

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → What’s happened in Ennis, the **Basecamp of the Madison Valley**? → Well, a lot happened! → The **Jeffers Garden Summer Music Series** continued. → The 23rd Annual **Noxious Weed Fund Raiser** was held at the Sacred Pine Ranch in McAllister – *The social event of the year!* → The 2022 Madison County Fair was held in Twin Bridges. → There was a **Dulcimer Workshop** at the Elling House in Virginia City. → Virginia City also held their **Gold Rush 5K** or 1.2 K Fun Run. → **Music in the Park** sponsored several concerts on Thursday evenings. → The 2022 **Fly Fishing/Outdoor Festival** was a popular event on the last weekend in August. → There were concerts at the Elling House Arts & Humanities Center in VC and performances by the **Virginia City Players** and the **Brewery Follies**. → **La Boheme** was performed by Baroque Music Montana at St. Paul’s Episcopal Church in VC. → There were **Art Walks** in Ennis and the Madison Valley Public Library held their **Annual Pie Sale**. → The **Ennis Pickleball Club** held their first annual Pickleball Tournament! → **Pony Days** included a parade down the main street in Pony! (*I’m sure it ended up at the Pony Bar!*) → There was a **Rodeo** for veterans and active-duty military at the Ennis Rodeo Grounds. → The **POW-MIA Ride to Remember** came through Ennis. → **Hoot Owl Restrictions** were finally lifted on the Upper Madison River due to cooling temps. → And the **Jack Creek Preserve** was busy with dozens of programs all summer. [Jack Creek Preserve Foundation](#).



➤ **MADISON VALLEY SEPTEMBER “HAPPENINGS TO COME”** → Try your luck at the *End-of-Season Lip Sync Contest*, at the Wells Fargo Steakhouse <https://www.wellsfargorestaurant.com/> in VC on the 16th. <https://virginiacity.com>. → Various artist receptions and performances will be held at the Elling House Arts & Humanities Center in VC. <http://www.ellinghouse.org/>. → There will be a few more great performances by the **Virginia City Players**, <https://www.virginiacityplayers.com/> and the **Brewery Follies**, <http://www.breweryfollies.net/>, which will run through most of September. → There is a Labor Day **Horseback Poker Ride**, starting at the Bale of Hay Saloon in VC. → The VC Elks Lodge continues **Game Night** on Fridays and **Brunch & Bingo** on Sundays. → Check out: info@EnnisChamber.com → The **Clover Fire**, is still burning and smoking. Located near the Middle Fork of Warm Springs Creek, it had burned 1,103 acres, as of 8/30. <https://www.fireweatheravalanche.org/fire/state/montana>. → And, *you can still go fishing, floating, paddle boarding, boating, hiking, 4-wheeling, trail riding, bowling, play golf, tennis or pickleball, or eat, drink, stroll through Ennis, take in a movie, and go shopping! Do it all!*

➤ **MONTANA NEWS** → The **POW-MIA Ride to Remember** zoomed through Ennis on their annual ride from Helena to West Yellowstone. The ride is always held on the 3rd Saturday in August, along U.S. Highway 287. This highway was dedicated as the POW/MIA Memorial Highway in 2014. <https://www.mtridetoremember.org>. → The TV series, **Yellowstone**, returned to the state capital in Helena for a day of filming. And the Yellowstone prequel, “1883”



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will be filming in Pony! → Montana is the first state to give broad regulatory approval for **3D printing in building construction**. State regulators have approved 3D printed walls as an equal replacement for walls made with concrete masonry units or a standard cored concrete block assembly. The action came after a contractor based in Billings, filed documents, specifications and testing reports developed by Apis Cor, <https://apis-cor.com/>, a Florida-based construction technology company that holds the Guinness World Record for the largest 3D printed building. The contractor is planning a housing development project in Billings and projects in other areas of the state. <https://3dprintingindustry.com/news/montana-becomes-the-first-us-state-to-give-regulatory-approval-for-3d-printed-walls-in-construction-213806/>. → A new documentary film, “**The Women Who Shaped Montana**,” made its world premiere at The Myrna Loy Theatre in Helena. It will be broadcast on Montana PBS, sometime in the future.

➤ **FISHING REPORT** → *From Big John*. September is my favorite month! Cooling weather, the first white in the high country, rutting elk, less people on the river and happy fish. I have said it before and will again, “*I hope heaven looks like Montana in September.*” It is the best time of the year. For those who live here in the **glory** month, you know. And for those who are thinking of a September trip to the Cultural Epicenter of Trout, come on!

