

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY SEPTEMBER “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. → There were more great performances by the **Virginia City Players** and the **Brewery Follies**. → There was a **Labor Day Horseback Poker Ride**, starting at the Bale of Hay Saloon in VC. → “Miss Montana” was featured at the **2022 Yellowstone Airport Fly In**. → The Senior Center sponsored an “**Empty Bowls**” soup-fest fundraiser. → The **Madison County Fair** was a big success. → There were **golf tournaments** at the Madison Meadows Golf Course. → Film crews for the **Yellowstone** prequel “1923” was filming in Pony. → The first snow-capped mountains appeared in the Madison Range! Winter is not far behind! → *But, 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!*



➤ **MADISON VALLEY OCTOBER HAPPENINGS** → Stop in to the **Sure Shot Coffee Shop** in Ennis at 8:30 AM on the 8th and share a **Coffee with a Cop**. → The Gravel Bar is featuring **Chicago Blues Guitarist, Keith Scott** on the 8th. → Enjoy the **Montana Jazz Project** performing at the Elling House Arts & Humanities Center in VC on the 9th (<http://www.ellinghouse.org/>). → Try your luck at the **Lip Sync Contest**, at the Wells Fargo Steakhouse in VC on the 21st, (<https://www.wellsfargorestaurant.com/>). → Dress up for the **Halloween Carnival** on the 29th in VC, (<https://virginiacity.com/events/>) → The VC Elks Lodge continues their **Brunch & Bingo** at 10 AM on Sundays. → Don’t miss the 36th Annual **Hunters’ Feed** from 3 to 5 PM on Friday, the 21st! Check it out at: (info@EnnisChamber.com.) Do NOT show up late, or you will miss out on tasting the most popular wild game dishes! → General **Hunting Season** begins on the 22nd. → Grab your broom and join the **Witch Walk** downtown Ennis at 5:30 on the 28th. → Join the **Ladies’ Meet & Greet** group from 5 to 7 PM at the **Sportsman’s Lodge** on the last Wednesday of each month.



➤ **MONTANA NEWS** → **Kevin Costner** was sworn in as the new **Governor of Montana!** (*at least in the new season of Yellowstone!*) → **Yellowstone National Park** has hosted 2,446,982 recreational visitors so far in 2022, which is a decrease of 32% from this time in 2021. → **Bear encounters** are increasing around the state, due to drought conditions. So, *Be Bear Aware!*

➤ **FISHING REPORT** → *From Big John.* Can you hear that? Silence.... The sound of a quiet river and miles of lonely fishing. October is the month for locals to fish. Much like April in the spring, some of

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the best fishing of the year has arrived and there is relatively little river pressure out there. Gone are the busy July days and the heat of August. Both with full fishing access sites and lots of boats floating the Madison. Now the folks you see are different. A quick nod and just move along, as you are both out there for the same thing. A little quiet river therapy before the long Montana winter starts to show herself. A time for reflection on a great season past. A time to reconnect and most importantly a time to rip some fish in the face before it is gone.

October is a great time to fish. But a few things to keep in mind. First, the river is a bunch cooler than it was just a month ago. Early start times are gone and the best fishing is at mid-day. Second, the brown trout are getting all dressed up and aggressive for the spawning party. Much like a college sophomore at a frat party, they are in their best clothes and are ready to party. And if a fight happens, so be it. The brown trout are all colored up Halloween-style and moving to the spawning grounds. These fish can be aggressive and will not tolerate a streamer in their zone. Use this to your advantage. Lastly, the whitefish are starting to spawn as well. This will put millions of yellow-colored eggs in the river soup. Fish like to eat eggs. Lastly, all the fish know the summer party is ending and are trying to eat as much as possible before the real cold weather sets in.

October is the month for streamers. Dig out your 7-wt and get to work. Sometimes, the bigger the better. Think articulated, with lots of dead rabbit and chicken. We like Olive, black and white for fall colors. Nymph fisherman will keep the numbers game strong with stoneflies, BWO nymphs, worms, eggs and any midge stuff. If you want to follow a bobber, you can do some damage. And if you're a dry fly guy, you can still get them. Hoppers and ants in the afternoon will still bring up a fish from time to time. Pattern hang over keeps them looking for one last treat. We should see good hatches of Blue Winged Olive Mayflies starting any time. These tiny bugs like bad weather and tend to hatch during rain and cold. Get a good raincoat (*hint, hint... I know a store that sells them!*) and get out and fish dry flies.

Lots to be excited about and the river crowd will only thin out more the further into the month we go. Once people can shoot tasty critters with boom sticks, nobody wants to fish. It is the evolution of the seasons. Lots of end-of-the-season deals in the store. Get your holiday shopping done now for the fisherman on your list. Good Fishing and God Bless,

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** → The good weather lasted way into September, giving us a beautiful beginning to fall. The month started with a daytime high of **98°** and ended with **55°**. The nighttime high was **53°** and the nighttime low got down to **33°**, which meant covering those tomato plants! We had 8 days of precipitation with a total of 1.23" for the month! The lawns are still green!

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➤ **REAL ESTATE TIPS. Noxious Weed Management.** Madison County is the Montana poster child for good management of noxious weeds, and we hope to continue that distinction. Our Madison Valley Ranchlands Group Weed Committee is always out there in front of this challenge. Melissa Griffiths, the Project Coordinator, is a great resource for property owners. <https://www.madisonranchlands.org/about-committee>. Here are some of her great tips for fall noxious weed management:

- Fall herbicide treatment can be effective in limiting the regrowth of perennial weeds next year
- Some herbicides leave a residual which will inhibit germination of noxious weed seeds in the coming spring. (*Spotted Knapweed*→)
- Contact one of the local noxious weed professionals to help you make a plan for the future as they may have more time now to come out and prepare a bid for treatment next spring. Get on their list now!
- Remove skeletons or dead plants of certain weed species to help reduce the quantity of seeds that are added to the soil and environment. They are just waiting to be packed around by people, pets or wildlife. Bagging and removing these plants can be worth your time in the long run.
- It is a good time of year for neighbors and homeowner associations to gather and collaborate on a plan for the coming year.
- Determine goals for the coming year and what approach to take – whether herbicide, biological or mechanical treatment. Or all of the above!



