

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods

- **MADISON VALLEY “HAPPENINGS”** → The old **First Madison Valley Bank Building** is now



sold (*thanks to Don Bowen and Arrow Real Estate!*) with the proceeds going to the Madison Valley Hospital Foundation. The new owner has no immediate plans for the building but promises that he will do right by it ... and Ennis. → Most people will remember that **The Continental Divide Restaurant** was started by Jay Bentley and sold several years ago to Eric Trapp. Then Jay opened The Mint Café in Belgrade, where he’s been for years. Now he plans to open a new steakhouse in downtown Bozeman called **“Open Range”** after his new cookbook, **“Open Range: Steaks, Chops & More from Big Sky Country.”**

→ More than 220 **Wild Mustangs** arrived at the Spanish Q Ranch west of Ennis in March. The horses are part of a Bureau of Land Management program to move the animals from short term holding facilities around the West to a more permanent, long-term facility. It is expected that approximately 700 animals will be on the property. This project began in 2009 and has been met with contention and resistance by neighboring landowners and other parties involved. Should the IBLA rule in favor of the adjacent landowners appeals, the animals would likely be moved again. → A **New Fire Station** & new equipment will be a reality as voters approved both the mil levy and the bonds. Now the work begins. → During March, the Madison Valley History Association celebrated the birthday of **William Ennis**, who was born on March 17, 1828 in Ireland. William claimed a homestead on August 13, 1863 and founded the town of Ennis. *Thank you, William, for starting this charming little town!*



- **COMING APRIL HAPPENINGS** → People start emerging from hibernation. The golf course is open for play, the skiing is still great **and** the fish are biting! What more could you want??!! It is hard to decide just what to do! Start planning your trip to Montana (if you aren’t already here!)

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(406) 682-4290 → (800) 497-4290 → www.arrowreal.com → arrow@3rivers.net.
Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

➤ **MONTANA NEWS** → Members of the **Montana House made history Tuesday**. For the first time, republicans and democrats in the House joined together to pass a \$9-billion, two-year state budget by voting 100-0. While it's typical for the House to take all day or even multiple days debating on a



budget, this year's budget saw the floor for about an hour and a half before all members passed the bill with no changes. The Director of State Republicans **Bowen Greenwood** said the passing of the bill is a very exciting moment for all the members involved. "Speaker of the House Mark Blasdel said we need to be more about work and less about politics," said Greenwood. "I think both sides thought while the bill wasn't perfect, it wasn't worth having a big fight over or have a lot of mud-slinging on the House floor." HB2 addresses all areas of the state government, including education, health and human service and

corrections. **NOW, WHY CAN'T OUR REPRESENTATIVES IN WASHINGTON DO THIS?**

➤ **FISHING REPORT** → John Way's **Tackle Shop** presents the latest Fishing Report, as of March 31, 2013. "If I had two months a year to fish in Montana it would most certainly be April and October. The thing I like about April in Montana is the wide variety of outdoor activity. As I sit here in the shop watching Main Street, three trucks pulling drift boats just went by followed by three with skis on the roof and two pulling snowmobiles. Whatever you're outdoor vice is April is the month they all come together. The fishing right now on the Madison is really good. Throw any stonefly nymph and San Juan combo 6 feet behind an indicator and get ready to get bent. It's that good. Our first stone fly hatch of the year the skwala is just starting to make an appearance and the nymphs are migrating from the center of the river to the banks. Turn over a few rocks along the banks and your will find a handful of creepy looking stonefly nymphs getting ready to hatch. Our best luck has been with the speckled leg girdle bug in a tan body with speckled white and black legs. Try a size 8 on 3X. If you're not tapping the bottom every few casts add a little weight. If the weather stays nice all those nymphs should start to hatch shortly. The fish will take notice and a guy can fish a dry stonefly with good success. Right now look for the soft water on the inside of bends and in the slick behind big rocks. Those rising right now will be to midges and any small midge pattern like the Hi Vis parachute will take them. If you're floating try a small chubby with a green or tan body and hang a prince nymph dropper 2 feet. On cloudy days look for hatches of blue winged olives. Little sailboat mayflies will get the fish looking up and prefer overcast days with some rain. As the month rolls along keep a look out for the famed Mother's Day Caddis. Usually they start hatching when the water warms up around the first of May. Just prior to the hatch an olive caddis pupae in size 12-14 will get the job done. Now is the time, get out and fish. There is lots of elbow room and the fishing is really good. We are still running our Spring Float Trip Special of \$300 full day guided float trips for two the entire month of April. Lots of folks taking advantage and catching some really nice fish." *John*

