

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods

- **MADISON VALLEY “HAPPENINGS”** → June was full of fun events, with the Madison River



Foundation’s “**Guardians of the River**” Gala Banquet at the Sun West Ranch, the season opening of the **Virginia City Players** Opera House in VC, the annual Father’s Day Fishing Derby at Lions’ Club Park, the outstanding **First Annual Pig Pickin’** at Willie’s Distillery! That is just a sampling of all the fun happenings in the valley, so far! → The Summer “**Tourist Hatch**” is swarming the valley and swarming into downtown Ennis, filling every parking spot and bar stool! This time of year is so exciting with things to do and people to see. American flags line Main Street, cowboys tie up their horses at the bar, the Rodeo

grounds are being prepared and parade floats created. → The 710 **wild mustangs** are now making their home on the Spanish Q Ranch. This controversial project is now settled and the horses are exploring their new 2,500-acre pasture in the Madison Valley. You can read more about these horses at: <http://www.madisoniannews.com/wild-horses-make-ennis-ranch-home/>.

- **COMING JULY HAPPENINGS** → The world famous **Ennis 4th of July NRA Rodeo and Parade** will be happening the first week in July and if you aren’t here now, you’d better hurry! The **Pancake Breakfast** at the Ennis Fire Hall is a “must” pre-parade event. Following the parade is a **Car Show & Swap Meet** at the Sportsman’s Lodge and the Lion’s Club Annual 4th of July **Barbeque in the Park** plus live music and festivities all over town. The Rodeo starts at 2:00 PM and after that, head for Virginia City for



the Fireworks display at dusk. Whew! I’m tired already! → And the ladies need to mark their calendars for the “**Women’s Only**” **Concealed Weapons Class** at Shedhorn Sports on July 13th! The rest of the month is a continuous “vacation!” It is hard to decide what to do next – go golfing, fishing, boating, hiking, trail riding, exploring, wandering museums, shopping, eating, drinking, or just lounging on a deck with a good book! → And sign up now

for the August 2-4 “**Becoming an Outdoors Woman (BOW)**” workshop. Go to www.fwp.mt.gov.

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➤ **MONTANA NEWS** → **Verizon Wireless cell service** is not currently available in many areas of Montana since AT&T picked up those markets from Verizon. It is confusing, frustrating and is causing problems with law enforcement and all Verizon customers who depend upon those towers. We don't know what the outcome will be. Stay tuned. → There will be **NO hydroelectric generating plant** built on the Madison River below Quake Lake. The project would have diverted nearly the entire river flow into an enormous pipeline from the top of Quake Lake landslide downstream to a complex of electric generating buildings on the banks of the river. The Madison River Foundation was instrumental in organizing opposition to this proposal. This is just another example of the great work they are doing to preserve this amazing river.



✚ **FISHING REPORT** → **Lower Madison River Fishing Report, July, 2013**, from The River's Edge, Bozeman. "Providing anglers with abundant public access, relatively easy wading and a healthy population of rainbow and brown trout, the water of the Lower Madison River is an exceptional alternative to the Upper Madison River, considered the river upstream of the town of Ennis. Starting immediately below the Madison Dam, the Lower Madison's journey to the town of [Three Forks](#) takes it through the picturesque Bear Trap Canyon, open ranchlands and cottonwood bottoms. Considering the absence of a boat ramp below the dam and the presence of a Class IV rapid known locally as the "Kitchen Sink," the eight-mile stretch through the canyon is rarely floated except by those with rafts and solid whitewater experience. Fortunately, traveling this stretch on foot is a viable alternative. There is nearly a mile of great wade fishing opportunities below the dam, and this combined with trails starting at the northern mouth of the canyon gives those fly fisherman willing to hike great access to pocketwater, deep holes and boulder strewn runs. Starting around the [Warm Springs Boat access](#), the river begins its gradual retreat from the canyon towards the open valley below. It is here, with a well maintained boat ramp, that most floating begins. Wade fishing is also popular between Warm Springs and Black's Ford fishing access. This seven mile stretch is nearly 100 percent accessible through state land that borders the river. Generally speaking, this is a shallow stretch of water with a forgiving river bottom that makes for easy wading. Trout populations are substantial between the Warm Springs and Greycliff fishing access points, and while this stretch is often considered difficult to read and figure out, the effort it takes to do so is well