Everyone thinks that because the calendar turns to September, the fish are in fall mode right away. The first 10 days of September are usually extended summer. What I look for is the **fall equinox storm**. This usually happens mid-month and is our first real cold of the year. This turns the river and fish from Summer to Fall mode and everything after that is **glory**. If you’re a fisherman, keep an eye on the iPhone forecast and look for that first storm. After that, plan your fall fishing trip. If you’re fishing before the fall storm, think summer. Hopper dropper has been the ticket lately for floating food offerings. We like a small hopper followed by an ant. The ant will see more action, but it is really tough to see in the bubbly water. We like ants! Fish Ants!

Once the fall storm hits, the fish will be in a different mindset. After that, it is streamer season. Where is the meat? Throw the big stuff for the big boys. Hoppers and ants will still work but the first frost and possibly white stuff kill off many of the terrestrials or at least make them hide. Ants will still be around as they are planners and store food in their ant mounds. Hoppers are the meth-addicted bikers and do not think about anything but today and usually die from the cold. There is a deeper meaning in this somewhere.

Lots of great specials at the store this month. Check out the website for the latest fishing report or stop by the store and chat. Much more time for chatting now that the pace of Main Street has slowed down. Black Rifle Coffee is always hot. Let us know how we can help make your September the best. Good Fishing and God Bless America! 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: <https://www.mrfc.com/>
- ✚ 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** → August turned the fields golden and it stayed very warm, for the most part. But we will start to feel fall in the air very soon, so we want to enjoy summer while it lasts. The daytime high in August was **94°** and the daytime low was **69°**. (*very much like July!*) The nighttime high was **60°** and the low was **39°**. We had several thunderstorms and nice showers, bringing .73” of much-needed precipitation.

➤ **REAL ESTATE TIPS. If Your Water Comes from a Well...** For many people moving to rural Montana, it will be the first time their water supply will come from a private well rather than a municipal water system. It is easy to take this seemingly unending source for granted. There is more to this than just turning on your water faucet. There are several things you should know, if your property has an existing well:

1. **Research the well's history.** Find out who drilled the well, know your well's capacity and yield, by obtaining a copy of the well log <http://mbmggwic.mtech.edu/>, and make sure the well was filed on by obtaining a water right certificate for the well. [DNRC Water Right Query System \(mt.gov\)](http://dnrc.mt.gov/divisions/water/operations/board-of-water-well-contractors/divisions/water/operations/docs/bwwc/waterwelldrillowner.pdf)
2. **Check the condition of the well** to make sure the well is uphill and at least 100 feet from pollution sources; that surface water doesn't reach it; that the wellhead is visible and above ground; and that the well cap is tightly attached and a screened vent faces the ground.
3. **Conduct a water test** annually for bacteria. The EPA also recommends testing for nitrate/nitrite and pH. They also recommend consulting with experts about the need to test for contaminants of local concern, such as arsenic, lead or radon.
4. **Have your well system inspected every 10 years** by a qualified well driller or pump installer. The homeowner should inspect their wellhead several times a year. Make sure there are no gopher holes around your well head where water can drain down into your well. (*I can provide you with names of local professionals*)
5. **Have a backup plan** to avoid disruptions of service in the case of power outage. Electricity is needed to operate your well pump, and power does occasionally go off. Two simple solutions are to include a retention tank in your well system and/or have an alternative power source.
6. **Wells do go dry** so there is no guarantee that you will always have water. It is a good idea to store plastic jugs of water for emergencies.

If you are purchasing vacant land and need to have a well drilled, there is even more to know. Montana takes water very seriously. Check out this document : <http://dnrc.mt.gov/divisions/water/operations/board-of-water-well-contractors/divisions/water/operations/docs/bwwc/waterwelldrillowner.pdf>.

➤ **HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH.** This beautifully

remodeled family home of 3,222 SF, with 3 BR, 3 BA, + 1 BR apartment above the 3-car attached garage/shop + a 2-car, detached, garage/shop, on 1+ acres, has great views, greenhouse, privacy, and is an easy commute to Bozeman. It has a great layout for working from home, with fiber optic cable and a separate office. Or, for even more privacy, the apartment over the garage could be used for a larger home office setup. This would be an ideal situation for a family who works from home and has lots of toys, hobbies, vehicles or has a good use for all the garage space. **9 Kokanee Drive, McAllister, MT 59740. \$875,000. MLS # 374654.** GoogleEarth Coordinates: Lat. 45.433005°, Lon. -111.729303°, Elevation: 4,906'. Taxes = \$1,228.48 for 2021.



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➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (August 24, 2022) – **Pending home sales declined for the second consecutive month in July, and for the eighth time in the last nine months**, according to the National Association of REALTORS®. Three out of four major regions registered month-over-month decreases, though the West notched a minor gain. **Year-over-year, all four regions saw double-digit percentage slides, the largest of which occurred in the West.**

The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, slid 1.0% to 89.8 in July. Year-over-year, pending transactions sank 19.9%. An index of 100 is equal to the level of contract activity in 2001.

