

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **A MESSAGE FROM THE TOP** → Greetings, I hope this finds you enjoying every single day of our beautiful summer and taking advantage of the many activities the Madison Valley has to offer. I wanted to take a moment to introduce myself. I am **Robyn Erlenbush, the broker owner of ERA Landmark Real Estate**, a life-long Montanan who has called Bozeman home since 1981. In March of



this year, I had the privilege of acquiring Arrow Real Estate. It has been a great pleasure getting to know the Bowens and learning more about the Ennis area and your real estate market. At ERA Landmark Arrow, you will see very little change in the day-to-day operation, with the same friendly faces and exceptional service that you have come to know from Don, Toni and Kayla. We are excited to merge the hometown knowledge and expertise offered by Arrow with the regional coverage and national reach of ERA Landmark. Our firm was established in 1976 and I joined the company in 1982. I purchased the company in 1990 and we now have over 50 residential agents in Bozeman, Livingston, Big

Sky and Ennis. We also have a regional commercial firm with 7 associates, NAI Landmark Commercial. Our property management firm, Intermountain Property Management oversees more than 400 long-term rentals and 40 vacation rentals in Southwest Montana. We are truly excited and happy to be a part of your community and look forward to meeting many of you in the near future. Happy Trails. *Robyn*



➤ **MADISON VALLEY "HAPPENINGS"** → August was wonderfully insane! We can't remember a busier summer than **The Summer of 2014** in Ennis, Montana! Town has been continually packed with



cars and people. The energy is palpable and it seems everyone is happy and tired, but having fun. → Beginning with the **Annual Noxious Weed Fundraiser** on August 2nd at High Valley Ranch, followed by the **Annual Madison Valley Arts Festival** in the park on the 9th, the **Annual Madison County Triathlon** on August 10th, the **Madison County Fair** August 13 – 17th, the Shedhorn Sports' **Annual Hunters Rendezvous** on August 22-23, the Madison Valley Hospital Foundation's **Home Tour** on August 23rd, the first ever **Montana Premier** hosted by William Devane at

the Madison Theatre of his new movie, **"50 to 1"** on the 29th, and ending with the 12th Annual "Ennis on



the Madison" **Fly Fishing Festival** on Labor Day Weekend, August 29th - 30th. → Not to mention all the other events – triathlon, quilt show, art shows, team roping, road agent car rally, cowboy action shooting match... - going on in between and the busy



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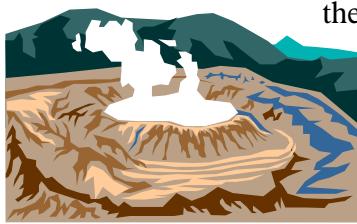
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social schedule of visitors and parties!! → We even found time for moonshine and music at **Willie's Distillery** every Friday from 5:30 to 7 and to take in an evening at the **Blue Moon Saloon** in Cameron for dinner and dancing to live music! → Locals are still speculating about when the old **Bear Claw/McAllister Inn**? will reopen as the construction continues. → 3 Rivers Communications, our local phone cooperative, is promising expanded **fiber optic cable** coverage in areas going SW out of Ennis by next spring. Staying connected is becoming more and more important, even here!



➤ **COMING SEPTEMBER HAPPENINGS** → The Ennis Arts Association is hosting their popular **Evening Over the Mountains Dinner & Silent Auction** once again at the Wells Fargo in Virginia City on September 6th. → The Virginia City Playhouse closes September 1st, but you can still catch **The Brewery Follies** in VC until September 20th! Go to : <http://www.breweryfollies.net/> for more information.

➤ **MONTANA NEWS** → It's getting easier to fly to Montana. The **Bozeman Yellowstone International Airport** is reporting record breaking passenger records for this summer, handling nearly one million passengers with non-stop service to 14 destinations. → The internet has been spreading a false report and video stating that the Yellowstone super volcano is going to erupt and the park and surrounding towns are being evacuated! Obviously this is a silly rumor, probably started by Chicken Little, but people have been calling the Park for verification. To find information on the potential for an eruption of the **Yellowstone Volcano**, go to: <http://volcanoes.usgs.gov/activity/status.php> and <http://www.nps.gov/yell/naturescience/volcanoqa.htm>, and go ahead with your plans to visit the Park and



the surrounding areas. → For most newcomers to Montana, there is a learning curve. So if you are **new to Montana**, there are things you should know. Check out what the DMV thinks you need to know at: <http://www.dmv.org/mt-montana/new-to-montana.php>. → **Montana is growing!** "Main Street Montana workers and businesses continue to drive our state's economic strength," said our Governor Bullock, "Businesses are hiring, workers are on the job, and entrepreneurs are making investments in

the future of our state. All of these things make for an even brighter economic future for our state." <http://governor.mt.gov/Portals/16/docs/2014PressReleases/082914LaborDayReport.pdf>.

