

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods

➤ **MADISON VALLEY "HAPPENINGS"** → August was full, starting with the **Annual Noxious Weed Fundraiser**, which was a huge success, raising lots of money to fight noxious weeds in the Madison Valley. → Then we enjoyed the **Annual Madison Valley Arts Festival** in the park on Main Street. It was probably the biggest & best ever. → Dozens of athletes gathered here for the **Madison Triathlon** and hunters filled Ennis during Shedhorn Sports **Annual Hunters Rendezvous** gun show and sale. → The Madison Valley Medical Center Auxiliary again hosted the **Madison Valley Home Tour** which seems to be more popular every year, with over 300 people touring several distinctive homes in the valley. → Then Ennis hosted



over 700 riders in "*The First Great Ride in the Last Best Place*," aka the **Cycle Greater Yellowstone Bike Tour**. The cyclists and their support entourage filled a huge field just north of town and bicycles were stacked up outside every saloon! It was very exciting. → **The-Ennis-on-the-Madison Fly Fishing Festival** sponsored



by the Madison River Foundation is happening now, so if you're not here, too bad. Beautiful weather, lots of vendors and visitors. → The valley has been full of smoke and fire fighters who were gathered at Lyons Bridge near the **Eureka Basin Fire** in the Gravelly Range of the Beaverhead National Forest, near the West Fork area. Check it out at: <http://www.inciweb.org/incident/3637/>. This fire is reportedly under control but the valley and much of SW Montana was blanketed with heavy smoke yesterday, flowing from the fires burning in Yosemite National Park.



➤ **COMING SEPTEMBER HAPPENINGS** → Labor Day generally is the winding down of the summer season and the locals can catch their breaths. Businesses go full out in the summer and everyone else has company! We are all tired by now and need to rest up for Hunting Season! The most important happening in September is the fall kickoff meeting of the **Madison Valley Woman's Club**, a member of the General Federation of Women's Clubs (GFWC), and one of the most generous contributors to the community. They own and operate the popular Nearly New Shoppe which funds numerous scholarships, helps support the Ennis Library, Food Bank, Hospice, Search & Rescue, Senior Services, Meals-on-Wheels, Big Brothers/Sisters, HOBY and many more local groups. If you are new to the valley, joining Woman's Club is the best way to become a part of the community. The guys can join Lions Club.

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Don Bowen and Toni Bowen plus Kayla Crawford Way, Office Manager

➤ **MONTANA NEWS → Moonlight Basin, Big Sky Resort Ski Operations Combined**, as reported by The Madisonian on August 15th, “The purchase of Moonlight Basin in Big Sky by Cross Harbor Capital Partners LLC, in partnership with Boyne Resorts, in combination with the same partnership’s acquisition of Spanish Peaks, will combine to make it truly **the “Biggest Skiing in America.”** Sam Byrne, Managing Partner with Cross Harbor Capital Partners, said, “In the near term, the transaction will provide some much needed stability to Moonlight Basin. But the investment also reflects the broader potential we see for the region and sets the foundation for long-term growth. Beginning this winter, the resort will boast 5,700 acres of skiable terrain, with 4,350 vertical feet, 23 chairlifts and 10 surface lifts. Owners and management hope this move will help promote economic stability and growth across the



region and to all of Big Sky, and will ensure Moonlight Basin’s long-term and sustainable success. The purchase from Lehman Brothers Holdings Inc. is not complete yet, but ends a multi-year search for a buyer of Moonlight Basin...” “For over 37 years, Boyne Resorts has been a steady custodian of growth of Big Sky Resort. We are truly excited about the positive impact this alliance will have on Big Sky Resort and surrounding communities in

Southwestern Montana and permanently solidifying the ‘Biggest Skiing in America’,” according to Stephen Kircher, President of Boyne Eastern Operations. For more information, go to The Madisonian article at: <http://www.madisoniannews.com/hot-topic-moonlight-basin-big-sky-resort-ski-operations-combined/>.

→ Privacy advocates, behold the Montana legislature and House Bill 603, a measure that requires the government to obtain a probable cause warrant before spying on you through your cell phone or laptop. HB 603 was signed into law this past spring, effectively making Montana the first state to have an anti-spy law long before anyone heard of Edward Snowden. To be clear, HB 603 passed the [state Senate overwhelmingly by a vote of 96-4 in April](#) and was signed into law on May 6. That’s almost one month to the day when we first found out about the [NSA’s secret order to collect phone records from Verizon](#), which has since ballooned into a world-wide scandal and chase. “The NSA reports hadn’t even come out at that time,” said one of the law’s supporters to the [news website The Daily Interlake](#). That we didn’t find out about the extensive NSA spying and Edward Snowden until June, is probably the reason HB 603 passed without much fanfare in the spring. At the time, the law might have seemed extraneous, or even paranoid. But knowing what we know now, the law seems prophetic and is getting some new-found attention. The law is pretty straightforward—the government can’t spy on Montanans through their electronic devices unless they obtain a warrant:

Section 1. Location information privacy – civil penalty. (1) Except as provided in subsection (2), a government entity may not obtain the location information of an electronic device without a search warrant issued by a duly authorized court.