✚ 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>.

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➤ **WEATHER** → March came in like a lamb **and** is leaving like a lamb! So much for that old wives' tale! They are predicting temps in the 60's for next week. It was even safe to wear our Easter Bonnets on Sunday! For the month of March, the recorded high was **64°** with a low of **9°**. The average high was **48°** and the average low was **21°**. The average precipitation for March is **.81"** and we received **.17"** – another month way below average! **We need rain!** The snowpack for the Madison Basin is 91% of average. To check the snow and ski conditions at Big Sky, go to: <http://www.bigskyresort.com/Activities/Winter/Biggest Skiing In America.asp>.



➤ **REAL ESTATE TIPS** → Real Estate websites can be misleading. Home buyers and sellers often depend upon popular websites such as Trulia.com, Zillow.com and Realtor.com for real estate listings, information about prices and local market conditions, but much of this information may be inaccurate and/or out of date. We find these averages and estimates are not specific to our particular area and do not reflect our market. Many of our sellers question the “Zestimates home values” on Zillow which can be quite different from values locally. These websites are “fed” the listing information through a main Hub which searches all the Multiple Listing Services (MLS) for listing information. Many things are lost in translation.

Your best source for accurate and timely information about real estate values and trends in any particular area is from a reputable Realtor® specializing in that area. It is more productive to search the web for Realtors® in your area of interest and contact several until you find the right one – the most experienced, knowledgeable and helpful. It is “one stop shopping” with the same inventory available to all Realtors® through their Multiple Listing Services.

Some of the ways these websites may mislead you, for example:

1. **Home value estimates can be way off.** National averages are not particularly useful.
2. **Many of their listings are no longer on the market and asking prices can be outdated.** They do not pick up changes to listings in a timely manner.
3. **The “days on the market” figures could be way off track.** They don't pick up the days the property was on the market under previous listings.
4. **Their format does not describe vacant land well.** These websites are geared to residential and urban properties and are not set up to handle our rural Montana land listings.

➤ **FEATURED PROPERTY OF THE MONTH: SHOP, OFFICE & STORAGE ON 1.23 ACRES.**



Start a business in a great location on US Hwy 287 between Bozeman and Ennis. This 3,600 SF building and open gravel parking lot, is currently operating as JR's Tires, in Norris, MT. **\$295,000.** (MLS #173232).



The tire business is also available, as well as the owner's home adjoining this property.

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➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (March 27, 2013) - February pending home sales flattened with limited buyer choices, but remained at the second highest level in nearly three years, according to the National Association of Realtors®. The [Pending Home Sales Index](#), a forward-looking indicator based on contract signings, slipped 0.4% to 104.8 in February from a downwardly revised 105.2 in January, but is 8.4% higher than February 2012 when it was 96.6. Contract activity has been above year-ago levels for the past 22 months; the data reflect contracts but not closings. Before January, the last time the index showed a higher reading was in April 2010 when it was 110.9, shortly before the deadline for the home buyer tax credit.

[Lawrence Yun](#), NAR chief economist, said limited inventory is holding back the market in many areas. "Only new home construction can genuinely help relieve the inventory shortage, and housing starts need to rise at least 50 percent from current levels," he said. "Most local home builders are small businesses and simply don't have access to capital on Wall Street. Clearer regulatory rules, applied to construction loans for smaller community banks and credit unions, could bring many small-sized builders back into the market."

