

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for APRIL 2016



Trout live in nice neighborhoods



Varney Bridge

➤ **MADISON VALLEY “HAPPENINGS”** → April was fairly quiet as far as events in the area, but people stay plenty busy anyway. The one big event was the **annual Lions Club Auction** held at the Rodeo Grounds. This always a large crowd. → MT DOT reported that the **Blaine Spring Creek Bridge** will be replaced this summer. But not to worry! It is designed to look like the current bridge! Thank goodness! Varney Bridge will be next. → MT FWP will be replacing the **Varney Bridge fishing access site boat ramp**, hopefully before summer! → Madison County received a grant to improve the **Cliff and Wade Lake Road** as it connects Hwy 287 and 87, and to the lakes. → **Ennis Airport** is scheduled for construction in May. They are upgrading to a Class C airport. → Spring is **tick season** in Montana and although Lyme Disease is not endemic to Montana, you still need to be cautious. Read more at: http://www.charkoosta.com/2016/2016_04_28/DPHHS_Ticks.html.



➤ **COMING MAY HAPPENINGS** → First of all, go fishing. → Then mark your calendar for the 3rd Annual **Tap into Ennis Brew & Spirit Festival** in Lions Club Park on Saturday May 21st. → Heads up for June, go into training for the 23rd **Annual Madison River Run**, a fun 5 K on June 4th, followed by Willie’s Distillery’s **Annual Spring Pig Roast** with food, music, spirits and fun! → **The Guardians of the River Gala** Banquet sponsored by the Madison River Foundation will be held on June 25th.

➤ **MONTANA NEWS** → Congress voted to designate the **Bison as our national mammal** – now awaiting Presidential approval. → New reports that **Yellowstone Park** is in danger of being “loved to death!” Read about it at: <http://mtpur.org/post/quammen-yellowstone-risk-being-loved-death>. → Montana’s **wolf population** is healthy and well above (at least 30%) federally-mandated minimums.



➤ **FISHING REPORT** → *as of* May 1, 2016. The Tackle Shop. “The greening of the valley and the receding of the snow line marks the first of May. This is one of the most beautiful times to be alive and fishing the Madison River. The bright green valley floors give way to the dark timber and snowcapped peaks of the Madison Range. Our once solid snow pack has decreased with the summer-like April weather. Will we get more moisture and what will the summer flows or even run off be like? That is still a big guess. But right now the valley and the river are primed for the fisherman.

Fishing the Madison River in May usually starts with a bang and ends with brown. The month starts with great fishing and ends with brown run off water. The beginning of the month we are eagerly awaiting the arrival of the Mother's Day Caddis Hatch. Each year during this hatch we see some great fishing and catch some of the biggest fish of the year on a dry fly. Also available for the hungry trout is the BWO may fly and skwala stone fly. The first two weeks of May are a fisherman's paradise.

If you're lucky enough to hit the Mother's Day Caddis on the Madison River, bring a box full of peacock caddis and plenty of emergers. Fish emergers most of the day till the hatch gets going then hunt heads. Fish are still not very leaders-shy this time of year and you can get away with a size larger than you would normally fish. Our best combo in the past has been a small Parachute Peacock caddis with an emerger trailer on 4X.

For the guys who like to sling the bobber, May can be great. Stone fly nymphs, caddis emergers and techy BWO pheasant tails all make good fare and will keep you bent and happy all day. Stay on the heavy stuff for tippetts this time of year. 1X and 2X are the standard for the sub surface stuff.

Streamer Guys, this is your time to shine. Bunny fur of all color, type and variety should be twitched, skated and drug in every hole. The fish are hungry and want to eat, so might just as well give them prime rib as opposed to rice. Our best colors lately have been olive and white, but I would make sure to have plenty of all colors at hand." *John Way.* <http://www.thetackleshop.com/>

Check out other fishing reports at:

- + Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- + Dan Deleka 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.montanatrou.com/>
- + Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → April was quite pleasant and the valley is greening up, with 1.51" of precipitation this month. The recorded **April** high in Ennis was a balmy 58° and the low was 19°. Almost time to put away the electric blankets!



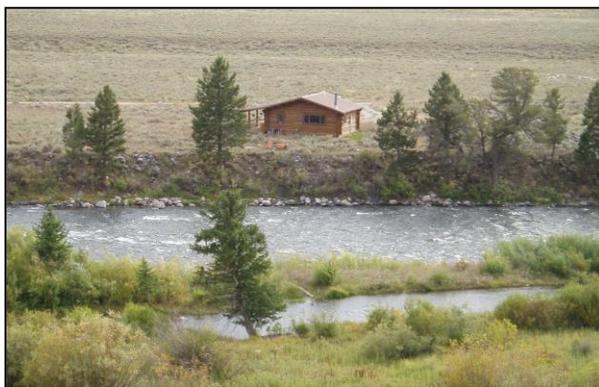
➤ **REAL ESTATE TIPS** → **Virtual Reality coming to Real Estate Marketing.** Imagine being able to virtually "walk" through a home, peering out windows to envision the view and get a feeling for the space. The virtual reality market is expected to explode over the next decade and is already moving into the real estate market, especially for new developments that are not yet built. Currently, the VR technology works best for high-end homes, because of the cost and availability. It will probably be a while before we see it applied to our rural Montana market, but technology is always expanding our world. So who knows when you will be able to sit in your office in New York and select a ranch in Montana, using virtual reality. Wow! <http://archvirtual.com/2014/01/20/virtual-reality-set-to-transform-real-estate-development-marketing/>



