

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods

➤ **MADISON VALLEY “HAPPENINGS”** → Montana’s governor, Steve Bullock and his family helped **Virginia City** celebrate its 150th anniversary of the discovery of gold in Alder Gulch with a non-motorized parade, music, train rides, food and re-enactment of gold panning. This will be a special summer in VC. → Pilots will be happy to know there is a new **FBO at the Ennis Big Sky Airport**, south of town. Choice Aviation is providing charter flights, rentals, flight school, aircraft maintenance, management and line service. This makes it even easier to visit the valley! Check it out at



<http://choiceaviation.com/facilities/ennis-mt-keks/>. → Thanks to a generous private donation, emergency medical evacuation will now be safer and faster, with the construction of a new ← **helicopter pad** just north of the hospital. → Work on the **Hebgen Dam** is scheduled to be finished by the end of 2013 and there has been negligible impact on the river from this repair work. Water flows are expected to be normal this summer.

➤ **COMING JUNE HAPPENINGS** → The **Farmers’ Market** will be starting up again on Friday, June 7th, at 5 PM to 7 PM in front of Valley Bank on the west end of Main Street. They are going to try Friday nights instead of Saturday mornings and see how that works. → The 4th Annual **Ennis Rodeo Fundraiser Dinner/Auction/Dance** happens on June 8 @ 5:00 PM. For tickets contact any Rodeo Board member or call (406) 682-4714. → The Madison River Foundation’s 11th annual “**Guardians of the River**” **Gala Banquet** will be held on the banks of the Madison, the evening of June 22. The banquet is hosted by the Sun West Ranch. Contact MRF at (406) 682-3148 for tickets. → **And if you don’t have lodging for the July 4th week, you are out of luck! Call your Ennis friends and hope you find room!**

➤ **MONTANA NEWS** → **Bozeman** is the **safest major city in Montana**, according to the Bozeman Police Department’s annual report. Montana crime statistics indicate a total downward trend in crime based on data from 11 years. Based on this report, the crime rate in Montana for 2013 is expected to be lower than in 2010 when the state violent crime rate was lower than the [national violent crime rate](#) average by 40.38%. So come to Montana if you want to leave your doors unlocked!



Downtown Bozeman ↑

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Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

✚ **FISHING REPORT** → John Way's **Tackle Shop** presents the latest Fishing Report, as of June 1, 2013. "The dry and almost desert like weather we have been experiencing for the majority of the spring has been remedied in the last three weeks. It has rained almost every day and for the month of May we have received 2.39 inches of precipitation in Ennis. Just a few short weeks ago the hills were brown with increasing fire danger, today they can be mistaken for the lush green hills of Ireland. All of this moisture and cool temps have caused our snow pack to come out slow and steady as well as keep the river fishable all month long. If we get a few days in the high 70's or above we are sure to see a pulse in the flow and a decrease in clarity. How long this will last and the severity is anyone's guess at this point. The Madison has been in good shape and the fishing has been excellent so far. The color is the perfect bugger - green with 1-2 feet of visibility. Barring any blow outs the Madison should continue to fish good with both streamers and nymphs for the foreseeable future. Steamers like Grand Master Flash, the Banjo Bugger, and Montana Mouth Wash have been producing some really great fish. Most have been taking on the slow twitch or swing. They want it in their face and do not want to chase. Slow down your retrieve and swing it a little. The Nymph fishing has just been out of this world. As one well respected river guide says, "Embrace the Girdle Bug." Anything with a dark body and rubber legs has been out producing any other technique 3 to 1. Fish these on a stout 1X leader 5-6 feet behind an indicator and get ready. If you want to switch it up, try a San Juan, Prince, Formally Known As, or a Copper John - all have been taking fish but the Girdle Bug is king. ***The Hatch is Coming, The Hatch is coming!!*** The hatch of the season - the Salmon Fly - is right around the corner. Many of the stone fly nymphs are starting their migration to



↑ \$3 Bridge, Cameron – in May

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

the banks right now. This is why the fish are so keyed on the girdle bugs. We can expect to see adult salmon flies sometime around the end of the month. I am sticking with my date of June 20th for bugs in the town stretch. We will keep you posted. In the meantime, get out and catch a bunch of fish. There is relatively no one on the water and the fishing is really good. We now have Costa Del Mar Sunglasses in stock - Known the world over as the best fishing eyewear around. **See you on the river!** John

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.montanatroutrout.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → May brought some much-needed moisture and just a few days of sun turned everything green – all the way up to the snowcapped mountains. It's Heaven. The rain helped improve the drought conditions somewhat, but it all depends upon how hot and dry our summer is. But for the month of May, the recorded high was **87°!** with a low of **20°**. The average high was **66°** and the average low was **34°**. The average precipitation for May is **2.16"** and we received **2.68"** – **so we did good!**



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➤ **REAL ESTATE TIPS → How Landscaping can Impact Home Values.** According to the Appraisal Institute, homeowners can significantly affect their property values by maintaining their landscaping. Read the full article @ <http://rismedia.com/2013-05-19/appraisal-institute-how-landscaping-can-impact-home-values/>. Basically they claim that if a landscaping change is positive it can enhance price and reduce sale time and if the change is negative it can lower the price and lengthen the days on the market. Some of the things to consider:

- Landscaping includes lawns, trees, bushes and flowers, plus decks, patios, water features, swimming pools and outdoor lighting.
- Trim growth regularly and keep landscaping at least as well maintained as the neighborhood.
- A rule of thumb for the landscaping investment is 8% - 10% of the cost of the home should be spent on landscaping to properly enhance it.
- Landscaping can be energy efficient if planted to provide protection from sun and wind.
- Trees planted too close to a home could post dangers to the home's structure.
- Attractive landscaping provides the necessary curb appeal that can make your home more saleable.