And "electronic device" is meant to encompass laptops, cell phones and tablets:

- (1) **“Electronic communication service” means a service that provides to users of the service the ability to send or receive wire or electronic communications.**
- (2) **“Electronic device” means a device that enables access to or use of an electronic communication service, remote computing service, or location information service.**



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That effectively makes Montana the first state in the country's history to pass an electronic privacy law that protects you from the government. The bill's sponsor, Rep. Daniel Zolnikov, and Montana's lawmakers outpaced all the states in the country when it comes to privacy—[Texas signed an email privacy bill into law last month](#), and [Massachusetts](#) and a handful of other states are considering their own privacy laws when it comes to electronic surveillance and wiretapping.

"The younger Democrats and Republicans were the ones really for the bill. The older legislators in Helena didn't say much for or against it," Zolnikov told the Daily Interlake. Zolnikov actually wanted a harsher bill that would have limited federal authority. "This is very small compared to what we want to accomplish," he added. *From Alexander Abad-Santos, Staff Writer for the Atlantic Wire.* <http://www.theatlanticwire.com/national/2013/07/if-you-dont-want-government-spy-you-move-montana/66962/>. Just Google Montana House Bill 603 and you'll find lots more information.

✚ **FISHING REPORT** → From John Way, The Tackle Shop, August 31, 2013, "Fall is in the Air. After a long August of heat, river restrictions, smoke and fire the first hints of fall are upon us. We are seeing significantly longer nights than we did just a month ago and those first cool breezes remind us that a change is coming. With that change so comes fall and the best time of year to fish the Madison.

Currently the Madison and the fish are still stuck in summer mode. Nymphing down deep and getting up early are the name of the game. If you go now try nymphing a small streamer like a zonker or sculpzilla with a 3 Dollar Dip, lightning bug, or small copper john trailer. Remember to keep this dead drift and on 4X. Lately, they have been taking this rig on 4X but not on 3X. For those of you dry fly fisherman, try a small narrow bodied hopper and a rusty ant trailer. Expect to get more action on the ant than the hopper. If you happen to see a cloud of flying ants it is game on! This rarely seen phenomenon can produce some of the best dry fly fishing on the river.

From the Varney Bridge→

As September rolls along expect the cooler weather to affect the fish in a big way. Shortly after the first good frost or even dusting of the white stuff in the high country the fish get reenergized and on the feed knowing that a long Montana winter is ahead. Also, the brown trout start their spawning run. Large fish that live in the lake all year wander into the river system. This is when we consistently take our largest browns of the year. Also, September sees our first fall hatches of Blue Winged Olives. These tiny may flies make a big impact on the fish and provide consistent dry fly fishing long into the fall. If you have been working hard all summer in the heat now is your time to get after it. Some of the best fishing of the season is directly ahead." 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.montanatrou.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

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➤ **WEATHER** → August was a beautiful month with mostly warm, sunny and clear days. Smoke masked the views occasionally, but we're not complaining. So many other places have it much, much worse. The fields started turning golden but we haven't seen any trees changing yet. For the month of **August**, the recorded high was **93°** with a low of **44°**. The average high was **82°** and the average low was **44°**. The average precipitation for August is **1.23"** and we received just **.90"**. So it is starting to dry up.



➤ **REAL ESTATE TIPS** → **MOVING TO MONTANA**. Many people have this dream and some of us have been fortunate enough to be living the dream. But it is not for the faint of heart. You have to really want to be here – it is easier to make a living in most other places and winter is easier in many other places. But the tradeoff is well worth it. These are some reasons given by people who come here:

1. Recreation – great hunting, fishing, skiing, snowmobiling, hiking, etc.
2. Fewer People – they want to get away from the crowds. They want to gain some solitude.
3. Scenic Beauty – the natural beauty is intoxicating and you never get tired of the views.
4. Less Government – Montana is what the United States used to be. We have smaller government, fewer rules and regulations, more freedom for the individual.
5. New Start – people come here to reinvent themselves, do something different – whether it's retirement, starting a new business or following a passion.

But the realities of living in rural Montana can be jolting to people unprepared for this life. One good resource is the "Code of the New West," a full disclosure of what can be expected, at least here in the Madison Valley. http://madison.mt.gov/departments/plan/publications/Code_west1.pdf. There are many websites that talk about moving to Montana, I found one interesting one called **Cowboy Heaven Consulting**, at: <http://www.cowboyhvn.com/Relocating.htm>. This cowboy says, "packing up and moving to Montana without having a job lined up is probably not a good idea. In most cases, even if you do have a good job or career here, you will have to adjust to the fact that you could be making a significant amount more elsewhere. Most residents come to grips with that, though. It's hard to put a dollar value on some things, but I know I value highly being able to look out my window at snow-capped peaks with herds of elk and deer on their slopes, not to mention the knowledge that if I desire I can be outside on those slopes myself in minutes. There are pros and cons to everything, and as always the old adage holds true; "if it was easy, everyone would do it." I love the idea that there are **NO WIMPS IN MONTANA!**

