

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY NOVEMBER “HAPPENINGS”** → What’s happened in Ennis, the **Basecamp of the Madison Valley**? → Well, it’s still happening! → Various artist receptions and performances were held at the **Elling House Arts & Humanities Center** in VC. → Veterans and patriots attended the **247th USMC Birthday Ball**. → Locals enjoyed a free **Community Breakfast for Veterans** at the Madison Valley Baptist Church. → Local businesses participated in the **Small Business Weekend** with lots of sales and festivities. → There was a **Swing Dance Workshop**. → There were crowds at the **Holiday Bazaar** sponsored by the Ennis Senior Center. → Pony held their **Holiday Bazaar**. → *And, you can still go fishing, skiing (Big Sky is open!), snowshoeing, snowmobiling, bowling, or eat, drink, stroll through Ennis, take in a movie, and go shopping! Do it all!*



➤ **MADISON VALLEY DECEMBER “HAPPENINGS”** → The **Madison Valley Ranch** in Jeffers will be hosting their incredible **Wine Dinners** on the 2nd & 3rd. Reservations at (800) 891-6158, info@madisonvalleyranch.com. → The Ennis “**Spirit of Christmas**” **Stroll**, from 3–6 PM on the 9th will feature Horse Drawn Hayrides, Gingerbread Houses, shops offering refreshments & sales, Santa Claus, tree lighting and caroling. → There’s a **concert** on the 9th at the Elling House in VC. → The **Virginia City Christmas Stroll** is on the 10th. → Call for reservations to attend the annual **Splendid Feast** at the Elling House on the 16th or 17th. (406) 843-5454. This is an amazingly beautiful and delicious experience! → There will be more **Game Nights** on Fridays at 6 PM at the Elks Lodge in Virginia City. Call (406) 660-1559 for details.



➤ **MADISON VALLEY FUTURE “HAPPENINGS”** → Mark your calendars and secure your seats for future **Wine Dinners at the Madison Valley Ranch** in Jeffers on January 20 & 21, February 10 & 11 and March 24 & 25. → The **Jack Creek Preserve** will be again offering their **Winter Outdoor Skills Camp** to 14 - 18 year-olds, March 24-26. More information at: <http://www.jackcreekpreserve.org/winter-outdoor-skills-camps>.

➤ **MONTANA NEWS** → A Montana court ruling reinstated the 2022 **Wolf Hunting & Trapping** regulations. → **Big Game Season** closed with harvest totals up slightly from 2021. → 300 soldiers of the **Montana National Guard** returned home after a year’s deployment to SW Asia. → **Avalanche** danger is growing with the snowpack levels. → MT FWP has a great program called, **Becoming an Outdoors Woman (BOW)**, but there are workshops in every state and even abroad! Check out the national BOW site at: <https://www3.uwsp.edu/cnr-ap/bow/Pages/Becoming%20an%20Outdoors%20Woman.aspx>.

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➤ **FISHING REPORT** → *From Big John.* December is the month for building snowmen, listening to jingle bells, family get-togethers and the fat man coming down the chimney. If you get tired of hearing the same stories from Uncle Ned at the holiday gathering, or if you just need some quiet river time, where jingle bells will not be playing, there is hope. We have been having some serious winter weather, for most of November, and it looks like we're in for a good old-fashioned winter. And here in Montana, that means about 6 more months. Cold temps, wind and lots of snowpack building up for our summer flows. While this is all good news for the long term, and for those of you who ski or snowmobile, we fishermen (and women!) are feeling a little left out of the winter wonderland stuff.



If you're looking for that December fish, think "up river." Currently, the river near town has significant ice flow and will continue for as long as the temps stay cold. If you get up in the \$3 Bridge area and even between the lakes, there is much less ice. Midges will be the one thing on the menu. Think, zebra, blood, olive and shiny, or anything midge-like. Go tiny and shiny, down deep. Look for the slower water and inside of bends, as the fish will stack up in those places. Get your nymph rigs down deep and add a little extra weight, for the season. Santa likes split shot. Once you find them, there is a darn good chance there are more in the same hole.

Remember, the national sport of December is shopping. Downtown Ennis is full of great stores eager to help you out. If you're looking for a good deal for the angler on your list, check out our on-line fly shop. The clearance section has some of the best deals of the season. This way you can get cranky Uncle Ned the fishing gear he wants, and he will think you paid full price. It's a win/win. Then take the money you saved and grab a special gift for yourself. Everyone needs a gift they really want. Might as well get it yourself.

We are getting set up for a great spring and summer with good, early snowpack. We hope it keeps coming, as we could use a good water year. It makes the fish and the fly shop owners happy. Merry Christmas to everyone! 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.montanatroutrout.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → Winter has set in early this year and The Farmer's Almanac predicts a cold, snowy winter for much of the country. So, we will just enjoy our winter wonderland! The Madison Valley looked like a Christmas card for most of November. The daytime high in November was 53° on Nov. 1st, and the temps dropped from there to a low of 13°. The nighttime high was 23° with a nighttime low of -13°. The snowpack in the Madison River Basin is averaging between 130% and 140%.



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➤ **REAL ESTATE TIPS. BATHROOMS.** Yes, bathrooms. Next to the number of bedrooms, the number of bathrooms in a house is a huge selling point. But reading home listings, you will quickly realize that bathroom math isn't so simple. There is not a lot of consistency. So what does it mean?

