

# THE STRAIGHT SHOOTER



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

*Trout live in nice neighborhoods*

➤ **MADISON VALLEY “HAPPENINGS”** → It is official, Arrow Real Estate is now in the big leagues. Our new name is **ERA Landmark Arrow Real Estate!** We sold our business to ERA Landmark in Bozeman. This frees us up for more time and energy to devote to real estate and hopefully a little more play time! We have prided ourselves on our “boutique-style” personal service and being the last independent office left. But we now have the best of both worlds – we continue to operate as we have with a small town feeling, but will have the incredible power of the **ERA** brand, their international networking and extensive marketing. We are very excited to be able to offer even more to our clients. → Returning snowbirds will notice some changes in town, with a **new coffee shop** almost completed just north of town, the



**Madison Theatre** renovations nearly finished, a bigger and better **Pic-A-Nic Basket**, and the ever-expanding **McAllister Inn** closer to an opening date. → And the **big** news is a new Hot Spot in Norris! By summer, the Organic Theatre should be open as a new venue for Andrew Gromiller’s band, “**Organically Grown**” plus **Mama’s Organic Pantry**, in the old *Norris Schoolhouse Cafe*.



➤ **COMING APRIL HAPPENINGS** → The **Ennis Community Band** will present a concert, “*Pictures at an Exhibition*,” on April 10<sup>th</sup> at the First Madison Valley Bank. → The annual **Easter Egg Hunt** for kids will be sponsored by the Ennis Lion’s Club at 11:00 AM on Saturday 4/19, in the Lion’s Park. → You can still ski **Big Sky** until April 20<sup>th</sup> and **Yellowstone Park** is offering FREE entrance days on April 19<sup>th</sup> and 20<sup>th</sup>.

➤ **MONTANA NEWS** → Drivers beware. **Spring = Deer**. Montana is one of the states with the highest odds of hitting a deer, with drivers in the Big Sky state having a 1-in-65 chance of hitting a deer every time they get on the roads. Make sure if you do hit one you call 9-1-1 to report the crash as soon as possible. You need to remove the deer from the roadway if dead. Remember to always be on the lookout for deer, but they are most active between 6 p.m. and 9 p.m., and they almost always travel in herds. State Farm Insurance reports that the average cost to repair a vehicle that’s hit a deer is just over \$3,000. It is obviously best to avoid them. → The 2014 **Montana Folk Festival** in Butte, Montana, July 11-13 is a “must do” item for your summer visit. This is the Northwest’s largest **FREE** music festival. Check it out at: [www.montanafolkfestival.com](http://www.montanafolkfestival.com).



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✚ **FISHING REPORT** → April 1, 2014, by John Way, The Tackle Shop, “This is the most wonderful time of the Year. Most people associate this with Christmas but as a fly fisherman in the Madison Valley the coming of spring and all the possibilities the current fishing and upcoming season make me happy. We now have 7-8 months of fly fishing ahead of us. What could be better? If you itching to get out and wet a line do it. As the water warms in the spring the fish leave their winter mode and start trying to replace the weight they lost during the long winter. This means they are hungry and have not seen many flies for the past few months. Just remember the river is closed above McAtee Bridge and below Ennis Bridge till May 17. With this being said there are plenty of opportunities to get into the action. Try the standard spring fare for the Madison. Most of the action will happen sub surface so try nymphing a stone fly nymph with a San Juan Worm, copper John or prince nymph trailer. Fish are not that shy this time of year so stick with a 2X or 3X tippet and you should be fine. As the month goes along the rainbows will start their



spawn. When this happens the river gets full of eggs so an Otters Soft Egg pattern can really produce. If you're a streamer guy start the month slow and low. Keep the speed of retrieve slow as the fish will not chase in the super cold water. As the water warms during the month try increasing your speed. Favorite spring patterns are Banjo Bugger, Sculpzilla and the Ghost Sparkle Minnow. For you dry fly guys there are still midge hatches during the cloudy days that will get the fish looking up. As the month goes along look for hatches of BWO's on the warm cloudy days with no wind. Also look for skwala stone flies to start emerging around the end of the month. These small size 10 stone flies rarely hatch in huge numbers one might associate with Salmon Fly's but the fish sure know they are around. The fish see them as snicker bars from heaven and never pass an opportunity to gobble one. Give a call to the shop or better yet stop in and get the latest fishing report. We are running the \$300 full day guide trip for 2 the entire month.” *John Way*. See 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>.

➤ **WEATHER** → March came in like a Lion and went out like a gentle lamb, for sure. Snow is gone from the valley near town, but the Reynolds Pass area is still having their own winter. Put your snow boots away and get out your muck boots! More mud than snow. The recorded high for Ennis for the month of March was 48° with a low of -6°. The average high was 48° and the average low was 21°. Precipitation for the month was .36” compared to our average of .81. Madison County is about normal according to the DNRC reports. <http://docs.msl.mt.gov/geoinfo/CurrentDroughtMap/drtstatus.pdf>.