➤ **FISHING REPORT** → September 1, 2014. From **The Tackle Shop**, "Labor Day weekend has passed, the kids are back in school and the crazy crowds have thinned out on the Madison River. Some of the best fishing of the year is right around the corner. This year in particular we are in store for great fall fishing. Because of the large snow pack and wet summer rains we are experiencing some great water levels in the Madison River. This equates to happy fish. Also in the Madison River we are seeing a huge age class of 4 year old fish. These are anywhere from 17-21" and seem to be river wide. If you remember back 4 years ago we had another big water year and these mature age class of fish are the direct result of that. As for fishing right now, if you're a streamer guy it is good and getting better by the day. Keep your streamers olive or natural and fish them on the tight line to a slow strip. We have been having the best luck with the Mini-loop, Shelia, Zonkers, and Sculpzilla as well as Sparkle Minnows. To increase your chances, trail a bead head about 16 inches behind. Our best beads of late have been P-tails, Lightning Bugs, Batman, and Tungsten Warriors. The streamer fishing is just going to get better and better. We will see a significant increase in big fish in the



Dick and his big Brown

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Madison River as the browns out of **Ennis Lake** start the spawning run. If you like to chuck bunny fur, get here in the next 8 weeks. The dry fly bite is still on. Small Hoppers, Ants and Parachute Mayflies are running out the door daily in the store. The best have been small Fat Alberts, Streambank Hoppers, CDC Ants, and Parachute Adams. The fall Baetis are starting to show up on cloudy rainy days and the dry fly fishing is good. Fish all these on a 4X.



Stop in the shop or give a call for the latest info. Also, fall clearance sales on almost everything the fly fisherman needs. Also, ask about our October Guided trip discounts.” *John Way*. See The Tackle Shop’s reports 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>.

➤ **WEATHER** → We needed rain, and we got it! We’ve never seen the grass so green at the end of August! Our frantic rain dancing produced 2.65” when the average is 1.23”! There were wet and soggy golfers, fishermen and campers, but there were no forest or grass fires. The recorded high for Ennis for the month of August was 92° with a low of 43°. The average high was 82° and the average low was 44°.

➤ **REAL ESTATE TIPS** → **TRAINING SAVY HOME BUYERS.** According to an article in The Christian Science Monitor dated July 28, 2014, “A global survey of 15-year olds is an eye-opener on how much young Americans have learned – or not learned – from the 2008-09 financial crisis about how to handle money matters, such as obtaining a mortgage.” According to the survey, American teens fall far behind their counterparts in **financial literacy** in many other parts of the world. Nearly 1 in 5 American 15-year olds does not even understand basic finance, such as knowing the difference between “needs” and wants.” According to the Consumer Financial Protection Bureau, “We are sending 18 and 19-year olds out into the world with no understanding of the kind of big decisions they’re going to be expected to make.” Some of the main challenges they face with very little, if any, preparation, are:

1. Finding a Job.
2. Adjusting to a New City.
3. Renting an Apartment.
4. Creating a Budget.
5. Protecting their Credit.
6. Protecting their Reputation.
7. Getting a Mortgage.
8. Saving for Retirement.



Read the complete article at: <http://www.oecd.org/pisa/keyfindings/pisa-2012-results-volume-vi.htm>. There are some great websites for helping young people understand money, such as <http://moneyasyougrow.org/>. You can find more on Financial Considerations for Millennials at <http://www.massmutual.com/mmfmg/pdf/PDF%20Millennials%20COR1085.pdf>.