➤ **FEATURED PROPERTY OF THE MONTH: WILLOW RANCH**, an outstanding 28+ acre ranch just 3 miles from Ennis, with no restrictions, great views, a mile from the river. Has water rights from seasonal ditch + Moore's Creek runs thru the property, providing beauty, sub-irrigation and fills a pond. Trees surround a beautiful custom ranch home + outbuildings & a 2-BR bunk house. Has been a horse breeding ranch since 1975. **\$899,000.** (MLS #192677)



➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON Pending home sales were down in July, with higher mortgage interest rates slowing the market, according to the [National Association of Realtors®](#). The [Pending Home Sales Index](#), a forward-looking indicator based on contract signings,

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declined 1.3% to 109.5 in July from 110.9 in June, but is 6.7% above July 2012 when it was 102.6; the data reflect contracts but not closings. Pending sales have stayed above year-ago levels for the past 27 months.

[Lawrence Yun](#), NAR chief economist, said there is an uneven pattern around the country. “The modest decline in sales is not yet concerning, and contract activity remains elevated, with the South and Midwest showing no measurable slowdown. However, higher mortgage interest rates and rising home prices are impacting monthly contract activity in the high-cost regions of the Northeast and the West,” he said. “More homes clearly need to be built in the West to relieve price pressure, or the region could soon face pronounced affordability problems.” The Pending Home Sales Index in the Northeast fell 6.5% to 81.5 in July but is 3.3% higher than a year ago. In the Midwest the index slipped 1.0% to 113.2 in July but is 14.5% above July 2012. Pending home sales in the South rose 2.6% to an index of 121.5 in July and are 7.7% higher than a year ago. The index in the West fell 4.9% in July to 108.6, and is 0.4% below July 2012.

NAR projects existing-home sales to increase 10% for all of 2013, totaling about 5.1 million, and reach approximately 5.2 million next year. With ongoing supply imbalances, the national median existing-home price is expected to grow nearly 11% this year, and moderate to a gain of 5 to 6 % in 2014, with rising construction taking some of the pressure off of home prices.

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** → August has been crazy busy for Arrow, with 9 pending transactions and more new listings late in the season than we normally see. Sellers may be concerned about this market continuing into next year. 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 **August 2013** are as follows:

- **LAND:** 314 vacant lots listed (\$7,900 to \$2,490,000), 14 pending sales (\$39,500 to \$295,000), 32 lots have sold in 2013 (\$30,000 to \$400,000) for a total value of \$3,066,937.
- **HOMES:** 172 homes listed (\$67,000 to \$3,350,000), 19 pending sales (\$105,900 to \$895,000), 39 homes have sold in 2013 (\$61,200 to \$825,000* – *an Arrow sale*) for a total value of \$11,159,197.
- **RANCHES:** 5 listed (\$695,000 to \$14,999,000), 0 pending sales, 1 ranch sold in 2013 (\$2,290,000).
- **COMMERCIAL:** 17 listed (\$42,400 to \$2,950,000), 1 pending sale (\$279,000), 8 commercial properties sold in 2013 (\$75,000 to \$1,150,000* – *an Arrow sale*) for a total value of \$2,485,000.



➤ **YOU KNOW YOU’RE FROM MONTANA WHEN ...** you feel sorry for people who are not so fortunate and haven’t discovered there is another way to live -- where the favorite recreation is NOT mall shopping, but enjoying the big outdoors. All we can do is bless them. *A Montana Blessing*, “*May your visions be as boundless as our skies. May your soul have the strength of our mountains. May your life be as peaceful as our gently falling snow. May your days be as plentiful as the trees in our forest.*” Author, unknown

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- **MONTANA TRIVIA** → Did you know that while Montana is the outdoorsmen's paradise, Montana has still been able to retain a thriving arts and culture community. Bozeman has Montana's only Opera Company, as well as theatres, museums and art galleries. The Vision Statement of the Montana Arts Council is "*Montana will be known far and wide as "The Land of Creativity," where the arts are essential to the creativity, imagination and entrepreneurship that make Big Sky Country the very best place on earth to live, learn, work and play.*" Artists of all kinds are drawn to the solitude and beauty as well as an eager audience. Check out what's happening in the arts at: <http://www.livelytimes.com/>.



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



and Kayla Crawford Way, 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.***

Testimonial: "In 2005 we met Don and Toni Bowen of Arrow Real Estate. They showed us properties in Ennis, and we purchased a beautiful building lot. Their help was not only professional but friendly. In 2013, they showed us a lot overlooking Ennis Lake, which we loved. The Bowens once again assisted us with a land exchange which was a "win/win" for both parties. Their hard work helped complete the transfer in less than 2 weeks and we are now in the process of building a house on our new property. We feel very lucky and blessed to have had two great people to guide us through our project and knowing we can go to them for further help with contractors, etc. has been comforting. Thank you, Toni and Don, for introducing us to our new Ennis Family! We can't wait for the completion." Dave and Barbara Robinson, Arizona (for now!)

***Proof that very cool, young people hang out
at 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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