

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



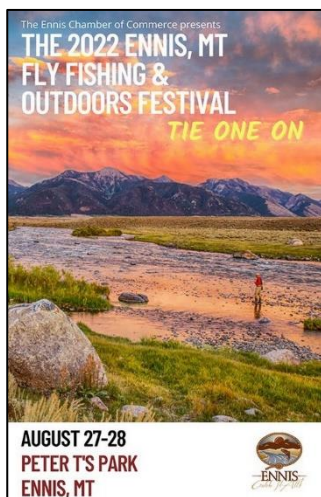
➤ **MADISON VALLEY JULY “HAPPENINGS”** → What’s happened in Ennis, the **Basecamp of the Madison Valley?** → Well, a lot happened! → The **Madison River Foundation Dinner**. → The amazing, **4th of July parade and rodeos!** → The **Watercraft Parade** on Ennis Lake. → **Fireworks** in Virginia City. → Open House at the **Yellowstone Talc Mine**. → The fabulous **Madison Valley Arts Festival**. → **Music in the Park** on Thursday evenings. → The **Virginia City Players & the Brewery Follies**. → The Elling House in Virginia City hosted Mark Gibbons, **Montana’s Poet Laureate**. **Tennis camps** at Madison Meadows Golf Course. → **Art Walks**. → Greater Yellowstone Adventure Series – **Madison Triathlon**. → The **Continental Divide Restaurant** celebrated 40 years in Ennis! → The **Virginia City Brewfest**. → **Jeffers Garden Market**. →



Celebration of the arrival of the first pioneers travelling the **Bozeman Trail** to Virginia City in 1864. → And, the wonderful new **Fern & Willow**, Furnishings & Design shop opened, in our old office space!



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → The **Jeffers Garden Summer Music Series** will continue with a performance on the 5th. → The 23rd Annual **Noxious Weed Fund Raiser** will be held at the Sacred Pine Ranch in McAllister on the 6th. Call for reservations – (406) 682-3259. → The 2022



Montana State Fair will be held in Great Falls, through the 6th. → Register for a **Dulcimer Workshop** at the Elling House in Virginia City on the 12th. Call (406) 843-5508 to register. → Attend the **Music in the Park** series in Peter T’s Park on Thursdays through the 25th, from 5-6:30 PM. It’s **free**, so just bring a blanket, chair, picnic & beverage and join in the fun. → The 2022 **Fly Fishing/Outdoor Festival** will take place in Peter T’s Park, the 27th through the 28th. info@EnnisChamber.com. → 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. → There will be more **Art Walks** through the summer. → The **Clover Fire**, burning approximately 14 miles SW of Cameron in the Gravelly Range of the Beaverhead National Forest has continued to grow. Located near the Middle Fork of Warm Springs Creek, it had burned 1,096 acres and is 23% contained, as of 8/4. <https://www.fireweatheravalanche.org/fire/state/montana>. → **Hoot-**

owl is in effect on the Lower Madison due to high temperatures, prohibiting fishing between 2 PM and midnight, with water temps exceeding 73°. → But, *you can still go fishing, floating, paddle boarding or boating, hiking, 4wheeling, trail riding, bowling, or eat, drink, take in a movie and go shopping!*

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➤ **MONTANA NEWS** → **Fire restrictions** increase and air quality decreases. There are more fires due to hot, dry conditions, plus more fishing restrictions. → Not much happening with the legislature in Helena, of consequence. → But the **USS Montana**, the newest Virginia-class attack submarine, was commissioned at Naval Station Norfolk, VA. This is only the second commissioned warship bearing that name. The first USS Montana was an armored cruiser, also built at Newport News, VA, and commissioned in 1908, and decommissioned in 1921. Read more at: <https://ussmontanacommittee.us/>. → Closer to home, 18 volunteers hiked over 60 collective miles to count **Rocky Mountain Goats** in the Henry's Mountains, at the south end of the Madison Valley. This count was carried out by MT FWP and the Rocky Mountain Goat Association. The count was 101, with a possibility of even more scattered in the Henry's. Only 77 were spotted in the 2020 census. This count helps determine how many goat tags will be available.

