

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MT for OCTOBER 2022



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY OCTOBER “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. → Our town cops shared **Coffee with a Cop** with locals at **Sure Shot Coffee Shop**.



→ The Gravel Bar featured **Chicago Blues Guitarist, Keith Scott**. → There was a **Homecoming Parade** down Main Street. → The Senior Center hosted a **Texas Hold’em Tournament**. → The Library held their **Fall Book Sale**. → There was a **Land Stewardship Workshop for Small Acreages**. → Patrons at the Wells Fargo Steakhouse in VC competed in a **Lip Sync Contest**. → VC hosted a **Halloween Carnival**. → There was a huge crowd in town for the 36<sup>th</sup> Annual **Hunters’ Feed** the Friday before hunting season began. → The **Ladies of the Valley** met at the **Sportsman’s Lodge** for their monthly **Meet & Greet**. → There was a **Witch Walk** through downtown Ennis. → **Mulex**, a bicycle cyclocross race, was held at Lions Park and ended up at the Gravel Bar! → The first **BIG snow fall** hit the valley hard on the 23<sup>rd</sup>. → **But, you can still go fishing, hiking, 4-wheeling, trail riding, bowling, play golf (on the good days!), or eat, drink, stroll through Ennis, take in a movie, and go shopping! Do it all!**

➤ **MADISON VALLEY NOVEMBER “HAPPENINGS”** → Join the **Ladies’ Meet & Greet** group from 5 - 7 PM at the **Sportsman’s Lodge**, the last Wednesday of each month. It’s a great way to make new friends! → Several adult **Continuing Education** classes are ongoing at the High School. → There will be more events at the **Elling House Arts & Humanities Center** in Virginia City. → Veterans and patriots are invited to the 247<sup>th</sup> **USMC Birthday Ball** on November 10<sup>th</sup>. Call me for info. → Come out for a **Swing Dance Workshop**. → The **Holiday Bazaar** will be held the Saturday after Thanksgiving.

➤ **MONTANA NEWS** → The film crew for the **Yellowstone Prequel “1923”** with Harrison Ford, spent many days filming in Pony and Butte. → While a **Mario Van Peebles** movie was being filmed in Nevada City. → According to USNews.com, **Madison County** ranks higher than the national average in several categories: life expectancy, median household income, exercising the right to vote, living within ½ mile of a park, and more. → Most of the **Yellowstone National Park** roads are closed to prepare for the winter season and snowmobile and snowcoach travel, which will begin Thursday, December 15. The road between the North Entrance and the Northeast Entrance is open year-round. For more information: <https://www.nps.gov/yell/planyourvisit/conditions.htm>.



→ **Hunting season** is in full swing, so wear lots of orange, if you go hiking! → **Bear encounters** continue to increase around the state, due to drought conditions. So, **Be Bear Aware!**

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➤ **FISHING REPORT** → *From Big John.* November might be the ultimate in-between month in the Madison Valley. College football is the center of the viewing universe, the World Series is wrapping up, spooky ghosts and witches are done eating candy, people are out chasing furry, tasty critters and the weather is variable, at best. Some days, we get warm fall sunshine, and others, we get old man winter. It is one of my favorite months, because of Thanksgiving, my all-time favorite holiday. Centered around eating great food, friendship and giving thanks for all our blessings. What could be better?

One of the things I am most thankful for is living in this great valley. The Cultural Epicenter of Trout is more than our home, it is our inspiration, playground, and the source of our strength. If you're inspired to go fishing now, there are options. If not, watch another game and fill your elk tag. But if you just want some river therapy, now is a good time. Remember, both whitefish and brown trout are spawning right now. Look out for redds or spawning beds and stay clear. How would you like to be bothered, at this time?



Because of the spawning activity, yellow egg flies are all the rage this month. Fish it deep, with no drag, and you will find gold. Now, is also the streamer time. Throw your big stuff and you might just find the fish of a lifetime. It will happen to someone this month, so it might as well be you! We like yellow, white, and olive, this time of year. Fish them on thick tippet, as big flies catch big fish. If you're looking for that dry fly fish, look no further. Good hatches of midges and, on cloudy days, BWO will make the fish rise (*most likely in the afternoon*). These are tiny, so break out your 5X.

Remember to tell those who are important to you, just how thankful you are for having them in your life. We will have great deals on everything in the fly shop for the dreaded Black Friday *shop-a-palooza*. If you want some gear for gifts or for yourself, take advantage of some deep discounts on-line, or in the brick and mortar store. 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** → It was a glorious fall, with intense colors, warm days and cool nights. We did have a major snow fall on the 23<sup>rd</sup> that was a wake-up call for what is sure to come. The picture is looking out over the rodeo grounds to the snowcapped mountains beyond. That heavy, wet snow soon melted, and fall returned.

*First snowfall* →



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➤ **REAL ESTATE TIPS. WATER RIGHTS.** The State of Montana owns the water within the state for the use of its people. Citizens do not own the water, but can possess a legal right to use the water within state guidelines. Since the 1800s, pioneers have been staking claims to water, but few were formally recorded. According to Montana law, the first to use water has the first right to it – and the highest priority to use it. In 1979, the Montana Legislature created the state water court to figure out who had rights to what.

