

# THE STRAIGHT SHOOTER



## NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of JANUARY 2014

### *Trout live in nice neighborhoods*

➤ **MADISON VALLEY "HAPPENINGS"** → January whizzed by after toasting the New Year, packing up Christmas decorations and planning for 2014. We missed the exciting **pond hockey tournament** in Virginia City on January 6<sup>th</sup>. The Bowens headed south for warmer climates for most of January and nothing much happened in our absence. We return and it gets exciting again!

➤ **COMING FEBRUARY HAPPENINGS** → Not much going on in February, unless you can get excited about the **Annual Winter Fest in Virginia City**, Friday, February 14<sup>th</sup> – Sunday, February 16<sup>th</sup>, where you can participate in a rollicking Broomball Tournament, compete in the two-man sawing competition or race a dog in a wheelbarrow! This is serious stuff. Surprise your Valentine with a romantic weekend in Virginia City and join in the festivities! For more information, go to:



[http://www.visitmt.com/listing/categories\\_NET/MoreInfo.aspx?IDRRecordID=15368&SiteID=1](http://www.visitmt.com/listing/categories_NET/MoreInfo.aspx?IDRRecordID=15368&SiteID=1).

➤ **MONTANA NEWS** → As previously reported in the September newsletter, the Montana Fish, Wildlife and Parks (FWP) has been working on a plan for reintroducing the **grizzly bear** into Southwestern Montana. They have finalized their plan which can be viewed (comments welcome) on their website at <http://fwp.mt.gov/fishAndWildlife/management/grizzlyBear/grizEis.html>. But the Madisonian reported on January 30<sup>th</sup>, "FWP says they have no intention of following Montana law... and they say grizzlies must be allowed to go wherever they desire." What a concept! → **Let it Snow, Let it Snow,**



**Let it Snow!** The Southwest Montana **snowpack** is currently just 66% of average. The snowpack affects stream and river flow and a below-average snowpack can mean a dry fire season. <http://www.madisoniannews.com/southwest-montana-snowpack-impacted-by-dry-spell/#more-5902>. So these beautiful sunny winter days do not help our overall conditions. Pray for snow!

✚ **FISHING REPORT** → February 1, 2014 → by John Way, The Tackle Shop, "Well it is February and the snow is coming down and all I can think about is fishing. The tug is really a drug. Good news is that there are some great fishing options even in the dead of winter that can satisfy my need. In the winter it is more a matter of where you fish not what you fish. Great reports are coming in from the Madison in the Bear trap as well as below Warm Springs and upriver near 3 Dollar Bridge. Most guys are nymphing with a combination of a stonefly like a Patts Rubber Leg in size 8 followed by either a zebra midge or

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other midge imitation all in size 18. Use a 6 ft leader and a 3-4X tippet. If you are not getting down add a small split shot above the first fly. This type of rig has been highly productive in the later afternoon.

The winter midge hatch usually happens about 2 and the fish get on them shortly after that. On a calm day you can see rising fish in the slower water as well in the slicks behind rocks eating midges. Try a buzzball or parachute midge in size 16-18 on 4X and you should take all risers. If you get to the river before the midge hatch try an Otters soft egg in peach or orange or a San Juan Worm in Pink or red. These are great searching patterns this time of year. One angler came in the shop the other day and bought 4 dozen of size 12 Lightning bugs. He tells me he has been killing them on the large Lightning bug recently and needed to restock his box. Although the Lightning bug is a summer staple on the Madison River give it a try during your winter fishing. Remember one fish caught in the snow of winter is worth 10 in the sun of July. Get out and fish!" *John Way*



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 Deleka, <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>.

➤ **WEATHER** → January in the Madison Valley was fairly mild, by comparison to the eastern part of the country! There was enough snow in the mountains to finally bring the elk herds down into the valley, in numbers never seen during hunting season, of course! The recorded high for the month of January was **54°** with a low of **-2°**. The average high was **35°** and the average low was **14°**. Precipitation for the month was just **.04"** compared to an average of **.45"**! *More snow, please!*



➤ **REAL ESTATE TIPS** → **TOP TEN THINGS IMPORTANT TO BUYERS TODAY.** What are YOU looking for in a home? Here is a list, in no particular order, of what buyers, especially Millennials, are looking for in today's market, according to Melissa Campbell, Director of Public Relations and Internal Communications for ERA Real Estate.

