

# THE STRAIGHT SHOOTER



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

### *Trout live in nice neighborhoods*

➤ **MADISON VALLEY “HAPPENINGS”** → Some people say October is **why** we live here. Like the nursery rhyme... “*When she was good, she was very, very good, but when she was bad, she was horrid!*” pretty much describes how October can be. The good days are absolutely incredible – and then there are those “other” days. → Record numbers of adventurous folks participated in our 28<sup>th</sup> annual **Hunters Feed and Chili CookOff** held October 25<sup>th</sup>, the Friday afternoon before the start of hunting season. → At the other end of the food spectrum, The Alley Bistro hosted one of their monthly Wine Club dinners featuring fabulous wine pairings with exquisitely prepared courses, so beautifully presented, it is “art-on-a-plate”! Would you ever expect to find a menu like this in Ennis, MT? ***Apple Cider Spiced Pumpkin Soup with Toasted Pepitas & Parsnip Crème; Maple Glaze Duck Breast with Wild Rice-Goat Cheese Croquette and Pomegranate Beurre Rouge; Grilled Bison with Barley Risotto, Roasted Shallot Confit, Crispy Leeks and Mushroom Ragout!*** Incredible. Makes me hungry all over again.



➤ **COMING NOVEMBER HAPPENINGS** → Another **Wine Club Dinner** at the Alley Bistro on November 19<sup>th</sup> so call for reservations early, (406) 682-5695. → Opening Day at Big Sky is November 28<sup>th</sup>! The combination of **Moonlight with Big Sky** and Spanish Peaks resorts makes skiing Big Sky and Moonlight both bigger and better with over 30 lifts, 4,350 vertical feet and 5,750 acres of skiing. Check it out at <http://www.bigskyresort.com/>. → The **Madison Valley Medical Center Foundation** <http://www.mvmedcenter.org/> has created an on-line fundraising raffle called “**ICE JAM**” to predict the Madison River Ice Gorge at the Ennis Bridge. \$20 buys a 1-hour time slot! Here's How It



Works: 1) Visit [www.ICEJAM.ORG](http://www.ICEJAM.ORG) starting 10/25/13. 2) Purchase as many time slots as you'd like on-line. 3) If you predict the ice gorge the day of, and within the hour slot you purchased, **YOU WIN 50%** of the proceeds raised. *You must be 18 years or older.* The Foundation will retain the other half of the proceeds raised to support the Madison Valley Medical Center, the newest Critical Access Hospital in Montana. The MVMC is a two level, 36470 SF, 10-bed, Critical Access Hospital located on the north end of Main Street. All the patient rooms are private with a



state of the art amenities and a spectacular view of the Madison Range. → Support the **Madison Valley Women's Club Annual Holiday Bazaar** on Saturday, November 30<sup>th</sup> from 9:00 AM to 4:00 PM, in the Ennis Elementary School Gym. Dozens of local vendors selling amazing handmade crafts.

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729

(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net).

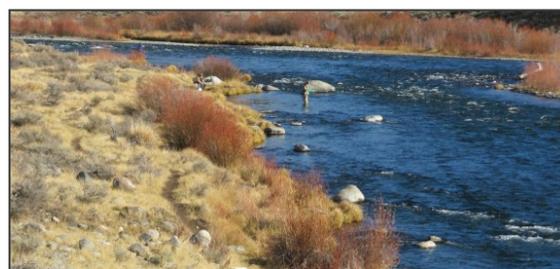
*Don Bowen and Toni Bowen plus Kayla Crawford Way, Office Manager*

➤ **MONTANA NEWS** → Sorry, but nothing interesting is going on in Montana lately, other than rumors about our x-governor Brian Schweitzer “maybe” running for President! Now THAT would put Montana on the map! [http://billingsgazette.com/news/state-and-regional/montana/rumors-flying-again-about-schweitzer-and-presidential-race/article\\_4ca5865c-f102-5724-9490-2ce2a197c5f3.html](http://billingsgazette.com/news/state-and-regional/montana/rumors-flying-again-about-schweitzer-and-presidential-race/article_4ca5865c-f102-5724-9490-2ce2a197c5f3.html).