worthwhile. Concentrate on weedbed edges and deep holes, keeping in mind that such "deep" spots are seldom more than 2-3'. Many such spots exist in the middle of this river and those who stay oriented towards the banks will miss much of what the Lower Madison River has to offer. Downstream from Black's Ford, wading access is limited to the Greycliff Fishing Access Site and the Cobblestone Fishing Access Site. Boat fishermen should note

that Cobblestone does not have a boat ramp, and as a result floaters must travel from Greycliff to the Blackbird fishing access point at the I-90 bridge near Three Forks, nearly a 17-mile float trip. Meandering through cottonwood bottoms and an open high desert landscape, this last stretch of the Madison River boasts beautiful water with fish numbers somewhat lower than those found upstream. This is a quality over quantity stretch well suited to streamer fly fishing. Because of its shallow nature and warm water discharges from Ennis Lake during the summer months, the Lower Madison could be considered a seasonal fishery. From mid-September through the end of June, water temperatures are prime. Once the water warms to the 70 degree mark during July and August, the river's fish become relatively inactive. This, coupled with the fact that the Lower Madison becomes a popular inner tubing destination during the summer, tends to make it less popular during these months. Midges, Blue Winged Olives, Pale Morning Duns, caddis flies and a variety of stoneflies are readily present, and anglers can find a variety of classic insect hatches. While surface activity can be tremendous at times, particularly with the Mother's Day caddis hatch, the Lower Madison isn't often considered a dry fly haven. Nymphs

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and streamers are typically the flies of choice. Sculpin and crayfish patterns trailed by small beadhead nymphs and soft hackles are very effective. As a shallow river, heavily weighted flies aren't entirely necessary nor are long leaders and fine tippets. The Lower Madison River has long been one of the favorite rivers in southwest Montana for many reasons. Its proximity to Bozeman and large trout are just two of the many reasons why people make the trip every year to fish this river. A spring or fall afternoon on this river with its big trout are as good a reason to come out and fish as any we know!" The River's Edge, <http://www.theriversedge.com/fishing-report/lower-madison-river-fishing-report>. (A little variety for this time, as John Way, owner of the Tackle Shop has been busy getting married, to our Kayla!)

✚ **Check out other fishing reports at:**

- ✚ The Tackle Shop's report at <http://www.thetackleshop.com/fly-fishing-report-Madison-River.asp>
- ✚ 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** → The Madison Valley looked a lot like Ireland for most of June, thanks to all the rain. But even with the welcomed moisture we were still below our average and not out of the drought. For the month of **June**, the recorded high was **90°** with a low of **33°**. The average high was **74°** and the average low was **41°**. The average precipitation for June is **2.39"** and we received a whopping **3.31"!! Hooray!** For you weather hounds, you can check out recorded climate summary for Ennis at <http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?mtenni>.



➤ **REAL ESTATE TIPS** → **Questions to ask a Contractor before you build.** This interview process is one of the most important parts of your building project. Finding the right contractor, developing a good relationship and having a good understanding of the process will help insure a successful project. And once you're made your choice, insist on a written contract. Some important questions to ask, before you choose a contractor:

- How many years have you been in business? How many of those years in this area? How many homes have you built?
- Are you licensed and insured?
- How do you compare yourself to other builders? What are the most important benefits of the homes you build and the way you do business – as compared with other contractors?
- What type of warranty do you offer? And for how long?
- Can you give me references from prior clients? Can I see some of the homes you have built for other customers?
- Who will oversee the construction of my home? Who should I contact with any questions I may have?
- How and when can I make changes or upgrades before and during construction?
- How and when will the final price for my home be determined?
- How long will my home take to complete?
- How many jobs does your company have in progress right now?
- What is the average number of jobs you do at the same time?
- Do you have any other outstanding bids right now?

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- Do you manage your jobs on a day-to-day basis?
- Who will be on-site and in charge of my job each day?
- Have you or your company ever been sued before?
- Do you always check the work of your subcontractors?
- Do you take full responsibility for your subcontractors' work?
- Do all of your subcontractors have Workman's Comp and General Liability coverage?
- What is the worst building experience you've had?
- What has been your best building experience?
- Who were your two best customers? And why?
- What is the smartest thing you have done?



