. Taxes = \$932.02 for 2021.



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➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (June 21, 2022) – Existing-home sales retreated for the fourth consecutive month in May, according to the National Association of Realtors®. Month-over-month sales declined in three out of four major U.S. regions, while year-over-year sales slipped in all four regions. Total **existing-home sales**, (completed transactions that include single-family homes, townhomes, condominiums and co-ops), fell 3.4% from April to a seasonally adjusted annual rate of 5.41 million in May. Year-over-year, sales receded 8.6% (5.92 million in May 2021).

"Home sales have essentially returned to the levels seen in 2019 – prior to the pandemic – after two years of gangbuster performance," said NAR Chief Economist Lawrence Yun. *"Also, the market movements of single-family and condominium sales are nearly equal, possibly implying that the preference towards suburban living over city life that had been present over the past two years is fading with a return to pre-pandemic conditions."*

Total housing inventory registered at the end of May was 1,160,000 units, an increase of 12.6% from April and a 4.1% decline from the previous year (1.21 million). Unsold inventory sits at a 2.6-month supply at the current sales pace, up from 2.2 months in April and 2.5 months in May 2021.

"Further sales declines should be expected in the upcoming months given housing affordability challenges from the sharp rise in mortgage rates this year," Yun added. *"Nonetheless, homes priced appropriately are selling quickly and inventory levels still need to rise substantially – almost doubling – to cool home price appreciation and provide more options for home buyers."*

The median existing-home price for all housing types in May was \$407,600, up 14.8% from May 2021 (\$355,000), as prices increased in all regions. This marks 123 consecutive months of year-over-year increases, the longest-running streak on record. Properties typically remained on the market for 16 days in May, down from 17 days in April and 17 days in May 2021. Eighty-eight percent of homes sold in May 2022 were on the market for less than a month. First-time buyers were responsible for 27% of sales in May, down from 28% in April and down from 31% in May 2021. NAR's 2021 *Profile of Home Buyers and Sellers* reported that the annual share of first-time buyers was 34%. All-cash sales accounted for 25% of transactions in May, down from 26% in April and up from 23% recorded in May 2021. Individual investors or second-home buyers, who make up many cash sales, purchased 16% of homes in May, down from 17% in April and 17% in May 2021. Distressed sales – foreclosures and short sales – represented less than 1% of sales in May, essentially unchanged from April 2022 and May 2021. According to Freddie Mac, the average commitment rate for a 30-year, conventional, fixed-rate mortgage was 5.23% in May, up from 4.98% in April. The average commitment rate across all of 2021 was 2.96%.

Single-family and Condo/Co-op Sales. Single-family home sales declined to a seasonally adjusted annual rate of 4.80 million in May, down 3.6% from 4.98 million in April and down 7.7% from one year ago. The median existing single-family home price was \$414,200 in May, up 14.6% from May 2021. Existing condominium and co-op sales were recorded at a seasonally adjusted annual rate of 610,000 units in May, down 1.6% from April and down 15.3% from one year ago. The median existing condo price was \$355,700 in May, an annual increase of 14.8%.

Regional Breakdown. Existing-home sales in the Northeast climbed 1.5% in May to an annual rate of 680,000, falling 9.3% from May 2021. The median price in the Northeast was \$409,700, a 6.7% rise from one year ago. Existing-home sales in the Midwest dropped 5.3% from the previous month to an annual rate of 1,240,000 in May, slumping 7.5% from May 2021. The median price in the Midwest was \$294,500, up 9.5% from one year before. Existing-home sales in the South declined 2.8% in May to an annual rate of

2,410,000, down 8.4% from the previous year. The median price in the South was \$375,000, a 20.6% jump from one year ago. For the ninth consecutive month, the South recorded the highest pace of price appreciation in comparison to the other three regions. Existing-home sales in the West slid 5.3% compared to the month before to an annual rate of 1,080,000 in May, down 10.0% from this time last year. The median price in the West was \$633,800, an increase of 13.3% from May 2021.

