

# THE STRAIGHT SHOOTER



## NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of MARCH 2012

*Trout live in nice neighborhoods.*

- **MADISON VALLEY “HAPPENINGS”** → **New businesses coming!** Lots of changes on Main Street – the old Dairy Queen has sold, is getting a new roof and a new restaurant is scheduled to open in that location. The Buckboard Mercantile building has sold and something should be opening up soon. The former Subway



Sandwich shop sold to a couple who plan to open **Willie’s Distillery and Tasting Room**. That should be **fun!**



Rumor has it the old Bowling Alley/General Store, etc. has sold and we’ll be watching to see what opens up there. A

new lumber yard has opened up at the Titan Shop on the VC Hill – called **High Caliber Lumber**. Also the Corral Creek Coffee Company, under new ownership by Jamie Schaufler, is alive and doing well. It is exciting to see new energy on Main Street. And we totally support all of the on-going businesses that continue to provide essential commerce to this community.

- **MONTANA NEWS** → There’s a new App available for Virginia and Nevada Cities. Check out this new Mobile Guide to Virginia City and Nevada City Montana from the iTunes App Store. Search it out as “*Virginia and Nevada City MT.*” Users can take an audio tour of the different historic buildings in the area and get information on particular local businesses. The App will also include QR scan codes. Give it a try. And if you want to stay longer, the Montana Heritage Commission is searching for a new executive director. Here is another opportunity to live and work in “*Heaven!*”



- **APRIL EVENTS** → Not much to report except for the Lion’s Club’s Easter Egg Hunt in the park. You could try spring house cleaning or check out the fishing report below.

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729  
(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net).  
Don Bowen, Toni Bowen, Jay Willett, Karen Willett, Holly Driskill

➤ **FISHING REPORT** → Kelly Galloup from the Slide Inn reports warm, windy and wonderful fishing. His March 26<sup>th</sup> report includes some important **warnings** and states, "It's been a warm and windy week here on the Madison, and fishing has been day to day below McAtee. We did a streamer float from Varney to Town yesterday (yes, the Ennis take out is open), and caught 6 nice fish including a few pre-spawners coming up from Ennis Lake. Probably hooked another 6 that did the old teflon slip, but the action seemed to stop as soon as the 25 mph gusts started ripping through the valley. We tried a bunch of



colors, but olive and tan seemed to be the only ones that were getting any attention. It's still early, but water temps around Varney are peaking at between 45 and 46 degrees, so hopefully it will start to get a little more productive in the coming weeks. As for the section Between the Lakes, it has been pretty busy (and downright crazy on the weekends), but the fish are in and catching has been good to excellent. Nymphing is the name of the game right now, but streamer fishing should start to get better once the water temps get above 40 degrees. Egg patterns, small rubberlegs, red brassies, rainbow warriors, and midge larva/pupa are all good bets this time of year, as long as you get them on the bottom. We would also like to remind everyone out there to look out for spawning redds. If you don't know what one looks like, just pay attention to any bright spots in the river that look like they have been "dusted off" by fish. The eggs generally end up 3-10 feet behind the redd, so if you must walk across one, please walk in front of it. We can't tell you the number of times we saw people standing below redds last year, and future generations of Madison Rainbows depend on those eggs to...ummm....not be crushed underfoot. We are NOT river keepers, and the Madison belongs to each and everyone us. All we're saying is to give these fish a chance, and if you do see someone standing in these areas, just politely explain to them that we are trying to cut down on egg mortality".

Check out all the fishing reports at:

- ✚ Kelly Galloup's Slide Inn at: <http://www.slideinn.com/blog/category/fishing-report/>.
- ✚ Dan Delekta's report at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- ✚ The Tackle Shop's Orvis report at [http://www.orvis.com/fishing\\_report.aspx?locationid=5974](http://www.orvis.com/fishing_report.aspx?locationid=5974)
- ✚ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- ✚ Joe Dilschneider's Montana Trout Stalkers at <http://www.montanatroutr.com/>
- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → We might as well give up on winter this year. Spring is definitely in the air with mild temperatures and a little moisture. After a slow start in the last months of 2011, Montana's snowpack has mostly caught up to historical averages around the state. The month of March dealt above average snow and increased the snowpack in all major basins, according to snowpack data released this week by the USDA Natural Resources Conservation



Service. Snowpack in the Madison River Basin is **93%** of average with total precipitation at **101%**. Moonlight Basin Sky Resort at Big Sky reports a base of **74"**. **Check out Montana Snow conditions at [http://www.onthesnow.com/montana/skiereport.html?gclid=COO7LnAlK8CFQZ\\_hwod8UIzza](http://www.onthesnow.com/montana/skiereport.html?gclid=COO7LnAlK8CFQZ_hwod8UIzza).**

The statistics show the **March** temperatures in Ennis as: a high of **71°** and a low of **1°**, with an average high of **48°** and an average low of **21°**. Our recorded **March** precipitation totaled 1.62".