➤ **FEATURED PROPERTY OF THE MONTH:** We are highlighting several of our fishing properties this month to tempt the



visiting fisherpeople. You can satisfy your desire to own property on or near the river with one of these great properties: Across the river from the Slide Inn you can buy... #1) Five acres with exclusive access to the river for **\$122,500**, or how about #2) Twenty acres just 1300' from the river with common area access for **\$199,000**, or maybe #3) Nine acres on the river with a short walk across a dry channel for **\$465,000**. Down river in the area called "The Bend" you can have #4) Ten-acre parcel with exclusive access to the river, spectacular views, and year-around access for **\$429,000**, and check out #5) Twenty acres bordered on 2 sides by BLM land, 400' from the river with lots of privacy for **\$400,000**. And if you don't want to bother building your own, how about #6) ← A fabulous custom home on the river in Ennis for **\$1,160,000??**

➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (June 27, 2013) – Pending home sales rose in May to the highest level since late 2006, implying a possible spark as mortgage interest rates began to rise, according to the [National Association of Realtors](#)[®]. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, increased 6.7% to 112.3 in May from a downwardly revised 105.2 in April, and is 12.1% above May 2012 when it was 100.2; the data reflect contracts but not closings. Contract activity is at the strongest pace since December 2006 when it reached 112.8; pending sales have been above year-ago levels for the past 25 months.

[Lawrence Yun](#), NAR chief economist, said there may be a fence-jumping effect. "Even with limited choices, it appears some of the rise in contract signings could be from buyers wanting to take advantage of current affordability conditions before mortgage interest rates move higher," he said. "This implies a continuation of double-digit price increases from a year earlier, with a strong push from pent-up demand." Yun upgraded the price forecast for 2013, with the national median existing-home price expected to rise more than 10% to nearly \$195,000. This would be the strongest increase since 2005 when the median increased 12.4%. Existing-home sales are projected to increase 8.5 to 9.0%, reaching about 5.07 million in 2013, the highest in seven years; it would be slightly above the 5.03 million total recorded in 2007.

The PHSI in the Northeast was unchanged at 92.3 in May but is 14.3% above a year ago. In the Midwest the index jumped 10.2% to 115.5 in May and is 22.2% higher than May 2012. Pending home sales in the South rose 2.8% to an index of 121.8 in May and are 12.3% above a year ago. The index in the West jumped 16.0% in May to 109.7, but with limited inventory is only 1.1% above May 2012.

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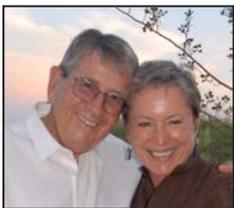
➤ **LOCAL REAL ESTATE MARKET STATISTICS** → June continued busy here at Arrow with more people starting to look at vacant land than we've seen for many years. That should be good news for the local contractors! The Southwest Montana Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), through the month of **June 2013** are as follows:

- **LAND: 309** vacant lots listed (\$17,950 to \$2,490,000), 5 pending sales (\$40,000 to \$95,000), 22 lots have sold in 2013 (\$30,000 to \$400,000) for a total value of \$2,416,437.
- **HOMES: 163** homes listed (\$74,999 to \$3,350,000), 22 pending sales (\$149,000 to \$595,000), 24 homes have sold in 2013 (\$61,200 to \$825,000) for a total value of \$7,264,200.
- **RANCHES: 5** listed (\$745,000 to \$14,999,000), 1 pending sales (\$3,400,000), 0 ranches have sold in 2013.



➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** the local gun show attracts more people than you thought lived in the whole state! (See Page 1, July Happenings, a Concealed Weapons Class for ladies only! This is merely finishing school for Montana women!)

➤ **MONTANA TRIVIA** → Did you know that according to Wikipedia, "**Montana** is a state in the [Western United States](#). The state's name is derived from the Spanish word *montaña* (mountain). Montana has several nicknames, none official, including "Big Sky Country" and "The Treasure State", and slogans that include "Land of the Shining Mountains" and more recently "The Last Best Place". Montana is ranked [4th in size](#), but [44th in population](#) and the [48th in population density](#) of the [50 United States](#). The western third of Montana contains numerous mountain ranges. Smaller [island ranges](#) are found throughout the state, for a total of 77 named ranges that are part of the [Rocky Mountains](#). The economy is primarily based on agriculture, including [ranching](#) and cereal grain farming. Other significant economic activities include oil, gas, coal and hard rock mining, [lumber](#), and the fastest-growing sector, tourism. The health care, service and government sectors also are significant to the state's economy. Millions of tourists annually visit [Glacier National Park](#), the [Little Bighorn Battlefield National Monument](#), and [Yellowstone National Park](#)." *And of course, the Madison Valley!*



Toni and Don Bowen, Broker/Owners, 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://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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