➤ **REAL ESTATE TIPS** → **How would the Repeal of Section 1031 Exchanges affect you?** Montana's own Senator, Max Baucus, recently unveiled a draft proposal that would sharply reduce or

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eliminate a number of tax breaks currently enjoyed by real estate investors. Specifically, the draft proposal would eliminate Section 1031 “like-kind” exchanges, one of the most coveted strategy real estate investors have enjoyed for decades. If passed, it would go into effect on transfers made **after December 31, 2014**. So if you were thinking you would sell your income property someday, this might be the time. Nineteen real estate associations are joined together to block this legislation. Read more at: <http://www.realtor.org/articles/nar-comments-on-reform-draft>. Call your congressman, call your CPA! Read more: <http://www.ksefocus.com/billdatabase/clientfiles/172/4/1961.pdf>. And then call your Realtor!

➤ **FEATURED PROPERTY OF THE MONTH: CHARMING COUNTRY HOME**



This rustic, custom home of 2,820 SF has 4 BR, 4 ½ BA, large country kitchen, fenced yard with 100 trees plus horse facilities with barn, corral, tack shed and more, all on 5.711 acres. **Price: \$475,000** (MLS #196216). The home is currently run as **The Madison Valley Inn**, a popular B&B. Take a look



inside at: <http://www.madisonvalleyinn.com/inn.html> and on the Arrow Real Estate website at: <http://www.arrowreal.com/propDisplay.php?mlsID=196216>. The adjoining 6-acre fenced lot is also for sale by the same owner for \$50,000. More room for your horses!

➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (March 27, 2014) – Pending home sales declined for the eighth straight month in February, according to the [National Association of Realtors®](#). Modest increases in the Midwest and West were offset by declines in the Northeast and South; all regions are below a year ago. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, dipped 0.8% to 93.9 from a downwardly revised 94.7 in January, and is 10.5% below February 2013 when it was 104.9. The February reading was the lowest since October 2011, when it was 92.2.

[Lawrence Yun](#), NAR chief economist, said the recent slowdown in home sales may be behind us, while home prices continue to rise. “Contract signings for the past three months have been little changed, implying the market appears to be stabilizing,” he said. “Moreover, buyer traffic information from our monthly Realtor® survey shows a modest turnaround, and some weather delayed transactions should close in the spring.”

The PHSI in the Northeast declined 2.4% to 77.1 in February, and is 7.4% below a year ago. In the Midwest the index rose 2.8% to 95.3 in February, but is 8.5% lower than February 2013. Pending home sales in the South fell 4.0% to an index of 106.3 in February, and are 9.3% below a year ago. **The index in the West increased 2.3% in February to 86.1, but is 16.5% below February 2013.** Total existing-home sales are forecast at 5.0 million this year, just below the nearly 5.1 million in 2013. Housing starts are projected to rise almost 19% in 2014, and reach about 1.1 million, closer to the underlying demand of 1.5 million. The gain in new home construction will reduce some of the pressure on home prices, with the national median existing-home price expected to rise in the range of 5.5 to 6% this year, compared with an 11.5% jump in 2013.

*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>.

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Still busy, especially for this time of year. Gearing up for the summer season with many listings coming back on MLS. 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 **March 2014 totals** are as follows:

- **LAND:** 299 vacant lots listed (\$4,000 to \$2,490,000); 6 pending sales (\$49,900 to \$275,000); 12 lots have sold in 2014 (\$24,000 to \$1,290,000), totaling \$1,976,500 which was approx. 17% off listing prices.
- **HOMES:** 138 homes listed (\$95,000 to \$3,350,000); 17 pending sales (\$94,900 to \$994,700); 4 homes have sold in 2014 (\$107,000 to \$230,000), totaling \$666,000, which was close to listing prices.
- **RANCHES:** 5 listed (\$625,000 to \$14,999,000); 0 pending sales, 0 ranches have sold in 2014.
- **COMMERCIAL:** 12 listed (\$50,000 to \$2,950,000); 0 pending sales; 2 commercial properties have sold in 2014 (76,200 to \$144,500), totaling \$220,700, which was approx. 7% off listing prices.

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** your beer consumption averages 41 gallons per year! Not so long ago, you could even leave a bar with a GO cup! Not so any more. Check out the DUI laws, <http://montanadui.pro/>.



➤ **MONTANA TRIVIA** → *Did you know that...* Montana has been declared “**The Most Beer Friendly State?**” According to The Motley Fool, Montanans take their beer seriously. Ranking states by # of beer lovers per capita, beer consumption rates, breweries and bars, as well as state taxes imposed, Montana was #1. We top the country in bars per capita. Check out the state rankings at: <http://www.fool.com/investing/general/2014/03/16/the-best-us-states-for-beer-lovers-youll-never-gue.aspx>.

➤ **TESTIMONIAL** → “*Don, Toni & Kayla, Thank you so much for helping me sell the Norris Schoolhouse Café. I appreciate all your hard work. You are easy to deal with and you removed much stress from me. I will always be grateful.*” DF, Eureka, MT.



**Toni and Don Bowen, both Broker Associates 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 providing personal attention and professional service.**

**Pam Menzel, Sales Associate, has joined our company and is looking forward to working in the Madison Valley market.**



**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.***

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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://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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