- **Full Bathroom.** In order to be listed as a "full bath," it must contain four key fixtures: a toilet, sink, bathtub and shower, or shower/bath combo.
- **Half-Bath.** These are also called a powder room or guest bath and have only two of the four main bathroom components – typically a toilet and a sink.
- **Three-Quarter Bath.** This describes a bathroom that has only three of the full-bath fixtures. It most often has an upright stall shower, a sink and a toilet, but no tub. In older homes, there might be a tub with no shower.
- **Quarter Bath.** This is a room with just one of the four elements – typically a toilet. These are very rare but could be found in a workshop. There could also be a quarter-bath with just a shower, often located outside by a pool to rinse off.
- **Do two half-baths equal a whole?** If a home is listed as having three bathrooms and two half-baths, why don't they just add them all together and say that there are four bathrooms? That might seem logical, but each bathroom must be counted separately, because this gives home buyers a better sense of the home's features.



➤ **HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. OUTSTANDING HOME ON 2.5 ACRES in ENNIS.** This fine home of 3,480 SF has privacy, spectacular views, master suite, guest BR, office, bunkhouse, chef's kitchen, 3.5 baths, abundant storage, fenced yards, 3-car garage, built in 2012 of the highest quality materials, systems, appliances & finishes. 311 W. Grizzly Street, Ennis MT 59729. **\$1,250,000**, MLS # 379090. But this fine home is now under contract. On the market for just a few days.



Call if you would like me to help you find something like this in the Madison Valley.

➤ **CURRENT REAL ESTATE NEWS.** WASHINGTON (November 30, 2022) – Pending home sales slid for the fifth consecutive month in October, according to the National Association of REALTORS®. Three of four U.S. regions recorded month-over-month **decreases**, and all four regions **recorded year-over-year declines in transactions**.

The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, sank 4.6% to 77.1 in October. Year-over-year, pending transactions slipped by 37.0%. An index of 100 is equal to the level of contract activity in 2001.

"October was a difficult month for home buyers as they faced 20-year-high mortgage rates," said NAR Chief Economist Lawrence Yun. *"The West region, in particular, suffered from the combination of high interest rates and expensive home prices. Only the Midwest squeaked out a gain."*

"The upcoming months should see a return of buyers, as mortgage rates appear to have already peaked and have been coming down since mid-November."

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Pending Home Sales Regional Breakdown: The Northeast PHSI sank 4.3% from last month to 68.7, a fall of 29.5% from October 2021. The Midwest index increased 3.3% to 83.5 in October, a decrease of 32.1% from one year ago. The South PHSI dropped 6.4% to 90.6 in October, falling 38.2% from the prior year. The West index slipped by 11.3% in October to 55.6, sinking 46.2% from October 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:** Things picked up a little after the election and there are a few brave souls still wanting to move to the Madison Valley! **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 NOVEMBER were as follows:

- **HOMES:** 27↓ homes listed (\$325,000 to \$15,000,000); 8↑ pending sales (\$675,000 to \$1,250,000); and 79 homes have sold in 2022 (\$199,000 to \$2,662,500), totaling \$59,412,200 at **98.9%** of list prices.
- **LAND:** 83↓ vacant lots listed (\$15,000 to \$4,500,000); 7↓ pending sales (\$154,000 to \$875,000); and 125 lots have sold in 2022 (\$54,000 to \$4,500,000), totaling \$34,158,600 at **97.9%** 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 (\$134,900 to \$5,500,000); 0↓ pending sales and 5 commercial properties have sold in 2022 (\$199,000 to \$2,200,000); totaling \$3,744,000, at **96.8%**↓ of list prices.

"The best investment on Earth is earth." Louis J. Glickman, real estate mogul/philanthropist
Also, according to Jordan Davis & Luke Bryan, in their hit song, **"Buy Dirt!"**

➤ **MONTANA TRIVIA...** *Did you know... November 8th may have been election day in Montana and across the country, but even MORE important, there was also another reason to celebrate! Montana turned 133 years old on that day!* Montana officially became a state on November 8, 1889, and was the 41st state to be admitted into the union. Check out these notable events in Montana history:

- The Territory of Montana was established by Congress in 1864, approximately a year before the end of the Civil War.
- In 1865, Virginia City was named the first capital of the Montana Territory.
- Helena became the official capital in 1875.
- Yellowstone became National Park on March 1, 1972.
- The Battle of the Little Bighorn also called "Custer's Last Stand", took place in 1876.
- The Northern Pacific Railroad reached Montana in 1883.
- Congress passed the Enlarged Homestead Act in 1909, and thousands of farmers moved to Montana to buy land.
- Women in Montana received the right to vote in 1914, which was 7 years before women were given the right to vote nationally.
- To learn more about Montana's history, [click here](#).

To learn some fascinating history of the Madison Valley, check out

<https://www.facebook.com/MadisonValleyHistoryAssoc/> and

[https://madisonvalleyhistoryassociation.org/homedirectory_home4_madisonv /Home.html](https://madisonvalleyhistoryassociation.org/homedirectory_home4_madisonv/Home.html).

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➤ **SEE YOU IN MONTANA!**

**A wise Old Timer from the area once told me,
“Don’t try to change the Madison Valley... let the Valley change you!”**



Toni Bowen, Broker Associate and Accredited Buyer Broker representative, with over 30 years of real estate experience, covering residential, commercial, vacant land, recreational & ranch properties in the Madison Valley.

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/assistant to Toni. A new chapter for the Bowen Team.



THE BOWENS



Finley, our office greeter



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

**And have a very Merry Christmas and a
Happy and Prosperous New Year!**

*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!

Facebook: [Ask Ennis](#); [This is Really Ennis](#); [Ennis Montana Thoughts & Rants](#); [Ennis Online Yard Sale](#)
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.

https://madisonvalleyhistoryassociation.org/homedirectory_home4_madisonv_/Home.html - MV History
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.msuetension.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

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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