"In terms of the current housing cycle, we may be at or close to the bottom in contract signings," said NAR Chief Economist Lawrence Yun. "This month's very modest decline reflects the recent retreat in mortgage rates. Inventories are growing for homes in the upper price ranges, but limited supply at lower price points is hindering transaction activity."

In June, housing affordability plummeted to its lowest level since 1989, according to NAR. Accounting for a 30-year fixed-rate mortgage and a 20% down payment, the monthly mortgage payment on a typical home jumped to \$1,944, an increase of 54%, or \$679, from one year ago.

"Home prices are still rising by double-digit percentages year-over-year, but annual price appreciation should moderate to the typical rate of 5% by the end of this year and into 2023," Yun added. "With mortgage rates expected to stabilize near 6% alongside steady job creation, home sales should start to rise by early next year."

Pending Home Sales Regional Breakdown: The Northeast PHSI dipped 1.9% from last month to 79.3, down 15.4% from July 2021. The Midwest index retracted 2.7% to 91.2 in July, a 13.4% decline from a year ago. The South PHSI decreased 1.1% to 106.6 in July, a pullback of 20.0% from the previous year. The West index increased 2.2% in July to 70.0, down 30.1% from July 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:** Fewer new listings and inquiries; more reductions and Off the Market. Montana home prices, however, have not slowed down. But it is just a matter of time, given the shifting market conditions. MT home prices rose 17.8% year over year to an average of \$710,428, but were 12.9% lower than in the first quarter of 2022. But, Madison County is holding its own. **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:** 44↑ homes listed (\$260,000 to \$15,000,000); 10↓ pending sales (\$350,000 to \$1,299,000); and 66 homes have sold in 2022 (\$199,000 to \$2,662,500), totaling \$50,231,700 at **99.2%** ↓ of list prices.
- **LAND:** 109↑ vacant lots listed (\$25,000 to \$4,997,000); 11↓ pending sales (\$54,000 to \$349,900); and 90 lots have sold in 2022 (\$60,000 to \$4,500,000), totaling \$26,148,100 at **98.0%** of list prices.
- **RANCHES:** 2 ranches listed (\$2,250,000 to \$6,999,999); 0 pending sales, and 0 ranches have sold in 2022.
- **COMMERCIAL:** 12↓ properties listed (\$149,500 to \$5,500,000); 1↓ pending sale (\$300,000) and 3 commercial properties have sold in 2022 (\$199,000 to \$2,200,000); totaling \$2,849,000, at **99.6%** ↑ of list prices.

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

➤ **MONTANA TRIVIA... *Did you know?... all the things that set Montana apart from the rest of the country?*** Montana is obviously a very special place and there are many reasons that make it special and unique. Here are a few to consider:

1. Montana is the only state that has a triple divide! Water flowing from Triple Divide Peak in Glacier Park flows into 3 different oceans – the Atlantic, Pacific and Arctic (through Hudson Bay).
2. Montana is the only state with a constitution that recognizes the American Indians and is committed to the preservation of their cultural heritage. The Crow Fair Celebration Powwow & Rodeo is one of the biggest in the country.
3. Butte’s Berkley Pit is definitely unique to Montana – even though it is now a toxic, bird-killing vat of acid death water.
4. Montana has more grizzlies than any of the other lower 48 states.
5. Cows outnumber our human population. And we prefer it that way!
6. The Montana Dinosaur Trail, <https://mtdinotrail.org/>, is unlike anything else in the country – made up of 14 dinosaur museums, state parks and other attractions that span the state, showing off the discoveries renowned paleontologist have made.
7. At one point in time, Helena, MT had more millionaires per capita than any other place in the world!
8. Montana is the largest landlocked state in the U.S.!
9. Montana is the site of the world’s first International Peace Park. Established in 1032 on the border with Canada, uniting Glacier National Park with Alberta’s Waterton Lakes National Park.
10. Montana was the first state to elect a woman to Congress. Jeannette Rankin was elected in 1916.

SEE YOU IN MONTANA!

Social Distancing Champions, since 1889! STAY SAFE, SANE AND SOBER!

THE BOWENS



Toni Bowen, Broker Associate and Accredited Buyer Broker representative, with over 29 years of real estate experience, covering residential, commercial, vacant land, recreational & ranch properties in the Madison Valley.



Don Bowen, a *Realtor Emeritus*, with 60 years as a licensed Broker, placed his real estate license on “inactive” status in 2021, and is now a consultant/assistant to Toni. 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.***

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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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