

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods.

➤ **MADISON VALLEY “HAPPENINGS”** → **Wolves Killing Calves** on the Bar 7 Ranch resulted in the removal of the “Snowshoe Pack” from the Madison Valley by FWP. Controversy continues over the management, the hunting and the killing of wolves throughout Montana. For more information, <http://www.madisoniannews.com/wolves-removed-from-local-ranch-after-killing-calves/>. →

A new geological interpretive sign has been erected in the Lions Club Park called “**The Shining Mountains,**” explaining the formation of the Madison Range and the various geologic and paleontological features of the land. Here are three Ennis beauties checking out the sign on the last day of May.



➤ **MONTANA NEWS** → The **Montana Cowboy Hall of Fame** is in the news again with the announcement that our own Johnny France is being inducted this year. Johnny’s comment was, “I always wore a cowboy hat ... Everything I ever did I was always a cowboy ... This recognition is acknowledgement of what I think I’m supposed to be – a cowboy.” Read more about it at: <http://www.madisoniannews.com/france-to-hall-of-fame/comment-page-1/#comment-23145>. →

Montana Fish Wildlife and Parks puts on an outstanding program called **Becoming an Outdoors Woman (BOW)**, (*I call it Wild Woman Camp!*) which is designed to introduce women to outdoor skills. The BOW program provides participants with information, encouragement and hands-on instruction in outdoor skills such as fishing, shooting, archery, map & compass, survival, canoeing, and outdoor cooking. Montana Fish, Wildlife & Parks invites you to join women from across the state for a weekend full of adventurous outdoor activities, August 17 – 19 near Big Fork. Registration will begin early June and it fills up fast. *I attended this program 3 years in a row. It is a MUST for women moving to Montana who want to be comfortable in their new environment.* Go to <http://fwp.mt.gov/education/bow/> for more information.



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➤ **JUNE EVENTS** → The **Ennis Farmers Market** will be starting up again on Saturday, June 2nd from 9 AM till Noon and continue throughout the summer. This is a great place to socialize and support local gardeners and crafters. → The **Virginia City Playhouse** and the **Brewery Follies** are reopening for the season with a variety of entertaining performances throughout the summer. The **Ennis Rodeo Association** is holding a barbeque, auction and dance at the Rodeo Grounds on June 9th.

➤ **FISHING REPORT** → The Madison River Fishing Company reported on May 30th that, *“You’re not going to end up too far off the right track no matter where you decide to hit the river right now. Most folks have been opting for the upper, upper...3 Dollar, the Slide and Reynolds. The near-shore water up here is conducive to hitting on foot at these flows and that’s where most of the fish will be as well. There’s variation enough that if you want to throw nymphs or dries or streamers you’ll find the water you’re looking for and generally lots of it. It more or less goes without saying that with these conditions, at this time of year, nymphing will be the highest percentage game. A Girdle Bug and Pheasant Tail or Copper John, enough weight and bobber and you’re gonna catch some fish. There’ve also actually been enough adult mayflies around on some days that a few folks are finding some good fish on small dries. When it’s cloudy you’ll see baetis almost every time. There’ll also be midges on most days. The trick is to be at the right place at the right time when the fish are up on them. Generally the warmest part of the day...especially if it’s cloudy. Keep a close eye on those slicks and seam lines, the riseforms can be easy to miss sometimes.”* **Check out all the fishing reports at:**

