

THE STRAIGHT SHOOTER



NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of JANUARY 2013

Trout live in nice neighborhoods

➤ **MADISON VALLEY “HAPPENINGS”** → **New Year’s Optimism** is pretty high around here. The new bowling alley, called **The Ennis Fish Bowl** and the adjoining **Alley Bistro** have been extremely



popular this winter with bowling leagues filling the lanes several nights a week and diners enjoying wonderful comfort food. → The **Trenz Salon and Day Spa** has moved into the same building with expanded services. And rumor has it a new gourmet kitchen shop is going in next door to the Salon. Now you can get your hair and nails done, shop for a few kitchen items, have cocktails and dinner, then bowl a few games – all under the same roof! → The **Madison Theatre** has been showing first run movies on Fridays and Saturdays, and **Willie’s Distillery** is finally open with several of their western-flavored spirits available for tasting and purchase.

Their Montana Moonshine is a great gift for *self* and friends! → The Madison Watershed **Snow Pack** is above average and skiing has been great in Big Sky. → And the weather conditions were such that I witnessed the **Madison River “Gorge”** for the first time this winter and the photo shows the exact minute on January 17th at 11:50 AM when the river turned to solid ice, right under the bridge to town! Very exciting! **SO WHO SAYS THERE IS NOTHING TO DO IN ENNIS IN THE WINTERTIME ???**

➤ **COMING FEBRUARY HAPPENINGS** → If you need another excuse to come to Montana in the winter, bundle up for the upcoming **Ice Fishing Tournament** in West Yellowstone, February 1 – 3.

➤ **MONTANA NEWS** → **Bozeman** was named the **Number ONE Ski Town** in the United States! According to results from the “Ski Town Throw Down,” a contest from Powder Magazine, Bozeman was pitted against Aspen, Jackson Hole, Park City, Salt Lake City and others. “An abundance of dry, light snow, a distinct lack of lift lines and down-home Montana friendliness” blended perfectly to describe Big Sky and Bozeman. Ski Magazine featured an article at: <http://www.skinet.com/ski/article/whats-so-great-about-big-sky> describing a day on the Big Sky slopes.



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Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

➤ **FISHING REPORT** → John Way's **Tackle Shop** presents the February 2013 Fishing Report: "We are halfway into winter and our snow pack is in really good shape. We are sitting above average for the Madison River Basin and it is currently snowing. If we can maintain this we will be set up for another great year of fishing on the Madison. Although February is the shortest month of the year it seems to take the longest here in the Madison. The reason being, good weather, great fishing and another busy season is right around the corner come March. That being said if you need to test out the new rod you received for Christmas or you just want to see if the old waders still hold water there are some really great fishing opportunities to be had but, you may need to pick your days. Find a day with little or no wind and above freezing and you're in luck. Our best reports have been coming from the area between Hebgen and Quake Lake as well as below Ennis Lake at the head of the Beartrap Canyon all the way to 3 Forks. If you're headed between the lakes try nymphing standard midge stuff. Zebra midges, Brassies and Serendipity on a 4X leader with a bunch of lead. If that is not working



try an egg pattern with a San Juan behind. If your headed below Ennis Lake Crayfish imitations such as the Banjo Craw, TS Yuk Bug, Mohair Craw or a standard Brown Pats Rubber Legg all in size 8 followed by a Pink Paris Hilton Worm, or peach colored egg on a 3X tippet. The fish have been found in the standard winter water, slack and deep as well as the inside seams. Many of our guides have been fishing down there and really beating them up on these rigs. Get out and fish on the good days and remember, there is light at the end of the tunnel. The fabulous spring fishing is a coming up fast. As always give a call or stop by the shop for the latest report.

Remember: SPRING GUIDED FISHING SPECIAL: We are offering \$300 Madison River Full Day float trips from February 15 till April 30!" John. A great Valentine's gift for your Sweetie!

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

Check out other fishing reports at:

- ✚ Madison River Fishing Company at <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Dan Delekta, <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** → January brought REAL winter to the valley with heavy snow and below zero temps. But it was beautiful! Driving was challenging for a few days but that's what 4x4 is for! For the month of January, the recorded high was 48° with a low of -11°. The average high was 35° and the average low was 14°. The average precipitation for January is .45" and we received .89" – way above average! To check the snow conditions at Big Sky, go to: http://www.bigskyresort.com/Activities/Winter/Biggest_Skiing_In_America.asp.



➤ **REAL ESTATE TIPS** → **Exterior Replacement Projects Provide Biggest Return on Investment for Homeowners** According to The NATIONAL ASSOCIATION OF REALTORS®, Homeowners looking for the most return on their investment when it comes to remodeling should consider exterior replacement projects. This comes from the 2013 Remodeling Cost vs. Value Report where Realtors® rated exterior projects among the most valuable home improvement projects.

"Realtors® know that curb appeal projects offer great bank for your buck, because a home's exterior is the first thing potential buyers see. Projects such as siding, window and door replacements can recoup more than 70 percent of their cost at resale. Realtors® know what home features are important to buyers

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in your area and can provide helpful insights when considering remodeling projects,” says NAR President Gary Thomas.

Results of the report are summarized on NAR’s consumer website www.HouseLogic.com which provides information on dozens of remodeling projects, from kitchens and baths to siding replacements, including the recouped value of the project based on a national average. According to the Cost vs. Value Report, Realtors® judged a **steel entry door** replacement as the project expected to return the most money, with an estimated 85.6% of costs recouped upon resale. The steel entry door replacement is the least expensive project in the report, costing little more than \$1,100 on average. The majority or the top most cost-effective projects nationally in terms of value recouped are exterior replacement projects; all of these are estimated to recoup more than 71% of costs. Remember the mantra, “Curb appeal, curb appeal, curb appeal.”