➤ **FEATURED PROPERTY OF THE MONTH: "DREAM" HOME ON THE MADISON**



RIVER, just 4 blocks from downtown Ennis with spectacular views & great *fishing*. Extraordinary, top-quality, 2,745 SF home on a ½ acre, with two Master Suites, chef's kitchen, antique Mexican hacienda doors, 550-bottle temperature-controlled wine vault,



stone FP, media/theatre/bonus room, AC, 2-car garage, covered boat storage, beautiful landscaping + much more. *Furnishings negotiable.* **\$1,160,000.** (MLS #183577)

➤ **CURRENT REAL ESTATE MARKET → WASHINGTON (May 30, 2013)** – Pending home sales improved slightly in April and continue to be well above a year ago, according to the [National Association of Realtors®](#). Gains in the Northeast and Midwest were offset largely by declines in the West and South. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, rose 0.3% to 106.0 in April from 105.7 in March, and is 10.3% above April 2012 when it was 96.1; the data reflect contracts but not closings. Home contract activity is at the highest level since the index hit 110.9 in April 2010, immediately before the deadline for the home buyer tax credit. Pending sales have been above year-ago levels for the past 24 months.

[Lawrence Yun](#), NAR chief economist, said a familiar pattern has developed. “The housing market continues to squeak out gains from already very positive conditions. Pending contracts so far this year easily correspond to higher closed home sales in 2013,” he said. Total existing-home sales are expected to rise just over 7% to about 5 million this year. “Because of inventory shortages, higher home sales will push up home values to the highest level in five years,” Yun said. The national median existing-home price should increase close to 8% and exceed \$190,000 in 2013.

The PHSI in the Northeast jumped 11.5% to 92.3 in April and is 17.7% above a year ago. In the Midwest the index rose 3.2% to 107.1 in April and is 15.1% higher than April 2012. Pending home sales in the South slipped 1.1% to an index of 119.2 in April but is 12% above a year ago. With pronounced inventory constraints, the index in the West fell 7.6% in April to 94.6 and is 2.6% below April 2012.

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The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1 million members involved in all aspects of the residential and commercial real estate industries. For additional commentary and consumer information, visit www.houselogic.com and <http://retradio.com>.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → May was a very good month at Arrow with several closings, numerous new listings and a couple of pending transactions. If we continue on this trajectory, by August, buyers will be taking a number to get into our office! 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 **May 2013** are as follows:

- **LAND:** 306 vacant lots listed (\$17,950 to \$3,400,000), 3 pending sales (\$85,000 to \$359,000), 20 lots have sold in 2013 (\$30,000 to \$400,000).
- **HOMES:** 160 homes listed (\$74,999 to \$3,900,000), 15 pending sales (\$159,900 to \$995,000), 20 homes have sold in 2013 (\$61,200 to \$825,000).
- **RANCHES:** 4 listed (\$745,000 to \$3,400,000), 0 pending sales, 0 ranches have sold in 2013.

➤ **RECIPE OF THE MONTH: Gourmet Bacon-Wrapped Elk Meatloaf.** Yum! It is worth the extra effort to enhance an old favorite like meatloaf! And you can use your favorite ground meat, if you don't happen to have elk in your freezer! <http://www.arrowreal.com/wildWomanCookbook2.php?recipie=5>.



➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** you have 10 favorite recipes for Elk meat! *Not only is elk tasty, it is also very good for you! It is low in fat and cholesterol, but high in protein, B-vitamin complex, calcium, iron, magnesium, and other crucial minerals. Elk meat is also higher than beef or bison in omega-3 fatty acids and contains a full range of essential amino acids.* Check out more information @ <http://www.creeksedgeelkfarm.com/elk-meat-benefits>, or just Google "elk meat" or "elk recipes" for more about elk than you ever wanted to know!

➤ **MONTANA TRIVIA** → Did you know that the **elk** or **wapiti** (*Cervus canadensis*) is one of the largest species of **deer** in the world, and one of the largest land **mammals** in **North America** and **eastern Asia**. It was long believed to be a **subspecies** of the European **red deer** (*Cervus elaphus*), but evidence from a 2004 study of the **mitochondrial DNA** indicates that the two are distinct **species**. This animal should not be confused with the larger **moose** (*Alces alces*), to which the name "elk" applies in Eurasia. Apart from the moose, the only other member of the deer family to rival the elk in size is the south Asian **sambar** (*Rusa unicolor*). *Well, how about that!*



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

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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