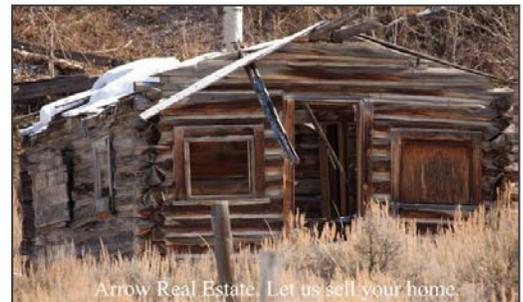


The River, near the Palisades on June 2nd

- ✚ Dan Delekta’s report at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- ✚ The Tackle Shop’s report at <http://www.thetackleshop.com/fly-fishing-report-Madison-River.asp>
- ✚ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- ✚ Joe Dilschneider’s Montana Trout Stalkers at <http://www.montanatrou.com/>
- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → May fooled us all with beautiful sunny weather, green grass and hills, so we packed away the winter clothes. Then winter came back with a vengeance on the 25th and blew through for a couple of days – Mother Nature’s reminder not to put your flowers out ‘till June! The statistics for **May** temperatures in Ennis show a high of **82°** and a low of **20°**, with an average high of **63°** and an average low of **35°**. Our recorded **May** precipitation totaled **1.21”**.

➤ **REAL ESTATE TIPS** → **WHAT’S THE RIGHT PRICE FOR MY HOME?** According to Michael Corbett, Trulia’s real estate and lifestyle expert who hosts NBC’s EXTRA’s, Mansions and Millionaires, the only way to know what your house is basically worth is by knowing what all the other comparable properties or “comps,” that are for sale in your neighborhood are selling for. Contrary to what our parents taught us growing up, this is one of those cases where our true value doesn’t come from within; it’s actually based on those around us. Your agent is your team leader in the pricing game. When analyzing comps, here are a few of the major factors that count:



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1. **Condition** – Fixer-upper, tear-down, completely updated, pristine – the condition of your house can be a deal-maker or deal-breaker.
2. **Lot Size** – Is there room for the buyer to add on to the house or plant a sprawling rose garden in the backyard? The exact acreage of your lot size is connected to price.
3. **Amenities** – Obviously, the more amenities you have, such as a pool, spa, walk-in closets, gourmet kitchen, the higher the price.
4. **Bedrooms & Bathrooms** – How many bedrooms and baths – as well as where they are placed – can radically change the price of a home. Like square footage, families often shop for homes based on these numbers.
5. **Age & Condition** – Do you live in a Victorian built in 1910? Or is your house relatively new, circa 1997? Of course, older homes don't necessarily command cheaper prices or vice versa, but you should try to compare like to like.
6. **Square Footage** – This is significant for most buyers. Some buyers will hunt for homes based on square footage alone. And when it comes to pricing, bigger means bigger price.
7. **Location** - This refers not only to your state, city and neighborhood, but also other important factors. Is your home mid-block, in a cul-de-sac, or on a corner lot? Does it face a freeway or busy intersection? Does it have a view? (*No problem there – if you're in the Madison Valley!*) Does the noise from nearby tunnel right into your bedroom, or does it sit on the bank of a tranquil lake? The same home located in a different area can yield a very different price. *And speaking of a tranquil lake... see the featured property below.*

➤ **FEATURED PROPERTY OF THE MONTH:** Water, water, everywhere... **Ennis Lake Home** on over an acre with 170' of water front. This beautiful home has spectacular views of two mountain ranges and Ennis Lake plus easy access to all kinds of water sports. Homes for sale on the Lake are very rare. This is a fabulous home for living, entertaining and enjoying the good life, with over 3,960 SF of living space, 3 BR, 3 BA, FP, AC, family room, basement and large finished bonus room over a 2-car finished, heated garage. It has everything. **\$925,000.** (MLS #183817)



➤ **CURRENT REAL ESTATE MARKET**→WASHINGTON, D.C., May 30, 2012 - Pending home sales retrenched in April following 3 consecutive monthly gains, but are notably higher than a year ago, according to the [National Association of Realtors®](#). The Pending Home Sales Index, (PHSI) a forward-looking indicator based on contract signings, declined 5.5% to 95.5 from a downwardly revised 101.1 in March but is 14.4% above April 2011 when it was 83.5. The data reflects contracts but not closings.

[Lawrence Yun](#), NAR chief economist, said a one-month setback in light of many months of gains does not change the fundamentally improving housing market conditions. “Home contract activity has been above year-ago levels now for 12 consecutive months. The housing recovery momentum continues,” he said. Yun notes home sales are staying well above the levels seen from 2008 through 2011. “Housing market activity has clearly broken out at notably higher levels and is on track to see the best performance since 2007,” he said. “All of the major housing market indicators are expected to trend gradually up, but a new federal budget must be passed before the end of the year for the economy to continue to move forward.”