1. **Quality of Neighborhood** – very important, but choice varies by household composition
2. **Convenience to Job** – homes close to work enhance work-life balance
3. **Overall Affordability of Homes** – ideally no more than one third of your pre-tax income
4. **Quality of Schools** – 45% of buyers are willing to pay a premium for quality schools
5. **Homes Suited for next 15 Years** – important to find a home that can support changing lifestyle
6. **A Mortgage** – consider homes below what you may qualify for to bump up loan to value ratio
7. **Energy Efficiency** – buyers want energy efficient appliances, windows, fans, insulation, etc.
8. **Open Floor Plans** – great spaces for entertaining mean quality time with friends and family
9. **High Ceilings** – taller ceilings impart a grandness to a home + more light and air circulation
10. **Technology** – Millennials prize a home's technological amenities over curb appeal

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➤ **FEATURED PROPERTY OF THE MONTH: WILLOW RANCH**, an outstanding 28+ acre



ranch just 3 miles from Ennis, with no restrictions, great views, and 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. **Price reduced to \$750,000!** (MLS #192677)

➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (January 30, 2014) – Pending home sales measurably dropped in December, with abnormal weather partly inhibiting home shopping in much of the U.S., according to the [National Association of Realtors®](#). Declines were experienced in all four major regions. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, fell 8.7 percent to 92.4 in December from a downwardly revised 101.2 in November, and is 8.8 percent below December 2012 when it was 101.3. The data reflect contracts but not closings, and are at the lowest level since October 2011, when the index was 92.2.

[Lawrence Yun](#), NAR chief economist, said several factors are working against buyers. “Unusually disruptive weather across large stretches of the country in December forced people indoors and prevented some buyers from looking at homes or making offers,” he said. “Home prices rising faster than income is also giving pause to some potential buyers, while at the same time a lack of inventory means insufficient choice. Although it could take several months for us to get a clearer read on market momentum, job growth and pent-up demand are positive factors.”

The PHSI in the Northeast dropped 10.3 percent to 74.1 in December, and is 5.5 percent below a year ago. In the Midwest the index declined 6.8 percent to 93.6 in December, and is 6.9 percent lower than December 2012. Pending home sales in the South fell 8.8 percent to an index of 104.9 in December, and are 6.9 percent below a year ago. The index in the West, which is most impacted by constrained inventory, dropped 9.8 percent in December to 85.7, and is 16.0 percent below December 2012. Total existing-home sales this year should hold close to 5.1 million, essentially the same as 2013, but inventory remains limited in much of the country. The national median existing-home price is projected to rise about 5.4 percent 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** → The January 2014 statistics look very



similar to the January 2013, in all categories. So we are at least holding steady and we can hope for an increasing level of activity thru 2014. We are starting out strong with several properties under contract and new listings. We are very thankful for our loyal friends and clients who make it all possible. 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 **January 2014 totals**

are as follows:

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- **LAND:** 281 vacant lots listed (\$7,350 to \$2,490,000); 6 pending sales (\$26,900 to \$275,000); 3 lots sold in 2014 (\$39,000 to \$1,290,000)
- **HOMES:** 130 homes listed (\$95,000 to \$3,350,000); 7 pending sales (\$94,900 to \$299,000); 3 homes sold in 2014 (\$107,000 to \$230,000)
- **RANCHES:** 5 listed (\$625,000 to \$14,999,000); 0 pending sales, 0 ranches sold in 2014
- **COMMERCIAL:** 13 listed (\$50,000 to \$2,950,000); 1 pending sale (\$149,500); 0 commercial properties sold in 2014.

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN** ... you can go on vacation, anywhere in the world, and be so relieved and happy to get back home. Other places offer wonderful experiences and a beauty of their own, but we feel blessed to live in Montana. We can no longer handle the stress, the traffic, the crowds, or the frantic energy of the outside world. *Aaah.....*

➤ **MONTANA TRIVIA** → *Did you know that...* the biggest placer gold strikes in North America were discovered in 1862 about 50 miles east in Alder Gulch – just west of Ennis and Virginia City?? This was the largest discovery of gold in the smallest area mined as quick as ever in world history! This year, on May 26<sup>th</sup>, Montanans will mark the 150th anniversary of the creation of the Montana Territory. <http://www.greatfallstribune.com/article/20140105/LIFESTYLE01/301050012/Montana-will-mark-its-150th-territorial-anniversary>. The territorial legislature met in Bannack in 1864, but Virginia City became the new territorial capital in February 1865, a title it would lose to Helena 10 years later.



**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



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

**TESTIMONIAL** from a recent Arrow Real Estate client,

*"The only regrets in life are the things you didn't do. I do not regret my spontaneous entrance into your office. Quite the contrary. Such a simple opening of an office door, opened a new door to the Montana Rockies we've only dreamed of. Thank you!" Thomas Vigeant, Connecticut*

***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.***

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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/](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:

[www.moonlightbasin.com](http://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](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

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