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:** We are beginning to see more listings as well as price reductions, and fewer inquiries. Most of my clients are in a “wait and see” mode, hoping for more sensible prices this fall or winter. There is a definite slowdown, at least in some markets. It will be interesting to see what the next phase will look like. **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:** 36↑ homes listed (\$260,000 to \$4,200,000); 21↑ pending sales (\$295,000 to \$1,649,500); and 49 homes have sold in 2022 (\$199,000 to \$2,662,500), totaling \$36,702,800 at **100%** of list prices.
- **LAND:** 91↑ vacant lots listed (\$25,000 to \$4,997,000); 15↑ pending sales (\$79,000 to \$350,000); and 74 lots have sold in 2022 (\$60,000 to \$4,500,000), totaling \$21,648,800 at **97.9%** of list prices.
- **RANCHES:** 2 ranches listed (\$2,250,000 to \$7,995,000); 0 pending sales, and 0 ranches have sold in 2022.
- **COMMERCIAL:** 9 properties listed (\$300,000 to \$7,900,000); 2↑ pending sales (\$850,000 to \$1,775,000) and 2 commercial properties have sold in 2022 (\$199,000 to \$450,000); totaling \$649,000, at **98.2%** of list price.

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

➤ **MONTANA TRIVIA... Did you know?... that there are 349+ Rural Volunteer Fire Departments in Montana?** We are fortunate to have the **Madison Valley Rural Fire Department** which serves the City of Ennis and the Madison Valley. They are a volunteer department that operates out of three stations, with two more stations planned for the future. Staffing includes 35 volunteer firefighters and 3 part-time administrative staff. The MVRFD District covers 1,287 square miles and a population of 3,185, as of the 2019 Census. The District extends from the Idaho border in the south to the top of the Norris Hill. They generally cover all public and private lands within the Madison Valley.



The MVRFD has a long and proud heritage of service with a lineage that dates back to 1915, when the Ennis Volunteer Fire Dept. was formed to provide fire suppression services for the Town of Ennis. The Ennis Fire District was officially formed in 1940. Demand increased and the MVRFD District was formed in 1961. The Madison Valley and Ennis Fire Departments consolidated all resources in 2009.

The MVRFD also responds to hazardous materials incidents, motor vehicle crashes, water rescue incidents and Search & Rescue efforts, plus assisting the U.S. Forest Service & the MT Dept. of Natural Resources & Conservation with wildfires, as well as responding to other incidents whenever their resources are needed. The **Madison Valley Rural Fire Department** saves lives and makes this a safer place to call home. We thank all those who serve. Read more about it at: <https://www.montanavolunteerfirefighters.com/>. Please **“Like”** them on Facebook! And support your local Fire Department!

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➤ **SEE YOU IN MONTANA!**

Social Distancing Champions, since 1889! 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.



THE BOWENS

Don Bowen, a *Realtor Emeritus*, with 57 years as a licensed Broker, placed his real estate license on “inactive” status in 2021, and is now a consultant and assistant to Toni. This is a new chapter for the Bowen Team.



Finley, our office greeter.

Visit us in our office
on the Boardwalk,
at the Lone Elk Mall,
on Main Street,
downtown Ennis.



*Thank you in advance for your personal referrals.
They are the lifeblood of our business and the greatest
compliment you can give us.*



**HAVE A SAFE AND HAPPY
INDEPENDENCE DAY**

**and may your travels be safer than using Zillow
to establish your home's value and list price!**

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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

<https://madisonjefferson.msuextension.org/> - water test kits, soil sampling, plant & insect id, etc.

<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.

<https://www.mtmemory.org/>. Montana Memory Project – find all about the history of Montana!

<https://montanafreepress.org/>. MT news from an independent, **nonprofit** source – information & analysis.

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.RideWolfpack.com> – 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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