➤ **HUNTING REPORT** → **The Hunt is on!** Reports coming in that high numbers of elk have been taken already. Read: <http://www.nbcmontana.com/news/fwp-reports-strong-deer-elk-harvest-numbers-in-madison-and-park-counties/-/14594602/22675522/-/isv12iz/-/index.html>. The big storm that blew in with cold and snow on days 3 & 4 of the season helped bring the animals down from the mountains. It's common to see legs and racks hanging out of trucks parked along Main Street this time of year – usually outside a saloon! → A new Montana law allows residents and nonresidents to **donate their hunting license** to a disabled military veteran or disabled active duty service member who is working with an organization that uses hunting as part of the rehabilitation process. While one cannot choose the organization to receive a donated license, the disabled veteran or armed forces member who receives the license will be a Purple Heart recipient and have a 70 percent or greater disability rating. To read more about this, go to: <http://fwp.mt.gov/hunting/licenses/donateLicense.html>.



➤ **FISHING REPORT** → The latest fishing report from John Way, The Tackle Shop, as of October 31, 2013, “With most of the world concentrated on football and big game hunting, the savvy angler knows that November still has some great fishing. With the nice warm days that we have been having it is a shame to put the waders and rods away till spring. Most of the fishing on the Madison in November is a sub-surface option. The Brown Trout and Whitefish are both spawning so a realistic egg pattern will consistently take fish. Also the fish come back around to the San Juan Worm. Try in orange, red, or pink. Most of these fish are not leader shy and can be easily caught on stout 2X or 3X tippets. Stonefly imitations along with Baetis and midge will also produce quality fish all month long. For you streamer freaks out there. Dark bodied streamers on a slow twitch will get the job done. Remember the water temps are getting lower so the fish want the retrieve slower than say a month ago. Try black and olive streamers. If no luck than change up color and speed till you find what they are looking for. On select nice days the dry fly guys can have a ball. Trout will be looking for Baetis as well as midges on overcast days with no wind. Focus on slicks and anywhere the water is slower regardless of depth. Put off the elk hunting till we get more snow and get out on the river. You will be glad you did. End of Season Sale’s at the Tackle Shop on Korkers, Costa Del Mar, Orvis and Simms.” John Way



Fisherman at Reynolds Pass Bridge in October

✚ 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>.

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729

(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net).

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

- **WEATHER** → October is a difficult wardrobe month – not sure if you’ll need long johns or shorts – and possibly both in the same day! With all the beautiful Indian Summer days in October, the Madison Valley enjoyed 27 sunny days. FYI, Honolulu, HI only had 21 days of sun! The recorded high for the month of October was 69° with a low of 19°. The average high was 59° and the average low was 28°. Precipitation for the month was just .13”. Must have been melted snow!



- **REAL ESTATE TIPS** → **WHAT INFORMATION CAN YOU TRUST?** The majority of buyers today start their search on the internet. Some of the features, services and business policies you see on Zillow and Trulia can be confusing. *Some examples from the National Association of Realtors®:*

1. “Zestimates” – Zillow estimates of market value are displayed next to list prices. And the accuracy of Zestimates can vary considerably. According to Zillow’s most recent analysis, two-thirds of Zestimates fell within 20% of the sold price for homes listed, but a 20% spread can be substantial. Further, the remaining one-third of Zestimates reflect even greater distortions. *Montana is a “non-disclosure” state where sold prices of property are not public. Therefore, the only information available to Zillow for their Zestimates would be recorded loans against the properties.*



2. All information posted on the site is owned by Zillow – While homeowners and agents can submit supplemental details to a home’s profile and attempt to improve accuracy, Zillow has no obligation to comply with requests to remove inaccurate data or remove a home’s profile from its site. *One very misleading feature is the mapped location of properties. Many of our rural Montana properties have no street addresses and many addresses are not recognized by their Mapping program. So the locations shown for most of our listings are totally inaccurate.*