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➤ **FIND A HOME FOR YOUR SOUL ... Featured Property of the Month → FISHING CABIN**

ON THE MADISON RIVER! This is the perfect little cabin by the river, with great views, peace and quiet. Fish the Madison River or take the short drive to Yellowstone Park, then relax on the deck, watching the river go by with the mountains in the background. Enjoy the cozy cabin with a glass of wine by the wood stove and fall asleep to the sound of the river. The cabin is 572 SF with 2 BR/1 BA, full kitchen, w/d, and loft for supplies and/or kids. It is furnished – just bring your fly rod! This is the true Montana Dream! And it is currently the **ONLY** cabin on the Madison River for sale! 61 Moonwater Lane (near Reynolds Pass Bridge), Cameron, MT 59720. **\$465,000.** MLS #212741.



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (April 27, 2016) — Pending home sales increased slightly in March for the second consecutive month and reached their highest level in almost a year, according to the National Association of Realtors®. Only the West region saw a decline in contract activity last month. The [Pending Home Sales Index](#) (PHSI) a forward-looking indicator based on contract signings, climbed 1.4 percent to 110.5 in March from an downwardly revised 109.0 in February and is now 1.4 percent above March 2015 (109.0). After last month's slight gain, the index has increased year-over-year for 19 consecutive months and is at its highest reading since May 2015 (111.0).

Lawrence Yun, NAR chief economist, says last month's pending sales increase signals a solid beginning to the spring buying season. "Despite supply deficiencies in plenty of areas, contract activity was fairly strong in a majority of markets in March," he said. "This spring's surprisingly low mortgage rates are easing some of the affordability pressures potential buyers are experiencing and are taking away some of the sting from home prices that are still rising too fast and above wage growth."

In the short-term, the healthy labor market and favorable borrowing costs should lead to sustained buyer demand and a durable pace of sales. However, Yun says the consequences from a failure to construct more single-family homes in recent years are starting to impact some top job producing markets, where endless supply shortages continue to limit choices for buyers and are driving up prices beyond what a growing share of households can comfortably afford.

"Demand is starting to weaken in some areas, particularly in the West, where the median home price has risen an astonishing 38 percent in the past three years," adds Yun. "As a result, pending sales in the region have now declined in four of the last five months and are lower than one year ago for the third month in a row. Closed sales in the region in March were also below last year's pace."

The PHSI in the Northeast increased 3.2 percent to 97.0 in March, and is now 18.4 percent above a year ago. In the Midwest the index inched up 0.2 percent to 112.8 in March, and is now 4.0 percent above March 2015. Pending home sales in the South rose 3.0 percent to an index of 125.4 in March but are still 0.6 percent lower than last March. The index in the West declined 1.8 percent in March to 95.3, and is now 7.9 percent below a year ago.

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The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.1 million members involved in all aspects of the residential and commercial real estate industries.

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → April was an **insanely** busy month! We are going to Spain next week, for 15 days – our first break all winter! But all we have to do is start getting ready for a trip and everything happens! Lots of showings, listings and sales have kept us running. **The Southwest Montana Multiple Listing statistics** for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **April 2016** are as follows:

- **HOMES:** 107↑ homes are listed (\$59,700 to \$2,950,000); 12 pending sales (\$80,000 to \$645,000); and 16 homes sold in 2016 (\$18,000 to \$900,000), totaling \$5,529,500, which was 93% of asking prices.
- **LAND:** 309↓ vacant lots are listed (\$1,500 to \$925,000); 12 pending sales (\$7,000 to \$195,000); and 14 lots sold in 2016 (\$600 to \$250,000), totaling \$821,100, which was 87% of asking prices.
- **RANCHES:** 4 listed (\$698,500 to \$9,950,000); 0 pending sales, and 0 ranches sold in 2016.
- **COMMERCIAL:** 26↑ listed (\$56,000 - \$2,950,000); 0 pending sales; and 1 commercial property sold in 2016 (\$585,000), which was 98% of asking price.

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

➤ **MONTANA TRIVIA** → Did you know that 46 out of Montana’s 56 counties are considered *“frontier counties”* with an average population of 6 or fewer people per square mile? It is harder to count critters because they roam around and won’t stay put for the count!

SEE YOU IN MONTANA!

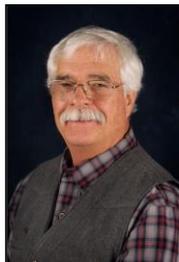


Don & Toni Bowen, *Broker Associates and Accredited Buyer Representatives, with over 75 years of real estate experience, between them - covering residential, commercial, vacant land & ranch properties in the Madison Valley. We are in the business of "match making."*



Office manager,

Debbie Reilly-Richardson



Ron Gay, Sales Associate with ERA Landmark Arrow Real Estate

*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
<http://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

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
<http://www.realtor.com/> - The world's #1 Real Estate website. The source for all properties on 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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