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729

(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → arrow@3rivers.net.

Don Bowen, Toni Bowen, Jay Willett, Karen Willett, Holly Driskill

➤ **REAL ESTATE TIP → RENT TO OWN.** A rent-to-own contract isn't right for every buyer. But in some cases it can be an attractive option. If you think rent-to-own may be right for you, your Accredited Buyer's Representative can help answer your questions, find suitable properties, and direct you towards expert legal counsel.

*Is this a good option for you?* It could be a good choice, **IF:**

1. A buyer wants to take advantage of an attractive selling price, but needs more time to save enough for the down payment.
2. An interested buyer needs time to improve their credit history and qualify for a better mortgage interest rate.
3. A buyer wants to make certain a house has no serious flaws, or wants to experience living in a neighborhood before becoming an owner. If this buyer decides not to proceed, they may forfeit the money credited to a purchase. But these losses could be small compared to the potential cost of multiple real estate transactions and/or property repairs in order to resell the house and find a different home.
4. In all cases, buyers should plan carefully and make every attempt to ensure they can complete a purchase transaction at the conclusion of the contract. It's also essential to work with a qualified real estate attorney to make sure the contract terms are favorable to your needs and the seller is a legitimate owner.

**Potential Pitfalls:**

1. Interest Rate Increases. If rates rise, higher monthly payments could make it harder to secure financing at the conclusion of the rent-to-own contract.
2. Price Changes. If market prices decline, will you be stuck paying a premium price for the home? Conversely, if prices rise, does your contract provide protection from the seller seeking a different buyer?
3. Late Payments. Some contracts say that if payments aren't received on time, they don't count towards the down payment.
4. Foreclosure Scams. Make sure the seller isn't going through foreclosure. You don't want to make inflated payments, only to be served eviction papers when a bank takes possession of the property.

➤ **CURRENT REAL ESTATE MARKET**→Washington, DC, March 21, 2012. February existing-home sales declined from an upwardly revised January pace but are well above a year ago, while the median price posted a slight gain, according to the [National Association of Realtors®](#). Sales were up in the Midwest and South, offset by declines in the Northeast and West. Total [existing-home sales](#), which are completed transactions that include single-family homes, townhomes, condominiums and co-ops, slipped 0.9% to a seasonally adjusted annual rate of 4.59 million in February from an upwardly revised 4.63 million in January, but are 8.8% higher than the 4.22 million-unit level in February 2011. [Lawrence Yun](#), NAR chief economist, said underlying factors are much better compared to one year ago. "The market is trending up unevenly, with record high consumer buying power and sustained job gains giving buyers the confidence they need to get into the market," he said. "Although relatively unusual, there will be rising demand for both rental space and homeownership this year. The great suppression in household formation during the past four years was unsustainable, and a pent-up demand could burst forth from the improving economy." According to Freddie Mac, the [national average commitment rate](#) for a 30-year, conventional, fixed-rate mortgage was a record low 3.89% in February, down from 3.92% in January; the rate was 4.95% in February 2011; recordkeeping began in 1971. Single-family home sales declined 1% to a seasonally adjusted annual rate of 4.06 million in February from 4.10 million in January, but are 9.4% higher than the 3.71 million-unit level a year ago. The median existing single-family home price was \$157,100 in February, which is 0.1% above February 2011.

**ARROW REAL ESTATE**→ 219 E. Main Street→ POB 546→ Ennis, MT 59729

(406) 682-4290→ (800) 497-4290→ [www.arrowreal.com](http://www.arrowreal.com)→ [arrow@3rivers.net](mailto:arrow@3rivers.net).

Don Bowen, Toni Bowen, Jay Willett, Karen Willett, Holly Driskill

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → The Arrow office is now full steam ahead as we gear up for summer. We have several new listing appointments, calls and emails coming in from potential buyers looking for their Montana Dreams and fun projects. Toni and Don are back in the office 7 days a week to serve clients and customers. The Southwest Montana Multiple Listing statistics for the Madison Valley (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **March 2012** are as follows:

- **LAND: 309 vacant lots listed** (\$7,900 - \$2,490,000), **2 pending sales** (\$49,000 - \$149,000), **2 lots sold in 2012** (\$55,900 - \$125,000).
- **HOMES: 139 homes listed** (\$82,000 - \$3,250,000), **12 pending sales** (\$67,500 - \$495,000), **14 homes sold in 2012** (\$21,500 - \$1,500,000).
- **RANCHES: 6 listed** (\$949,000 - \$9,950,000), **1 pending sale (\$1,650,000)**, **0 ranches sold in 2012**

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN...** you can drive 75 mph through two feet of snow during a raging blizzard, *without flinching*. (I'm working up to that!)