3. The listing agent is not displayed in conjunction with a home for sale – Instead, agents must pay Zillow a monthly fee to be displayed in the margins and consumers are encouraged to contact them to learn more about the properties listed. *Often the agents shown are not even located in the area where the property is located, which does not serve the buyer with the best representation.*

- **FEATURED PROPERTY OF THE MONTH:** **EXCEPTIONAL VINTAGE HOME in LOWER**



**ENNIS** on extra large lot with mature trees and landscaping. This 1,467 SF home built in 1920 has 3 BR, 2 BA, remodeled kitchen and baths, new appliances and plumbing fixtures, new gas furnace, new insulation, hardwood floors, lots of built-in storage, character and charm. Located in a great neighborhood, just a few blocks to town and schools. Reduced to **\$168,400**. (MLS #192925).



- **CURRENT REAL ESTATE MARKET** → WASHINGTON (October 28, 2013) – Pending home sales declined for the fourth consecutive month in September, as higher mortgage interest rates and higher home prices curbed buying power, according to the [National Association of Realtors®](#). The [Pending Home Sales Index](#) (PHSI) a forward-looking indicator based on contract signings, fell 5.6 percent to 101.6 in September from a downwardly revised 107.6 in August, and is 1.2 percent below September 2012 when it was 102.8. The index is at the lowest level since December 2012 when it was 101.3; the data reflect contracts but not closings.

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729  
 (406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net)  
 Don Bowen and Toni Bowen plus Kayla Crawford Way, Office Manager

[Lawrence Yun](#), NAR chief economist, said concerns over the government shutdown also played a role. “Declining housing affordability conditions are likely responsible for the bulk of reduced contract activity,” he said. “In addition, government and contract workers were on the sidelines with growing insecurity over lawmakers’ inability to agree on a budget. A broader hit on consumer confidence from general uncertainty also curbs major expenditures such as home purchases.”

Yun notes this is the first time in 29 months that pending home sales weren’t above year-ago levels. “This tells us to expect lower home sales for the fourth quarter, with a flat trend going into 2014. Even so, ongoing inventory shortages will continue to lift home prices, though at a slower single-digit growth rate next year.”

The PHSI in the Northeast dropped 9.6 percent to 76.7 in September, and is 6.4 percent below a year ago. In the Midwest the index fell 8.3 percent to 102.3 in September, but is 5.7 percent higher than September 2012. Pending home sales in the South slipped 0.4 percent to an index of 116.2 in September, but are 2.0 percent above a year ago. The index in the West dropped 9.0 percent in September to 97.3, and is 9.8 percent lower than September 2012.

Total existing-home sales this year will be 10 percent higher than 2012, reaching more than 5.1 million, and are likely to hold even in 2014. The national median existing-home price is expected to rise 11 to 11.5 percent for all of 2013, but moderate to a 5 to 6 percent gain in 2014.

*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](http://www.houselogic.com) and <http://retradio.com>.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → October is the beginning of the end of the crazy busy summer season and a little breather for us. There are still people looking but fewer and farther between. This is the time to focus on our marketing plans for 2014. 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 **October 2013** are as follows:



- **LAND:** 322 vacant lots listed (\$7,350 to \$2,490,000), 6 pending sales (\$55,000 to \$1,500,000), 47 lots have sold in 2013 (\$27,500 to \$400,000) for a total value of \$4,379,237.
- **HOMES:** 159 homes listed (\$67,000 to \$3,350,000), 12 pending sales (\$104,500 to \$450,000), 59 homes have sold in 2013 (\$61,200 to \$825,000) for a total value of \$17,233,697.
- **RANCHES:** 5 listed (\$695,000 to \$14,999,000), 0 pending sales, 1 ranch sold in 2013 (\$2,290,000).
- **COMMERCIAL:** 19 listed (\$42,400 to \$2,950,000), 0 pending sales, 8 commercial properties sold in 2013 (\$75,000 to \$1,150,000) for a total value of \$2,485,000. (Arrow sold a commercial property that is not on MLS, was previously listed for \$650,000, and due to close 11/22/13.)
- **TOTAL # OF PROPERTIES CURRENTLY LISTED:** 505, VALUED AT \$172,362,373.