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The PHSI in the Northeast rose 0.9% to 78.9 in April and is 19.9% higher than April 2011. In the Midwest the index slipped 0.3% to 93.0 but is 23.0% above a year ago. Pending home sales in the South fell 6.8% to an index of 105.7 in April but are 13.3% higher than April 2011. In the West the index dropped 12.0% in April to 94.9 but is 5.1% above a year ago.

The housing forecast has been upgraded, with existing-home sales expected to reach 4.66 million this year, compared with 4.26 million in 2011. The outlook for 2013 is now 4.92 million, but could vary significantly depending on two scenarios. If lending returns to normal, the 2013 outlook for existing-home sales would measurably improve to 5.3 million. However, a fiscal cliff scenario of higher taxes and sharp spending cuts beginning in early 2013, which is an unlikely event but still worth noting, would lower the sales projection to 4.5 million.

Because of measurably lower inventory supplies, the forecast for home prices has been upwardly revised with the median existing-home price projected to rise 2 to 3 % this year and 4 to 5 % in 2013, with wide local market variations. Miami and Phoenix will easily achieve double-digit price growth by year end.

Yun said the price gains will measurably reduce the number of underwater homeowners. "For example, a 5% national price gain means the number of underwater homeowners would fall to about 9 million from current estimates of around 11 million. A 10% gain, say over the next two years, would reduce the underwater status to about 7 million households out of 75 million owner-occupied homes," he said.

About 25 million homes are owned free and clear without a mortgage. Though the proportion of distressed properties is still high, the numbers have been falling over the past two years. "The diminishing share of distressed properties is another reason for higher home prices in upcoming months," Yun added.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → What a busy spring we've had this year! It hasn't been this busy, this early for a long time. We hope it continues through the summer, even though the rest of the economy is shaky. Prices are so affordable now that many people who were priced out of our boom market are able to find good bargains. We've had several closings and several properties go under contract in May. Life is good! 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 **May** 2012 are as follows:

- **LAND:** 336 vacant lots listed (\$7,900 - \$2,490,000), 2 pending sales (\$54,000 - \$85,000), 4 lots sold in 2012 (\$28,500 - \$125,000).
- **HOMES:** 167 homes listed (\$74,500 - \$3,250,000), 13 pending sales (\$67,500 - \$345,000), 23 homes sold in 2012 (\$39,100 - \$1,242,000).
- **RANCHES:** 8 listed (\$849,000 - \$9,950,000), 0 pending sales, 1 ranch sold in 2012 (\$1,250,000)

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN...**
Your backyard smells like sagebrush and ...various animals.



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- **MONTANA TRIVIA** → The Montana flag was copied from one taken into battle during the Spanish-American War in 1898 by Montana Volunteers and name **MONTANA** at the top wasn't added until 1981?! Under the word "Montana", on a blue field, is the state seal. The seal shows some of Montana's beautiful scenery and tells what people were doing in pioneer times. The pick, shovel and plow represent mining and farming. In the background a sun rises over mountains, forests and the Great Falls of the Missouri river. A ribbon contains the state motto "Gold and Silver".



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



Welcome our new Office Manager, Kayla Crawford, previously with Moonlight Basin in Big Sky and engaged to John Way, owner of The Tackle Shop, in Ennis



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, you can expect quality service with a positive attitude. See their website at: www.apexmontana.com or call them at (406) 682-7112. Apex Management is **not** a part of Arrow Real Estate.

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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.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/ - 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 - State Highway Web Cams

SKIING:

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 - Skiing Yellowstone Park Trails

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

HORSEBACK RIDING:

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 – A wealth of resource information, local listings and a portal to the SW MT MLS

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

www.trulia.com – Search for homes for sale and sold, local information, and research

www.zillow.com – Search for homes for sale and rent, home values and mortgage rates

www.homesandland.com – Search for homes for sale and rent, home values and mortgage rates

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