➤ **HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. BEAUTIFUL CUSTOM HOME on 33+ ACRES, BORDERING PUBLIC LANDS!** This

home was built to be 100% self-sustaining & totally off-grid with alternative power system & whole-house backup generator. (But power is available in the area). Built in 2015, it has 2,397 SF on main level and 2,398 SF on lower level that includes a one-car garage. There are 3 BR, 3 BA, Great Room with propane FP and huge windows to the magnificent views of Ennis Lake, the valley, and mountains! There is also a 2-car detached garage, fencing around the home and the entire



property is perimeter fenced. Just 20 minutes from downtown Ennis, yet it feels remote and private. Beautifully built and furnished. The perfect home for vacations or year-around living. **\$1,449,000.** MLS # 366926. Google Earth Coordinates, at the house: Lat. 45.492511°, Lon. -111.731928°, Elevation: 5,438’.

Note: Tax Credit for Solar Panels. Individuals get a tax credit for installing an alternative energy system that relies on a renewable energy source, such as solar, wind, geothermal or fuel cell technology. The cost of wind turbines, solar panels, solar electric equipment, and solar-power water heaters is eligible for the credit, whether they are installed in a primary residence or vacation home. Starting in 2023, the credit is expanded to cover battery storage technology that is installed in your residence. The credit equals 30% of the cost of the equipment and installation for 2022 through 2032.

<https://www.energy.gov/eere/solar/homeowners-guide-federal-tax-credit-solar-photovoltaics>

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➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (September 28, 2022) – Pending home sales sagged for the third straight month in August, according to the National Association of REALTORS®. Three out of four major regions experienced month-over-month decreases in transactions; however, the West saw a modest gain. Year-over-year, all four regions posted double-digit declines. The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on contract signings, fell 2.0% to 88.4 in August. Year-over-year, pending transactions dwindled by **24.2%**. An index of 100 is equal to the level of contract activity in 2001.

"The direction of mortgage rates – upward or downward – is the prime mover for home buying, and decade-high rates have deeply cut into contract signings," said NAR Chief Economist Lawrence Yun. *"If mortgage rates moderate and the economy continues adding jobs, then home buying should also stabilize."* Yun expects the economy will remain sluggish throughout the remainder of this year, with mortgage rates rising to close to 7% in the coming months. *"Only when inflation calms down will we see mortgage rates begin to steady,"* said Yun.

As a result of the current interest rate environment and weaker economic activity, NAR expects existing-home sales to decline 15.2% in 2022, to 5.19 million units, while new home sales are projected to fall by 20.9%. Yun notes that limited housing inventory and almost non-existent distressed property sales have supported home prices. Overall, he forecasts prices will rise by 9.6% in 2022. In 2023, Yun foresees slower price appreciation and corresponding increases in sales as the year progresses. *"Next year, the annual median home price is expected to rise by only 1.2%,"* Yun added. *"Home sales will pick up in the second half of 2023, but will be down by 7.1% overall."*

Pending Home Sales Regional Breakdown. The Northeast PHSI decreased 3.4% from last month to 76.6, down 19.0% from August 2021. The Midwest index fell 5.2% to 88.4 in August, a 21.1% drop from the previous year. The South PHSI slid 0.9% to 105.4 in August, a decline of 24.2% from a year ago. The West index rose by 1.4% in August to 71.0, down 31.3% from August 2021. *"Home prices are the least affordable in the West and, consequently, the region suffered deeper annual declines in contract signings due to rising interest rates when compared to other areas of the country,"* Yun added. *"However, the recent increases of the last two months, though small, are encouraging."*

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:** Continuing to see fewer listings & pendings, more price reductions and fewer inquiries. Buyers are still waiting. It may change in the spring. **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 SEPTEMBER were as follows:

- **HOMES:** 34↓ homes listed (\$325,000 to \$15,000,000); 5↓ pending sales (\$435,000 to \$1,600,000); and 73 homes have sold in 2022 (\$199,000 to \$2,662,500), totaling \$54,934,700 at **99.5%**↓ of list prices.
- **LAND:** 90↓ vacant lots listed (\$22,500 to \$4,500,000); 12↑ pending sales (\$105,000 to \$875,000); and 112 lots have sold in 2022 (\$30,000 to \$4,500,000), totaling \$31,403,600 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:** 14↑ properties listed (\$149,900 to \$5,500,000); 0↓ pending sales and 4 commercial properties have sold in 2022 (\$199,000 to \$2,200,000); totaling \$3,124,000, at **98.2%**↓ of list prices.

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“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 ... why Montana is called “BIG SKY Country”?* Well, according to a new program called, **The Big Why**, on Montana’s Public Radio, the idea came from a book written about Montana back in 1947 by A.B. Guthrie Jr, called, **THE BIG SKY**. <https://www.mtpr.org/montana-news/2022-08-17/why-is-montana-known-as-the-big-sky-state>. But the slogan was actually a publicity campaign by the Montana Department of Transportation. But if you’ve ever been here, then you know that the sky seems so “big” because the state is sparsely populated and free of tall buildings. The sky goes on forever, uninterrupted by lots of structures, like you see in cities.



Take the Road Home.....

➤ ***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 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/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!

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.

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

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