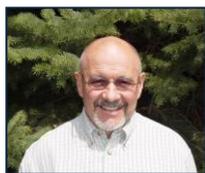
➤ **MONTANA TRIVIA → NICKNAMES:** **The Treasure State**, one of the more popular nicknames for Montana, was featured on standard license plates from 1950 to 1966. Montana is referred to as the "Treasure State" because of its rich mineral reserves. Mining has been an economic cornerstone of the state and the state's motto "Oro y Plata," (Spanish for gold and silver), refers to two of the minerals that gave rise to the nickname. **The Bonanza State** nickname, like "The Treasure State," highlights Montana's mineral wealth. This name is in direct reference to Montana's many "bonanza" mines. **Big Sky Country**, a relatively recent nickname, originated with a 1962 promotion of the Montana State Highway Department. It is a reference to the unobstructed skyline in the state that seems to overwhelm the landscape at times. The legend "Big Sky Country" appeared on Montana license plates from 1967 to 1975. This was shortened to "Big Sky" on license plates stamped from 1976 to 2000. You might find [Montana Episode: From Treasure State to Big Sky](http://www.visitmt.com/history/Montana%20the%20Magazine%20of%20Western%20History/Spring03/treasurestate.htm) interesting reading. For more history, go to [http://www.visitmt.com/history/Montana the Magazine of Western History/Spring03/treasurestate.htm](http://www.visitmt.com/history/Montana%20the%20Magazine%20of%20Western%20History/Spring03/treasurestate.htm).

*Thanking you in advance for your personal referrals – they are the lifeblood of our business and the greatest compliment you can give us.*



**Toni and Don Bowen,  
Brokers/Owners, Arrow Real Estate**

**Holly Driskill, Office Manager/Sales Associate**



**Jay and Karen Willett  
Brokers, Arrow Real Estate  
also Property Managers and Owners of Apex Management**



**APEX MANAGEMENT** offers full service property management in the Madison Valley. Whether you are interested in using your home as a vacation or a long-term rental, or looking for assistance in finding a rental, contact Jay or Karen at **(406) 682-7112, 581-0103 or 581-4083**. See the Apex website at: [www.apexmontana.com](http://www.apexmontana.com). Apex Management is **not** a part of Arrow Real Estate.

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729  
(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net).  
Don Bowen, Toni Bowen, Jay Willett, Karen Willett, Holly Driskill

➤ **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.mvmcf.org> – the Madison Valley Medical Center Foundation website

<http://www.mvvetsmemorial.org> – The Madison Valley Veterans Memorial website

<http://ennis.communityblogs.us/2008/11/17/ennis-community-blog/> - comments and events in Ennis

<http://adayinthelifeofalemon.blogspot.com/> - famous local sculptor, David Lemon's site

<http://my-montana-moments.blogspot.com/> - Artist Penny Hall's photo journal of her MT experience

<http://ennismontanahomesandland.blogspot.com> – Ennis, Montana Happenings, from **Arrow Real Estate**

**MADISON COUNTY:**

<http://madison.homestead.com/index.html> - for Madison County emergency news

<http://www.madison.mt.gov/> - Madison County Government website

<http://virginiacity.com> – Virginia City Chamber of Commerce

**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://fwp.mt.gov/education/bow/> - “Becoming an Outdoors Woman” – a must for female newcomers!

<http://www.visitmt.com/> - Official website Montana Vacations, Recreation, Accommodations and Travel

<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

**SKIING:**

[www.moonlightbasin.com](http://www.moonlightbasin.com) – Check out latest snow conditions on the hill at Big Sky

<http://www.lmranch.com/winter/> - Lone Mountain Ranch in Big Sky for cross country trails

[http://www.westyellowstonenet.com/skiing/cross\\_country\\_skiing.php](http://www.westyellowstonenet.com/skiing/cross_country_skiing.php) - Skiing Yellowstone Park Trails

<http://www.madisonvalleyskiclub.org/> - local ski club with access to Big Sky

**HORSEBACK RIDING:**

[www.wolfpackoutfitters.com](http://www.wolfpackoutfitters.com) – trail riding guides for the Madison Valley

<http://www.sphinxmountainoutfitting.com> – trail riding and outfitting guides in the Madison Valley

**RANCHING:**

<http://www.madisonvalleyranchlands.org/> - working to keep 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 SW MT MLS

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

[www.trulia.com](http://www.trulia.com) – Search for homes for sale and sold, local information, and research

[www.zillow.com](http://www.zillow.com) – Search for homes for sale and rent, home values and mortgage rates

[www.homesandland.com](http://www.homesandland.com) – Search for homes for sale and rent, home values and mortgage rates

**ARROW REAL ESTATE**→ 219 E. Main Street→ POB 546→ Ennis, MT 59729

(406) 682-4290→ (800) 497-4290→ [www.arrowreal.com](http://www.arrowreal.com)→ [arrow@3rivers.net](mailto:arrow@3rivers.net).

Don Bowen, Toni Bowen, Jay Willett, Karen Willett, Holly Driskill