

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods

MADISON VALLEY “HAPPENINGS” → **Summer is Going, Going,!** → When Labor Day arrives, it signals the official end of summer and we celebrate with the annual *Ennis on the Madison Fly Fishing Festival*. This year is the 10th annual event and festivities begin on Friday, August 31st,



continuing through Saturday, September 1st, with live music, food, raffles, angling celebrities, casting clinics & competition, fly tying

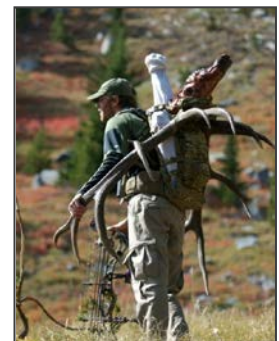
demos & instruction, exhibits and a kids program. All the proceeds benefit the work and mission of the Madison River Foundation. → The first annual **Madison Triathlon** was held on Sunday the 26th, with swimming 450 yards in Ennis Lake, then cycling from the Lake up Norris Hill to Harrison, then running from Harrison to the Pony Bar! It was a great success and participants are looking forward to next year. →

The 17th Annual Ennis Arts Festival was held on Saturday August 11th in the park. The weather was perfect, the vendors were plentiful and it was just fabulous. Many people were wishing it lasted for TWO days! No fires in the Madison Valley to report, but the **Smoke** from Idaho fires has filled the valley for weeks, hiding the mountains and filling the air with ash. These are the times we pray for *Wind* to blow away the smoke!



Ennis Arts Festival

MONTANA NEWS → A Bozeman production company has just released a new film about a local hunter, Mark Seacat, which can be viewed for free at www.searchingforwest.com. It is a beautiful and thoughtful approach – more than just another **hunting story**. Mark founded Seacat Creative, a marketing firm for outdoor gear companies. The 2012 Hunting Season in Montana starts on August 15 with Archery for Antelope. The General Season for Deer & Elk begins October 20th. The full schedule is available on line at <http://fwp.mt.gov/hunting/seasons/>.



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Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

✚ **FISHING REPORT** → John Way, owner of The Tackle Shop in Ennis (*with the most up-to-date*) reports, as of August 28, 2012, “The days are getting shorter and the nights cooler and that is starting to drive the water temps down. Most days the water temps are staying in the normal range. Nymphing and sub-surface has been the primary fish getter of late. Try a green or tan Pats below an indicator on 4X with a lightning bug, sparkle prince, or serendipity. Many of the fish are being caught in a lot more shallow water than a person expects. Streamer fishing is either hit or miss. On cloudy days it can be very good. Sculpin patterns have been the major producer. Try a wool head, sculpzilla, pearl zonker, or Shelia in olive or black on a slow twitch or tight line from the bank. Throw a small bead head behind to double your chances. Some really big fish have been taken this way. If a guy was going to fish dry try a small hopper either a pantie dropper, more or less or a small chubby with an ant trailer. The ants of late have been the ticket with the majority of the fish coming to a red Para humpy, power ant, Para-royal, or Para- ant. These need to be fished dead drift on 5X. Also, the drowned bead ant has been a guide's favorite. Fish this on 5X as a dropper and be ready for subtle takes.”

✚ The Tackle Shop's report at <http://www.thetackleshop.com/fly-fishing-report-Madison-River.asp>

Check out other fishing reports at:

- ✚ Dan Delekta's report 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/>
- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.



- **REAL ESTATE TIPS** → **TOP TEN HOME IMPROVEMENT MYTHS** → from Trulia.com.
1. **Any remodeling project will add value to your home.** While many remodeling projects will add value to a home, some can be seen as a negative by future buyers. Consider the market.
 2. **Buying the highest-quality materials attracts more buyers.** Value-conscious buyers may opt for a more affordable home if the seller has over-improved theirs compared to others in the neighborhood.
 3. **Adding square footage always adds value.** A better way to think about this statement is to insert the word “useable” into the sentence. Does it add to the “living area” of the home?
 4. **Colors and textures – safe and simple is better.** “Vanilla” may be a safe bet, but most buyers can't visualize the home differently. Without splashes of color and mixtures of texture, sellers can lose value to others that have taken the time to consult with an interior designer to get the right look.
 5. **Inside improvements are better than outside improvements.** Not necessarily. To get the biggest bang for the buck, sellers should start from the outside and work their way in. “Curb appeal!”
 6. **Adding a bedroom is better than adding a bathroom.** It depends. If the home already has 3 bedrooms and only one bath, the seller's next investment should be a new bathroom.
 7. **Paint hides a multitude of sins.** Dry rot? Fungus damage? Mold problems? Termite issues? Nothing a can of paint can't fix, right? Wrong! Not only does this practice violate disclosure laws in most states, it can set sellers up for liability after the sale. Buyers will want seller to pay.
 8. **Converting a garage to living space is a great trade-off.** Nope. A garage conversion is almost always viewed negatively by future home buyers unless the sellers replace the lost garage with another parking and storage space of equal size.