- A water right is the right to use water, both surface and subsurface.
- Water rights are private property and may not automatically transfer with land.
- The water must be put to beneficial use.
- By law, a recorded water right is required for the majority of water uses to be valid, legal and defensible against other water users.
- A water right protects the use of that water right from other uses later in time, from unrecorded, illegal uses, or from others who exceed their rights.
- Montana water law is based on the prior appropriation doctrine: “first in time is first in right.”
- Priority is determined by date of first use.
- The actual ownership of water rights in Montana may not be known as many water rights are still the subject of a statewide adjudication process.
- The transfer of water rights is recorded with the Department of Natural Resources and Conservation (DNRC) in the State of Montana.
- The transfer of any right may or may not warrant that right until the adjudication process has been completed.
- And additionally, ditch easements are commonly used to convey water to water rights holders. Montana law does not allow encroachment of easements without ditch owner permission. Conflicts between landowners and ditch owners may be increasing.



<https://www.mtpr.org/montana-news/2022-10-26/who-owns-most-montana-water-rights;>  
<https://leg.mt.gov/.../2014-water-rights-handbook.pdf>

➤ **HOME FOR YOUR SOUL. FEATURED PROPERTY OF THE MONTH. TWENTY ACRES ON U.S. HIGHWAY 287.** This parcel allows for **commercial and/or residential**, and would be a great



spot to build your home and business, along this thoroughfare between Yellowstone National Park and Glacier National Park! Located, just 15 miles south of Ennis, and in the middle of the spectacular Madison Valley, close to world-class fishing on the Madison River. The valley is surrounded by National Forest lands, offering thousands of acres of great hunting, hiking, trail riding, snowmobiling and exploring. Property owners in this subdivision have exclusive access to the Madison River. **Sphinx Mountain Subdivision, Lot 4, Cameron, MT. \$300,000, MLS #**

373798. Google Earth Coordinates, at the center: Lat. 45.152311°, Lon. -111.680932°, Elevation: 5,488’.

➤ **CURRENT REAL ESTATE NEWS.** WASHINGTON (October 28, 2022) – Pending home sales trailed off for the fourth consecutive month in September, according to the National Association of REALTORS®. All four major regions recorded month-over-month and year-over-year declines in transactions. The Pending Home Sales Index (PHSI), a forward-looking indicator of home sales based on

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contract signings, slumped 10.2% to 79.5 in September. Year-over-year, pending transactions slid by 31.0%. *An index of 100 is equal to the level of contract activity in 2001.*

*"Persistent inflation has proven quite harmful to the housing market,"* said NAR Chief Economist Lawrence Yun. *"The Federal Reserve has had to drastically raise interest rates to quell inflation, which has resulted in far fewer buyers and even fewer sellers."* Yun noted that new home listings are down compared to one year ago since many homeowners are unwilling to give up the rock-bottom, 3% mortgage rates that they locked in prior to this year.

*"The new normal for mortgage rates could be around 7% for a while,"* Yun added. *"On a \$300,000 loan, that translates to a typical monthly mortgage payment of nearly \$2,000, compared to \$1,265 just one year ago – a difference of more than \$700 per month. Only when inflation is tamed will mortgage rates retreat and boost home purchasing power for buyers."*

**Pending Home Sales Regional Breakdown.** The Northeast PHSI descended 16.2% from last month to 64.2, a decline of 30.1% from September 2021. The Midwest index retracted 8.8% to 80.7 in September, down 26.7% from one year ago. The South PHSI faded 8.1% to 97.0 in September, a drop of 30.0% from the prior year. The West index slipped by 11.7% in September to 62.7, down 38.7% from September 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:** It is still pretty quiet, as buyers wait to see what will happen next! **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 OCTOBER were as follows:

- **HOMES:** 32↓ homes listed (\$325,000 to \$15,000,000); 7↑ pending sales (\$649,000 to \$1,150,000); and 78 homes have sold in 2022 (\$199,000 to \$2,662,500), totaling \$58,794,700 at **98.9%**↓ of list prices.
- **LAND:** 85↓ vacant lots listed (\$15,000 to \$4,500,000); 12 pending sales (\$59,000 to \$875,000); and 121 lots have sold in 2022 (\$54,000 to \$4,500,000), totaling \$33,285,600 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); 1↑ pending sale and 4 commercial properties have sold in 2022 (\$199,000 to \$2,200,000); totaling \$3,124,000, at **98.2%**↓ 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... that in the old days, gunfights used to be the way disputes over water were solved?* In the early days of pioneer settlement in Montana, as well as throughout the west, there were tensions between homesteaders and cattle ranchers over water rights. While many historians considered the heyday of the Old West to be pretty much over by the 1920's, the beginning of homesteading

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created bitter fights over water use. The cattle companies had monopolized most of the best water sources. Homesteaders though, had to make a living off the land and erected fences to keep cattle from trampling their fields, thereby removing some of the best grazing areas. It was inevitable that these feuds would eventually lead to bloodshed. The phrase *“Whiskey is for drinking; water is for fighting over,”* often attributed to Mark Twain, describes how water is thought about in the western United States. The battle still goes on today, as water becomes more scarce, and valuable. Water is the new gold.



➤ **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.



**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/](http://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](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](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](http://www.arrowreal.com) – A wealth of resource information, local listings, and a portal to the Big Sky MLS

[www.eralandmark.com](http://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](http://www.houselogic.com) – Helpful information from the National Association of Realtors