➤ **FEATURED PROPERTY OF THE MONTH: DREAM HOME and SHOP** on 15 fenced acres –



a patented mining claim in the hills near Norris. Dig for gold in the back yard! High-quality 1,700 SF, craftsman style, custom home with 3 BR, 2 BA, radiant in-floor heat, with a fabulous, custom, stone greenhouse/dining room + a 6,200 SF “serious” shop and horse barn. Run a business or have a great place for your toys and hobbies. Excellent location between Bozeman and Ennis,



176 Bradley Creek Road, Norris. **\$450,000**, with possible owner financing. (MLS #173858).

➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (January 28, 2013) - Pending home sales declined in December but have stayed above year-ago levels for 20 consecutive months, according to the [National Association of Realtors®](http://www.nar.org). The [Pending Home Sales Index](http://www.fhfi.com) (PHSI), a forward-looking indicator based on contract signings, fell 4.3% to 101.7 in December from 106.3 in November but is 6.9% higher than December 2011 when it was 95.1. The data reflect contracts but not closings.

[Lawrence Yun](http://www.nar.org), NAR chief economist, said there is an uneven uptrend. "The supply limitation appears to be the main factor holding back contract signings in the past month. Still, contract activity has risen for 20 straight months on a year-over-year basis," he said. "Buyer interest remains solid, as evidenced by a separate Realtor® survey which shows that buyer foot traffic is easily outpacing seller traffic." Yun said shortages of available inventory are limiting sales in some areas. "Supplies of homes costing less than \$100,000 are tight in much of the country, especially in the West, so first-time buyers have fewer options," he said. "We expect a seasonal rise of inventory in the spring to help, but a seller's market may be developing. Much of the West is already a seller's market for homes priced under a million dollars, but conditions are much more balanced in the Northeast." Even with tighter inventory, a pent-up demand and favorable affordability conditions bode well for the market. Yun expects existing-home sales to increase another 9% in 2013, following a 9% rise in 2012.

The PHSI in the Northeast fell 5.4% to 78.8 in December but is 8.4% higher than December 2011. In the Midwest the index rose 0.9% to 104.8 in December and is 14.4% above a year ago. Pending home sales in the South declined 4.5% to an index of 111.5 in December but are 10.1% higher December 2011. In the West the index fell 8.2% in December to 101.0 and is 5.3% below a year ago.

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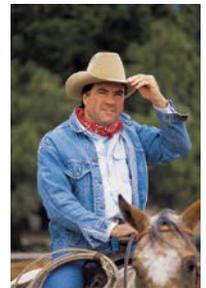
➤ **LOCAL REAL ESTATE MARKET STATISTICS** → January was one of the busiest months we've had all winter – if not all of 2012! Real Estate in Montana is not just a seasonal business anymore. We are very encouraged by all the activity in our local market and hope to see it continue through the spring and into summer. All indicators say that home sales and prices are up so we look forward to a more normal “busy” summer season. The Southwest Montana Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **January 2013** are as follows:

- **LAND:** 289 vacant lots listed (\$7,500 to \$3,400,000), 3 pending sales (\$48,500 to \$329,000), 2 lots have sold in 2013 (\$102,000 to \$179,500). Total Value of Land Sold in 2013: \$2,316,900.
- **HOMES:** 124 homes listed (\$75,000 to \$3,900,000), 13 pending sales (\$59,900 to \$615,000), 3 homes have sold in 2013 (\$154,000 to \$825,000). Total Value of Homes Sold in 2013: \$14,487,107.
- **RANCHES:** 6 listed (\$787,000 to \$3,400,000), 0 pending sales, 0 ranches have sold in 2013. Total Value of Ranches Sold in 2013: \$0.

➤ **RECIPE OF THE MONTH: Toni's Elk Chili.** Just had to share this testimonial I just received, “*I found Toni's Elk chili recipe yesterday and tried it. I'm a very experienced cook, though had not worked with elk and have never tried to master chili. I followed Toni's recipe, substituting a poblano pepper for the jalapeños (didn't have any handy) and omitted the paprika, otherwise pretty much as advertised. Used key limes for the lime juice (happened to have them on hand). The result was phenomenal! Superb! High Country heaven here in flatland Ohio. Thanks so much for sharing this creation with the outside world!*” Eric Hatch, Ohio. So here is the recipe that I've used for 20 years and won the Ennis Hunter's Feed, Chili Cook Off for about 12 of those 20 years. You have to get your own elk. <http://www.arrowreal.com/wildWomanCookbook2.php?recipe=2>. And here is the link to Eric Hatch's website: <http://ekhphoto.smugmug.com/> - take a look at his beautiful photographs.

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...**you break down on the road and three people stop to help you! One might even be on a horse! And you don't have to think twice about trusting their intentions! Just good old fashioned chivalry.

➤ **MONTANA TRIVIA** → Did you know the first luge run in North America was built at Lolo Hot Springs on Lolo Pass in 1965? Check out the luge run at Big Mountain Resort in Whitefish, Montana at: <http://www.youtube.com/watch?v=2oty6E0CzBA> .



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

HAPPY VALENTINE'S DAY!

Toni and Don Bowen, Broker/Owners, Arrow Real Estate

and Kayla Crawford, Office Manager



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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://www.madisonvalleyexpeditions.com/> - a source for experiencing *authentic* Montana in our area
<http://adayinthelifeofalemon.blogspot.com/> - famous local sculptor, David Lemon's site
<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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