

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for JULY 2015



Trout live in nice neighborhoods



➤ **MADISON VALLEY "HAPPENINGS"** → Social calendar is overflowing! July was non-stop fun, starting with the **Fourth of July** festivities, with **Willie's Distillery** winning for their parade float. Next came the **High Winds Youth Rodeo**, **Moods of the Madison Music Festival**



(looked like mini Woodstock!), the **Summer Fly In** at the Ennis Airport, **Cowboy Poetry & Ranch**

Dinner, a **Celebration of Heritage** in Virginia City where they honored Chief Tendoy, and a **50th Anniversary Barbecue** at the **First Madison Valley Bank**. There were marathons to run, **Farmers' Market** veggies to buy, music and moonshine to

enjoy at Willie's, summer theatre to watch in VC, parties to attend and **fish to catch!**

➤ **COMING AUGUST HAPPENINGS** → Check out the new authentic Mexican Restaurant, **Escondidos** – lunch/dinner, located near the bowling alley. → Be sure and take in the August play at the Virginia City Players and see the Montana version of **Phantom of the Opera!** → On August 1st, check out the **Road Agent Rally** in Virginia City. → Show your support for our on-going war on weeds and attend the 17th **Annual Noxious Weeds Fundraiser**, hosted this year by the T-K Ranch. Go to www.madisonvalleyranchlands.org for more information and reservations. *It is THE social event of the year!* → On August 7-8, the **Sons and Daughters of Montana Pioneers** will be holding their annual convention in Ennis for the first time in 131 years! For more information about this organization, go to <http://www.sonsanddaughtersmontanapioneers.com/>. → Make sure to be in town on August 8th for the 20th **Annual Madison Valley Arts Festival**, 10 till 4 in Peter T's Park. www.ennisartsassociation.org/. → The 8th is a busy day, with the Ennis True Value Hardware **Annual Tent Sale**, the Library's **Annual Used Book Sale** as well as the Ennis Rodeo hosting a **Cowboy Mounted Shooting** Event. → Hunters get ready for the 21st **Annual Hunters Rendezvous Sale** at Shedhorn Sports, August 22-23, with over 1,500 firearms in stock & 26 factory reps. → And to keep your wife happy, be sure and purchase your tickets for the **Annual Madison Valley Home Tour** sponsored by the Madison Valley Medical Center Auxillary. See 6 distinctive homes. Tickets are available at the Chamber and the



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Hospital. <http://www.mvmedcenter.org/2015/07/2015-madison-valley-home-tour/>. → You can still sign up for classes at “**Becoming An Outdoors Woman**” Summer Workshop, August 7 – 9 in Missoula. Put on by MT Fish, Wildlife and Parks, it is a great way to learn “guy” stuff in the outdoors. See all their programs at: <http://fwp.mt.gov/education/bow/>. → And it’s not too early to make Labor Day plans so you can catch the **Ennis on the Madison Fly Fishing Festival** on September 4th and 5th. http://www.madisonriverfoundation.org/festivalnews_2015.php. → The new **Ennis Senior Center** should be finished in August, ready for Meals on Wheels and many other creative programs. Follow them on https://www.facebook.com/pages/Ennis-Senior-Center/798986860179158?fref=ts&ref=br_tf. → Fun things are happening all around **Montana** this summer - go to <http://www.visitmt.com/things-to-do/events.html>, <http://livelytimes.com/> and <http://www.virtualmontana.com/events/> to check them out and make your summer plans to be here in Montana, and especially the **Madison Valley!**



➤ **MONTANA NEWS** → Yahoo Travel posted an article entitled 50 Fourth of July Celebrations. Yahoo went in search of the best places to *ooh* and *ahh* in every state. This article appeared on Facebook showing the **Madison Valley as THE BEST PLACE TO BE on July Fourth** in all of Montana! That may explain why the crowds seemed so much larger this year! Too bad there isn’t a way to count the number of people on Main Street during the parade! → Madison County is getting some attention from the Northern Rocky Mountain Economic Development District,



<http://nrmedd.org/> as they are working with the **Madison County Economic Development Authority** to find ways to bring more jobs to the area, <http://www.madcoedc.org/index.htm> – especially **telecommuting** and entrepreneurial. <http://www.npr.org/2015/07/28/426858376/tired-of-the-big-city-consider-telecommuting-from-montana>. → Montana Fish, Wildlife and Parks has imposed “**Hoot owl**” restrictions on several Montana rivers, restricting fishing from 2 PM to midnight. Go to <http://fwp.mt.gov/news/restrictions/waterClosure.html> to see which rivers. → And now you can download a free app from iTunes to learn or refresh your knowledge of **MT driving laws**, <https://itunes.apple.com/us/app/mt.gov-driver-test/id380495079?mt=8>.