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9. **Sellers can save money by doing improvements themselves.** Depending on expertise, it could end up costing more later, if sellers have to have the work redone by a professional. Local and state laws may require a licensed contractor to do the work.
10. **Pools add value to your home.** This is only true in areas where pools are must-have amenities. Otherwise, the idea of maintain a pool for 10 months of the year when it can't be enjoyed won't appeal to most buyers. Adding some nice landscaping would be a better choice.

➤ **WEATHER** → **August** has been a wonderful month with just about perfect weather, even if it was a



little smoky! We couldn't complain about wind, even though that is exactly what we needed to blow the smoke back to Idaho! The nights and mornings are starting to get a little chillier though so we soak up the sun while we can. For the month of August, the recorded high was **94°** and a low of **43°**. The average high was **87°** and the average low was **51°**. The normal precipitation for July is **1.25"** and we only received

.85" even though we had rain 17 days in July. We think it is the perfect place to spend the summer. Winter has a different kind of beauty and enjoyment plus it weeds out the sissies and wimps. We soak up all this warmth and store it away.

➤ **FEATURED PROPERTY OF THE MONTH:** Your own mountaintop!



A hilltop hideaway on 320 fenced acres, just 15 miles from Ennis. This spectacular property has creek, trees, views, privacy, yet good year around access and power, plus a rustic carriage house with a very "upscale" 1,720 SF, 1 BR, 1 BA apartment atop a full garage/barn. Great place to



build a magnificent lodge. **\$2,000,000** (MLS #183035). Or take just 160 acres with the carriage house for **\$1,350,000**, or 160 acres vacant land for **\$800,000!** Many different options for this property.

➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON, DC, August 29, 2012 - Pending home sales rose in July to the highest level in over two years and remain well above year-ago levels, according to the [National Association of Realtors®](#). The [Pending Home Sales Index](#),* a forward-looking indicator based on contract signings, rose 2.4% to 101.7 in July from 99.3 in June and is 12.4% above July 2011 when it was 90.5. The data reflect contracts but not closings. [Lawrence Yun](#), NAR chief economist, said the index is at the highest level since April 2010, which was shortly before the closing deadline for the home buyer tax credit. "While the month-to-month movement has been uneven, more importantly we now have 15 consecutive months of year-over-year gains in contract activity," Yun said. Limited inventory is constraining market activity. "All regions saw monthly increases in home-buying activity except for the West, which is now experiencing an acute inventory shortage," Yun added. The PHSI in the Northeast increased 0.5% - 77.0 in July and is 13.4% higher than a year ago. In the Midwest the index grew 3.4% to 97.4 in July and is 20.2% above July 2011. Pending home sales in the South rose 5.2% to an index of 111.7 in July and are 15.6% above a year ago. In the West the index slipped 1.7% in July to 109.9 but is 1.3% higher than July 2011. Existing-home sales are projected to rise 8 - 9% in 2012, followed by another 7 - 8% gain in 2013. Home prices are expected to increase 10% cumulatively over the next two years. "Falling visible and shadow inventories point toward continuing price gains. Expected gains in housing starts of 25 - 30% this year, and nearly 50% in 2013, are insufficient to meet the growing housing demand," Yun said.

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Our local real estate market had a fairly active summer season, considering the uncertain economy. Historically, we see a flurry of activity in the fall, when buyers seem to get more serious. So we are awaiting our September buyers “hatch.” 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 **August 2012** are as follows:

- **LAND:** 344 vacant lots listed (\$7,900 - \$2,900,000), 6 pending sales (\$29,900 - \$179,000), 14 lots have sold in 2012 (\$24,000 - \$135,000).
- **HOMES:** 158 homes listed (\$79,900 - \$3,900,000), 11 pending sales (\$67,500 - \$2,995,000*), 35 homes have sold in 2012 (\$39,100 - \$1,242,000).
- **RANCHES:** 6 listed (\$787,000 - \$6,000,000), 0 pending sales, 2 ranches sold in 2012 (\$1,250,000 - \$1,400,000).

**The famous “Power House” is now under contract!*



➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** *People you don't even know look you in the eye, smile and say “Howdy.” (It is the friendliest place I've ever lived!)*



➤ **MONTANA TRIVIA** → Did you know that Montana's public lands, state and national forests and Bureau of Land Management (BLM) land constitute roughly **35%** of the state, opening up much of the state for recreation and a myriad of other uses?

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**



**Office Manager, Kayla Crawford,
(engaged to John Way, owner of The Tackle Shop, in Ennis)**

MONTANA represents the untamed, the wild, the natural. Glacier and Yellowstone National Parks are starting points. Between the parks lie mountains that don't have names yet, in ranges you've never heard of. Scattered in their valleys, you'll find small towns full of friendly locals sharing the unexpected and even maybe their huckleberry pie. We invite you to explore the parks and all the places in between. Go to: <http://www.visitmt.com/>.

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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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