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➤ **FEATURED PROPERTY OF THE MONTH** → **ENNIS LAKE FRONT HOME** - Spectacular views from this newly-remodeled, 2,000 SF, 3 BR, 2 BA home on 1 acre with private shoreline & driveway to lake for easy boat launch. The property has a stone boathouse and lots of recreational opportunities. Perfect condition and ready to move in and start enjoying this special place. Priced below value at **\$449,000!** (MLS #194796)



➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (August 28, 2014) — Pending home sales rebounded in July and have now risen in four of the last five months, according to the [National Association of Realtors](#)[®]. All major regions experienced healthy gains except for the Midwest, which saw a slight decline. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, climbed 3.3 percent to 105.9 in July from 102.5 in June, but is still 2.1 percent below July 2013 (108.2). The index is at its highest level since August 2013 (107.1) and is above 100 – considered an average level of contract activity – for the third consecutive month.

[Lawrence Yun](#), NAR chief economist, says favorable housing conditions are behind July's higher contract activity. "Interest rates are lower than they were a year ago, price growth continues to moderate and total housing inventory is at its highest level since August 2012," he said. "The increase in the number of new and existing homes for sale is creating less competition and is giving prospective buyers more time to review their options before submitting an offer." Yun adds, "More importantly, steady job additions to the economy are helping family finances and giving them added confidence to enter the market."

The PHSI in the Northeast jumped 6.2 percent to 89.2 in July, and is 8.3 percent above a year ago. In the Midwest the index marginally fell 0.4 percent to 104.6 in July, and is 6.4 percent below July 2013.

Pending home sales in the South increased 4.2 percent to an index of 119.0 in July, and is now 1.0 percent below a year ago. The index in the West rose 4.0 percent in July to 99.5, but remains 6.0 percent below July 2013.

Yun expects existing-homes sales to be down 2.1 percent this year to 4.98 million, compared to 5.09 million sales of existing homes in 2013. The national median existing-home price is projected to grow between 5 and 6 percent this year and 4 and 5 percent next year.

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 was brisk but September is historically a very good month for real estate as buyers start getting serious. Maybe visitors play while here, then they go home and start dreaming of owning a piece of Montana. Most of those visitors fall in love with the area and often turn into buyers. Many of the RV crowd are turning into "locals." **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 2014** totals are as follows:

- **LAND:** 314 vacant lots listed (\$2,500 to \$1,995,000); 8 pending sales (\$4,000 to \$575,000); 44 lots have sold in 2014 (\$16,500 to \$1,290,000), totaling \$4,603,277 which was approx. 87% of asking prices.

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- **HOMES:** 154 homes listed (\$67,500 to \$3,350,000); 22 pending sales (\$124,900 to \$699,000); 44 homes have sold in 2014 (\$69,500 to \$985,000), totaling \$12,095,200, which was 95% of asking prices.
- **RANCHES:** 3 listed (\$1,184,000 to \$9,950,000); 0 pending sales, 0 ranches have sold in 2014.
- **COMMERCIAL:** 22 listed (\$85,000 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. 93% of asking prices.

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** *while driving you have switched from A/C to High Heat in the same drive, on the same day!* Note, refer back to Weather: The high in August was 92° and the low was 43°! Winter is not far off, but it can snow in any month in Montana – and usually does! You should always dress in layers. You never know when you could be caught in a blizzard, stuck in the mud or lost in the woods! You need to have a standard emergency kit plus extra things that city people wouldn't think about, such as: boots, raincoat (or large orange trash bag – so rescuers can see you), jacket, hat, shovel, water, windshield scraper, tire chains, blanket, chemical hand warmers and a bag of cat litter. Check out what Consumer Reports suggests at: <http://www.consumerreports.org/cro/2012/03/roadside-emergency-kit-what-to-carry-with-you/index.htm#>.

➤ **MONTANA TRIVIA:** *Did you know that... Our neighboring towns of Virginia City and Nevada City, are the number one state-owned tourist attraction in Montana?* From July 2013 through June 2014, the two little towns hosted 401,736 visitors and the same is expected for 2014-2015. According to the Montana Heritage Commission, "Over 1.2 Million historical artifacts are housed in 248 historic buildings, volunteers log over 20,000 hours every year in Virginia City and Nevada City and Educational outreach programs continue to increase with an estimated 5,000 students visiting between May 2013 and June 2104". <http://montanaheritagecommission.mt.gov/default.mcp#>. We are so fortunate to have these treasures so close to the Madison Valley and they need our ongoing support.



SEE YOU IN MONTANA!



Don & Toni Bowen, *Broker Associates with over 75 years of real estate experience, between them - covering residential, commercial, land & ranches. They are in the business of "match making."*



Kayla Crawford Way, *Office Manager*



Thank you in advance for your personal referrals. Your referrals 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 **ERA Landmark**

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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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