➤ **FISHING REPORT** → **The Tackle Shop Fishing Report Madison River** for August. With the cool weather and significant rain and even snow in the high country it has breathed new life into the Madison River and just might have saved the good fishing this summer. Because of the recent storm and cooler weather, the start of the month of August looks promising. The water temps have dropped significantly and that makes happy fish. The guys throwing nymphs are still doing well and the hot color recently is red. Try copper johns, sin city specials, lightning bugs, and serendipity’s, all in red. These should be in the 14-18 range and tied on a 4X tippet. The dry fly guys are doing well with chubby’s as well as caddis and especially purple haze. Fish these blind right down the heart of the runs and you will stay bent. We are still seeing nocturnal stone fly each evening and the fish are looking for them during the morning. All dry flies should be fished with a long leader and 4X tippet. The streamer fishing is good right now and will only get better as the month rolls along. The small baby whitefish are starting to hit the river and when this happens the fish take notice. They will eat either a sculpin or whit minnow streamer even during the heat of the day. Let’s all hope this cooler trend continues and we keep good fishing right ‘till the end of the month. Remember **FREE** fly fishing lessons at the store each Tuesday, Thursday and Saturday starting at 10 am. Just meet at



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the store and we provide all the gear. *Good fishing, John Way.* See John's full reports and more at: <https://www.thetacklesop.com/>.

Check out other fishing reports at:

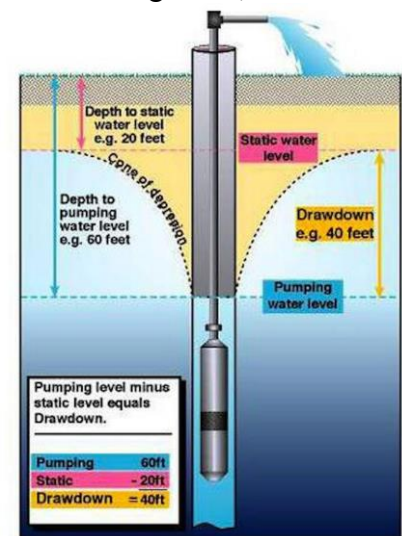
- ✦ Madison River Fishing Company at <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✦ Dan Delekta at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- ✦ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- ✦ Joe Dilschneider's Montana Trout Stalkers at <http://www.montanatrout.com/>
- ✦ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → July went from extreme heat to snow on the mountains and back to summer. Never a dull moment with Montana weather! However, we still have drought conditions throughout the state, with Madison County on the secondary list. <http://news.mt.gov/Home/ArtMID/24469/ArticleID/1501/Montana-Counties-Designated-as-Natural-Disaster-Areas-Due-to-Drought-Conditions>. The recorded high in Ennis for the month of July was **98°** with a low of **40°**. Total precipitation for June was **.71"**. The fields were green, then gold, now green again!



➤ **REAL ESTATE TIPS** → **DOMESTIC WELLS.** Over half of the population in the U.S. gets their water from domestic wells. Montana, Maine and Alaska residents have the most *self-supplied* water. For many people moving to rural Montana, it will be the first time their water supply will come from a private well rather than a municipal water system. It is easy to take this seemingly unending source for granted. There is more to this than just turning on your water faucet. There are several things you should know.