➤ **FISHING REPORT** → **From Big John**. Hot times in the Valley! August is considered the *dog days of summer* and I know why. Our dogs do not leave the house and when outside in the heat, just lay on the porch and pant. The perils of being a black dog in the hot summer. While the weather has been hot, the fishing has been just as hot. If you were here in July, you know.

August comes with some challenges and some great rewards. First the challenges. The heat we have been getting has made our river warm. MT FWP has instituted **Hoot Owl fishing regulations** for the Madison River from 3 Forks, all the way to 8 Mile. This means no fishing after 2 pm. The water temps in this section have been reaching the dangerous 70 degrees for three days. Best bet is to carry a thermometer and if the water gets to 68°, just quit fishing and go for ice cream in town. Don't have a river thermometer, you say? I know a store on Main Street that has a bunch in stock and ready for river use! Hint, hint! The store has a green awning.

Another challenge is that all the moisture we got this spring made the grass grow like nobody's business. That same grass is now brown and dry and a huge fire hazard. Please be careful with campfires, back yard fires and even things like smoking and sparks. We have one fire in the valley right now and we do not need any more.

Now, for the good things. The nights are getting a little cooler, and this heat is short lived. Usually by the middle of the month the river temps start to drop and fishing returns to its magic. Hopper and ant season is upon us. We like fishing ants more than hoppers. A fish in the Madison will take an ant almost every day of the year. They see them all year long and love them. Ever tried eating an ant? I find them bitter. Nocturnal stone flies are also out about now. Walk the river just before dark and you will see them. They are flightless and hide during the day, but the fish know they are around. For you *bobber lobbbers*, you can still catch fish all day long staring at a bobber with two tiny, shiny nymphs below the surface. Yup, you will be hooked up, but dry fly season is short in Montana and there is no sense wasting it staring at a bobber! But, to each his own.



The Fly Fishing Festival is back this month. Yes!!! A great list of speakers, vendors, music and food for the entire family. We will also be having a *30% off everything in the store* sale during the FF Festival. Come stock up and save a little green. Stop by the store for the latest hopper, ant and nocturnal stone patterns. The advice and coffee are always free and friendly.

September is on the horizon. I believe that heaven looks like Montana in September. But, hold on, we are only half way through this crazy ride. Lots of fun still left to be had. 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.

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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>.

➤ **WEATHER** → Feast or famine. Too much rain or not enough. We are now in the “*not enough*” stage. Reduced hay yield and fire concerns are the main topics. But it’s hard to complain about the heat when our summers are so short! Time to start up the rain dances again, please! The daytime high in July was **94°** and a daytime low was **68°**. The nighttime high was **65°** and the low was **43°**.

➤ **REAL ESTATE TIPS. The Effect of Interest Rates.** Yes, interest rates are up and sales are down. But it’s not the end of the world or the end of a buyer’s ability to buy a home. People will continue to buy homes. It is just a matter of budgeting for the increased interest rate. There is a simple rule that helps determine the level of affordability in today’s changing real estate climate. It is the **1/10 Rule**. When interest rates go up by 1%, buying power goes down 10%. The reverse also holds true. When interest rates go down by 1%, buying power goes up 10%. For example: A buyer qualifies for a \$250,000 mortgage but the rate suddenly hikes up 1%. The buyer’s purchasing power drops to \$225,000. ($\$250,000 - \$25,000$ (10%) = \$225,000. Here are five ways to adjust your purchasing power with rising interest rates:

1. Make a larger down payment. It can offset the higher interest rate and may help negotiate a lower rate.
2. Adjust the lending terms. A 15-yr rate may offer a more attractive interest rate versus a 30-yr rate.
3. Take another look at credit history. Payment history, balances, credit mix and new credit all count.
4. Limit spending. Avoid making large purchases or change jobs around the time you are wanting to buy.
5. Move quickly once the offer is accepted. Long escrow periods in a changing market can derail a loan.