➤ **YOU KNOW YOU’RE FROM MONTANA WHEN ...** you know better than expecting to find a contractor to do *anything* during hunting season! For several weeks during the fall, you’ll see closed signs on businesses, get answering machines rather than people, wait in line at the gun shops, fight for a stool at the bar, and have to wear bright orange, even if you just want to go for a hike in the woods!



**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729  
(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net)  
Don Bowen and Toni Bowen plus Kayla Crawford Way, Office Manager

➤ **MONTANA TRIVIA** → *Did you know that...* the restoration of its world-renowned elk population



has been one of Montana's greatest wildlife management success stories? Over the past century, wildlife managers, hunters, ranchers and others have helped rebuild a population from only a few thousand animals to one now estimated at over 150,000. The story of elk management in Montana starts with plenty of elk but no management. Historians estimate there may have been millions of the large ungulates in North America before Europeans arrived here. The elk recovery did not come easily. Scientists have had to

learn much about the animal's biology, population dynamics, habitat needs, relations with predators, and responses to hunting. Hunters are continually being asked to comprehend new and increasingly complex hunting regulations and management proposals. And because elk know no boundaries, Montana stock growers bear the brunt of wide-ranging herds that can overgraze croplands, destroy haystacks, and trample fences. One of the greatest challenges to state elk managers today is balancing the needs and rights of the public in whose trust the state holds elk with those of the private landowners on whose property elk roam. Socioeconomic changes in recent years, such as the growing number of new landowners making their property off-limits to hunting, make that balance ever more difficult to strike. Learn more at websites: <http://fwp.mt.gov/mtoutdoors/HTML/articles/2007/ElkManagement.htm>; <http://www.rmef.org/ElkFacts> ; [Montana FWP State-wide Elk Management Plan](#) ; [Montana FWP Hunting and Harvest reports](#) ; [FWP elk field guide](#) ; [Rocky Mountain Elk Foundation](#) .



**Toni and Don Bowen**, both broker/owners with nearly 75 years of real estate experience, between them - covering residential, commercial, land and ranches. They are in the business of "match making," where the perfect fit of buyer and property is the most important goal. The Bowen's pride themselves on being the quality "boutique" of local real estate, providing personal attention and professional service.



and Kayla Crawford Way, Office Manager



***Arrow Real Estate - the OLDEST real estate firm in the Madison Valley,  
the ONLY independent real estate sales firm left in the Madison Valley,  
and the MOST EXPERIENCED real estate firm in the Madison Valley.***

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

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729  
(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net).  
Don Bowen and Toni Bowen plus Kayla Crawford Way, Office Manager

## 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/](http://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](http://mdt.mt.gov/travinfo/weather/rwis_list.shtml) - State Highway Web Cams

### SKIING:

<http://www.bigskyresort.com/the-mountain/conditions-and-snow-report>. Check out latest snow conditions on the hills 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](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](http://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](http://www.arrowreal.com) – A wealth of resource information, local listings and a portal to the SW MT MLS  
[www.houselogic.com](http://www.houselogic.com) – Helpful information from the National Association of Realtors  
[www.trulia.com](http://www.trulia.com) – Search for homes for sale and sold, local information, and research  
[www.zillow.com](http://www.zillow.com) – Search for homes for sale and rent, home values and mortgage rates  
[www.homesandland.com](http://www.homesandland.com) – Search for homes for sale and rent, home values and mortgage rates

**ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729

(406) 682-4290 → (800) 497-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net).

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