- **Research the well's history.** Find out who drilled the well, know your well's capacity and yield, by obtaining a copy of the well log at <http://mbmggwic.mtech.edu/>, and make sure the well was filed on by obtaining a water right certificate for the well, at <http://wr.msl.mt.gov/default.aspx>.
- **Check the condition of the well** to make sure the well is uphill and at least 100 feet from pollution sources; that surface water doesn't reach it; that the wellhead is visible and above ground; and that the well cap is tightly attached and a screened vent faces the ground.
- **Conduct a water test** annually for bacteria. The EPA also recommends testing for nitrate/nitrite and pH. They also recommend consulting with experts about the need to test for contaminants of local concern, such as arsenic, lead or radon.
- **Have your well system inspected (at least) every 10 years** by a qualified well driller or pump installer. The homeowner should inspect their wellhead several times a year. Make sure there are no gopher holes around your well head where water can drain down into your well.
- **Have a backup plan** to avoid disruptions of service in the case of power outage. Electricity is needed to operate your well pump, and power does occasionally go off. Two simple solutions are to include a retention tank in your well system and/or have an alternative power source.
- **Wells do go dry**, so there is no guarantee that you will always have water.



The Ground Water Information Center (GWIC) located at the Montana Bureau of Mines & Geology in Butte, is the central repository for information on ground-water resources for Montana. There are 5,417 wells in Madison County. Find out more about wells in the state and county at: <http://mbmggwic.mtech.edu/sqlserver/v11/reports/CountyStatistics.asp?MTCOUNTY=MADISON>, and also, <http://www.montanawatercenter.org/>. And if you want to learn more about water and water rights, in general, check out, www.watersage.com.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month → AT HOME ON**



THE ROCKS! Enjoy the privacy and spectacular views from the top of these rocky knobs behind this 2,880 SF home with 4 BR, 4 BA, on 20 acres just 4 miles from Ennis, but with a remote feeling. Take the 4-wheeler path to the picnic area at the



top. Great home for vacations or full-time living. 134 L & M Ranch Road. **\$425,000.** (MLS #207662).

➤ **CURRENT REAL ESTATE MARKET → WASHINGTON** (July 29, 2015) — After five consecutive months of increases, pending home sales slipped in June but remained near May's level, which was the highest in over nine years, according to the [National Association of Realtors®](#). Modest gains in the Northeast and West were offset by larger declines in the Midwest and South.

The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, fell 1.8% to 110.3 in June but is still 8.2% above June 2014 (101.9). Despite last month's decline, the index is the third highest reading of 2015 and has now increased year-over-year for ten consecutive months.

[Lawrence Yun](#), NAR chief economist, says although pending sales decreased in June, the overall trend in recent months supports a solid pace of home sales this summer. "Competition for existing houses on the market remained stiff last month, as low inventories in many markets reduced choices and pushed prices above some buyers' comfort level," he said. "The demand is there for more sales, but the determining factor will be whether or not some of these buyers decide to hold off even longer until supply improves and price growth slows."

According to Yun, existing-home sales are up considerably compared to a year ago despite the share of first-time buyers only modestly improving. The reason is that the boost in sales is mostly coming from pent-up sellers realizing their equity gains from recent years. "Strong price appreciation and an improving economy is finally giving some homeowners the incentive and financial capability to sell and trade up or down," adds Yun. "Unfortunately, because nearly all of these sellers are likely buying another home, there isn't a net increase in inventory. A combination of homebuilders ramping up construction and even more homeowners listing their properties on the market is needed to tame price growth and give all buyers more options."

The PHSI in the Northeast inched 0.4% to 94.3 in June, and is now 12.0% above a year ago. In the Midwest the index declined 3.0% to 108.1 in June, but is still 5.0% above June 2014. Pending home sales in the South also decreased 3.0% to an index of 123.5 in June but are still 7.8% above last June. The index in the West increased 0.5% in June to 104.4, and is now 10.4% above a year ago.

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The national median existing-home price for all housing types in 2015 is expected to increase around 6.5% to \$221,900, which would match the record high set in 2006. Total existing-home sales this year are forecast to increase 6.6% to around 5.27 million, about 25% below the prior peak set in 2005 (7.08 million).

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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** → Realtor Magazine reported in July that as home prices rise, more home owners are regaining equity. During the first quarter of this year, five states alone accounted for 31 % of negative equity in the U.S. They were Nevada, Florida, Illinois, Arizona and Rhode Island. The following states had the highest percentage of properties in the positive equity position: Texas, Hawaii, Alaska, **Montana** and North Dakota. In Southwest Montana (including Bozeman, Big Sky, Livingston and Ennis) – the number of sales are up substantially, inventory is down dramatically and prices are up slightly. **The Southwest Montana Multiple Listing statistics** for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, Cardwell), for the month of **July 2015** totals are as follows:



- **LAND:** 368↑ vacant lots are listed (\$2,750 to \$2,250,000); 9 pending sales (\$7,000 to \$169,900); and a total of 46 lots have sold so far in 2015 (\$7,000 to \$1,200,000), totaling \$3,797,699, which was 90% of asking prices.
- **HOMES:** 122↑ homes are listed (\$22,500 to \$3,375,000); 14 pending sales (\$55,000 to \$1,999,000); and 52 homes have sold so far in 2015 (\$44,000 to \$1,800,000), totaling \$17,081,100, which was 92% of asking prices.
- **RANCHES:** 10↑ listed (\$344,000 to \$9,950,000); 1 pending sale, and 1 ranch sold in 2015 (\$5,500,000) which was 66% of asking price.
- **COMMERCIAL:** 26 listed (\$54,500 - \$2,950,000); 0 pending sales; and 2 commercial properties sold in 2015 (\$51,500 - \$247,500), totaling \$299,000, which was 87% of asking price.

"The best investment on Earth is earth." Louis J. Glickman, real estate mogul/philanthropist.

➤ **YOU KNOW YOU'RE FROM MONTANA....** *When you can remember measuring driving distances by how many beers you could down along the way!* But this all changed in 2005 when the



State passed the open-container ban, making Montana one of the last states to outlaw drinking while driving. And even here in the *wild west*, you have to wait until your 21st birthday to drink! Prior to Prohibition, there was no age limit on drinking in Montana. The legal drinking age in Montana has gone up and down over the years, and was raised to 21 in 1985, along with most other states. Montana does have several exceptions for when an underage person can drink, however. They allow people to drink when it's on non-alcohol-selling premises, with parental consent. They also allow it for religious and medical purposes. However, the three stipulations only apply to alcohol that's provided in a quantity that's not intoxicating. In other words, minors can drink with their parents' permission, or for religious and medical purposes, but it can't be intoxicating at all! Montana has some pretty strict laws on underage drinking. Even though they allow it, you are not able to get intoxicated. **Minors are NOT allowed to get drunk!** Imagine that.

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➤ **MONTANA TRIVIA** → *Did you know...* Montana was one of the first states to enact laws to **prohibit** the production and sale of alcoholic beverages; and that Montana was one of the last states to sign the amendment to **repeal** the prohibition of alcohol in 1934? In November 1916, Montanans voted to enact laws prohibiting the production and sale of alcoholic beverages. These laws took effect in 1918, two years before the passage of the 18th Amendment that prohibited the manufacture, transportation, and sale of liquor nationwide. "The Noble Experiment," as Prohibition was known was a result of decades-long temperance movement and remained in effect until 1933. Prohibition changed Montana communities in ways no one expected. In the end, the citizens and even Bishop Finnegan of Helena, could see what a fiasco the Prohibition had become. In a keynote speech to 5,000 Catholics gathered in Seattle in 1930, Finnegan said there was more drunkenness in America than before Prohibition. No government policy failed so profoundly as did Prohibition, especially in Montana. It encouraged the growth of crime and added to its glamour. Even everyday citizens flouted the law. Prohibition was finally repealed in 1933, but patrons in Walkers Bar in Butte, and no doubt in countless speakeasies in Helena, were already toasting its demise eight months before it became official. Within the first 24 hours of the signing of the Cullen-Harrison Act repealing Prohibition, 1.5 million barrels of beer across America were consumed. And **Montana** has another important distinction – our state is the **third largest consumer of beer, wine and liquor** in the U.S.! <http://www.washingtonpost.com/blogs/wonkblog/wp/2014/07/29/where-the-biggest-beer-wine-and-liquor-drinkers-live-in-the-u-s/>. We are so fortunate to have our own distillery, right here in Ennis!



SEE YOU IN MONTANA!



Don & Toni Bowen, Broker Associates and Accredited Buyer Representatives, with over 75 years of real estate experience, between them - covering residential, commercial, vacant land & ranch properties in the Madison Valley.

We are in the business of "match making."



Office manager, Debbie Reilly-Richardson



Thank 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

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

<http://montanakids.com/> - State website for all things KIDS in Montana

<https://www.facebook.com/Ennisrealestate?ref=hl> – Facebook page for ERA Landmark Arrow R. E.

SKIING:

<http://bigskyresort.com/> – Check out latest snow conditions & things to do 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

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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