➤ **HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. 6 ACRES on JACK CREEK!** The property stretches along Jack Creek Road with a portion of Jack Creek crossing the SE corner. The lot is fenced on 3 sides, has trees, views, good year-around access and numerous, desirable building sites. Located in a most desirable corner of the Madison Valley, Jeffers is a special place. It offers easy access to Ennis Lake, the Bear Trap Canyon, Cowboy Heaven, the Diamond J Ranch and hiking trails into the Lee Metcalf Wilderness. The Jack Creek Road goes through the mountains to the Moonlight Basin gate, which leads to the private access road up to Big Sky. Passes can be obtained for purchase. Very few lots ever come available for sale in the Jeffers area, and when they do, they are considered **PREMIUM!** **TBD Jack Creek Rd, Ennis MT 59729. \$575,000. MLS # 374707.** GoogleEarth Coordinates at center of lot: Latitude 45.379411°, Longitude -111.675742°, Elevation: 4,932’. Taxes = \$412.63 for 2021.



➤ **CURRENT REAL ESTATE NEWS** → **WASHINGTON** (July 27, 2022) – Pending home sales decreased in June, following a slight increase in May, according to the National Association of REALTORS®. All four major regions posted month-over-month and year-over-year pullbacks, 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, dipped 8.6% to 91.0 in June. Year-over-year, transactions shrank 20.0%. An index of 100 is equal to the level of contract activity in 2001.

"Contract signings to buy a home will keep tumbling down as long as mortgage rates keep climbing, as has happened this year to date," said NAR Chief Economist Lawrence Yun. "There are indications that mortgage rates may be topping or very close to a cyclical high in July. If so, pending contracts should also begin to stabilize."

According to NAR, buying a home in June was about 80% more expensive than in June 2019. Nearly a quarter of buyers who purchased a home three years ago would be unable to do so now because they no longer earn the qualifying income to buy a median-priced home today. *"Home sales will be down by 13% in 2022, according to our latest projection,"* Yun added. *"With mortgage rates expected to stabilize near 6% and steady job creation, home sales should start to rise by early 2023."*

June Pending Home Sales Regional Breakdown: The Northeast PHSI slid 6.7% compared to last month to 80.9, down 17.6% from June 2021. The Midwest index dropped 3.8% to 93.7 in June, a 13.4% decline from a year ago. The South PHSI slipped 8.9% to 108.3 in June, a decrease of 19.2% from the previous year. The West index slumped 15.9% in June to 68.7, down 30.9% from June 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 continuing to see new listings as well as price reductions, and fewer inquiries. Buyers are expecting a slowdown and are waiting for new opportunities. **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 **JULY** were as follows:

- **HOMES:** 43↑ homes listed (\$260,000 to \$15,000,000); 13↓ pending sales (\$295,000 to \$1,649,500); and 58 homes have sold in 2022 (\$199,000 to \$2,662,500), totaling \$43,761,700 at **100%** 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 \$24,841,700 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:** 13↑ 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. *(The McAllister Inn is the big sale in July)*

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

➤ **MONTANA TRIVIA... Did you know?... that there is a Code of the New West?** With so many transplants moving to our little corner of paradise, this is a good time to share this important information with them. Madison County adopted their version in 2005 and the original is available online at: <https://www.madisoncountymt.gov/DocumentCenter/View/777/Code-of-the-New-West-PDF?bidId=>. It is important for newcomers to become aware of the realities of living in rural Montana. It is also important for newcomers to know that life in the country is different from life in the city, so they are prepared. They need to think about transportation, communication, education, health care, employment and public services that are so essential to our modern way of life, and may be very different from the places they left.

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There is a meaningful pledge in the **Code of the New West** for Madison County, Montana that states:
As good citizens of Montana, we promise to:

1. Appreciate the splendor of Montana's natural beauty; the opportunity to live here; the quality of life we enjoy.
2. Be a good steward of the land; take personal responsibility for keeping our land weed free and trash free; recycle.
3. Show respect for our state laws, for wildlife, for the land and for the people.
4. Be goodwill ambassadors, showing friendliness to visitors and our neighbors alike.
5. Take pride in how we maintain our property, our businesses, our communities, and ourselves.
6. Become informed about how things are done in our communities and in the state, so that we fully understand the realities of living in rural Montana.
7. Take political action: read, vote, become informed, participate when necessary, to preserve and improve the good things we have.
8. Get involved with our communities, to give back some measure of what we receive from being a part of the larger family.
9. Work together for the good of the whole-- neighborhood, community, county, state, nation and world!

➤ **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/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

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www.houselogic.com – Helpful information from the National Association of Realtors

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