The PHSI in the Northeast declined 2.5% to 82.8 in February but is 6.8% above February 2012. In the Midwest the index rose 0.4% to 103.6 in February and is 13.2% higher than a year ago. Pending home sales in the South slipped 0.3% to an index of 118.8 in February but is 12.1% above February 2012. In the West the index increased 0.1% in February to 101.4 but is 0.8% below a year ago.

Yun projects existing-home sales to rise about 7% in 2013 to approximately 5 million sales, which is near the current level of activity. "The volume of home sales appears to be leveling off with the constrained inventory conditions, and the leveling of the index means little change is likely in the pace of sales over the next couple months," he said. The national median existing-home price is forecast to rise nearly 7% this year, while mortgage interest rates should remain historically low, but trend up slowly and reach 4% in the fourth quarter.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → OK, it is official – this has been the busiest winter we have EVER experienced! Almost feels like summer with all the activity! Something is in the wind and people are finally getting off their “fences” and getting serious about buying real estate. Overall, Montana’s economy is much improved with strong income growth, real estate sales increasing, a record number of passengers in and out of the Bozeman Yellowstone International Airport, record enrollments at MT State University, and permits for single family home issued in Bozeman have doubled. Here in the Madison Valley, Arrow Real Estate has some great new listings, finally selling some vacant land and several commercial properties. These are all good indicators. There are still some great bargains but sellers become less flexible in the summer, so beat the rush! The Southwest Montana Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), through the month of **February 2013** are as follows:

- **LAND: 290** vacant lots listed (\$8,400 to \$3,400,000), 8 pending sales (\$50,000 to \$440,000), 6 lots have sold in 2013 (\$48,500 to \$329,000). Total Value of Land Sold in First Quarter of 2013: \$761,500. First Quarter of 2012: 2 lots had sold, for a total value of \$173,900.
- **HOMES: 142** homes listed (\$74,999 to \$3,900,000), 14 pending sales (\$93,000 to \$759,000), 10 homes have sold in 2013 (\$59,900 to \$875,000). Total Value of Homes Sold in First Quarter of 2013: \$2,914,200. First Quarter 2012: 16 homes had sold, for a total value of \$4,227,470.

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- **RANCHES:** 4 listed (\$787,000 to \$3,400,000), 0 pending sales, 0 ranches have sold in 2013. Total Value of Ranches Sold in First Quarter of 2013: \$0. First Quarter of 2012: 0.

➤ **RECIPE OF THE MONTH: Toni's Wild Woman Beans.** These go with just about anything – choose your critter. Everyone wants this recipe! Check it out in my Wild Woman Cookbook through our website, at <http://www.arrowreal.com/wildWomanCookbook2.php?recipie=3>.



➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...**you totally agree with Steinbeck's "Travels with Charlie" – *"I am in love with Montana. For other states I have admiration, respect, recognition, even some affection, but with Montana it is love, and it's difficult to analyze love when you're in it."*



←Montana Dreamin'

➤ **MONTANA TRIVIA** → Did you know that in August of 2009, **Yellowstone National Park held the first Bioblitz at Mammoth Hot Springs?** Some of the top researchers and scientists in the area (including ichthyologists, ornithologists, mammalogists, entomologists, herpetologists, and botanists) joined park staff and the public for the Yellowstone National Park Bioblitz, a 24-hour inventory of all living organisms. The event was open to the public. Visitors met with scientists in the "Discovery Field Lab" to learn more about the animals and plants that were discovered. The Yellowstone National Park Bioblitz was funded by a generous grant from Canon U.S.A. Inc. to the Yellowstone Park Foundation. <http://www.greateryellowstonescience.org/getinvolved/outreach/bioblitz/yellowstone>.



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

(Building our house!)



and Kayla Crawford, Office Manager

Thanking 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.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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