

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for OCTOBER 2016



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY “HAPPENINGS”** → It seemed like there were record numbers of people in town for the **31<sup>st</sup> Annual Hunters Feed** this year! The beautiful, warm weather was great for the event, but not so much for hunters hoping for some snow to bring the animals down from the mountains! But the hunters must be doing OK because Deemo’s Meats can barely keep up with their processing. → This was the last year I will be serving my **Tequila Elk Chili** at Hunters Feed, but my recipe is on our website in my Wild Woman Cookbook. → The **Ennis Rodeo Inc.** won the 2016 Gold Rodeo of the Year award from the Northern Rodeo Association. The last time was in 1982. The 2016 July 3<sup>rd</sup> & 4<sup>th</sup> Rodeo was the largest in 10 years! → You can see lots of camo-clad strangers in town this time of year as they flock to our wildlife-rich valley. But otherwise, it is slowing down and we may get a rest before the holidays!



➤ **COMING NOVEMBER “HAPPENINGS”** → There are no tickets left for the annual **Marine Corps Birthday Celebration** on November 10<sup>th</sup> in Ennis. It is a dinner and auction for all military services and patriots to help raise money to support the Madison Valley Veterans Memorial. Buy a brick for a veteran. Info and forms at: <http://www.mvvetmemorial.org/>.

➤ **MONTANA NEWS** → After a thorough search of online news, there is nothing going on in Montana at this time that is worth reporting! I’d say that’s a good thing. No drama, conflict or calamities. That is one of the main reasons we choose to live in Montana! Peace and quiet, reasonable people, and so few of **us!**



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop, as of November 1, 2016.** While most of the outdoor activities this time of year revolve around one question, “Did you get your elk yet?,” the savvy fisherman knows this might just be a great time to land a really large fish.

Montana weather is crazy. The second half of September and the first few weeks of October were below normal in temps and even got the first permanent snow on the mountains. Now we are in what many call extended Indian summer with highs in the 50’s. If this weather pattern continues it means two things. First, hunters are going to be angry, and secondly, fisherman will love it. Our extended autumn has given us a bonus fishing season. Currently the way to stay bent consistently is to nymph or streamer fish. Eggs, worms, Baetis nymphs and the standard rubber leg stone fly nymphs will keep you in touch and in the game anywhere on the river. Remember the brown trout and whitefish are spawning so there are lots

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of free floating eggs in the river. Our best bet has been small yellow or even the dreaded yellow Crystal Meth. If you're looking to throw junk and catch fish on streamers you're in luck. With the weather we've been having, our fall streamer season is extended. Throw all sorts of bunny and dead chickens and keep them moving. If you stay at it, you will hook up on a meat eater. Lately, our best colors have been olive and white. The dry fly guys have not been left out. We are seeing good hatches of midges as well as some BWO Baetis especially on non-windy, cloudy days. If you see fish rising, small parachutes as well as midge buzz balls will usually take them.

It is a great time of year to fish, with lots of great water and very little competition. Get out and enjoy our river one last time before winter. We have lots of great end-of-season sales in the store. *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 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** → Better late than never! The rains came and filled most of our reservoirs. Temps have been warmer than usual for October, but we've had a tease of winter. The high for October was 72° and the low was 16°. Precipitation was 1.98" !

➤ **REAL ESTATE TIPS** → **RADON. There is Radon in Montana. So what is Radon and why should we care?** According to professional home inspector, Torrey McLean, Highland Inspection Group in Bozeman, MT, it is important to be informed.

- Radon is a naturally occurring radioactive gas and is a byproduct from the breakdown of Uranium. It has a half-life of just 3.8 days, and it is during this further break down of radon gas, that our bodies may be harmed at the cellular level, that can eventually lead to cancer. The EPA and Surgeon General have reported Radon gas as the second leading cause of lung cancer in the United States. So how does Radon get into our homes?
- Radon is found in almost every soil type, but may permeate much easier through gravel beds and areas where top soil has been removed. Radon may find its way into homes easier through crawlspaces, foundation cracks and openings, and even water sources. Radon gas is odorless, colorless, and needs to be monitored and measured with specific equipment. With that in mind, public education on radon in homes has taken longer to catch on than teaching about lung cancer from smoking cigarettes. Potentially having higher radon in our homes may have more to do with how we're building homes now.
- In Montana, because of the frost line during the winter months, most homes are either a full basement, or a crawlspace. (As opposed to slab on grade) Historically, the majority of homes with a crawlspace have been built with air vents that allow an air exchange with outdoor air. When properly utilized at the right time of year, vents can be a good way to manage crawlspace humidity, temperature, and may also allow radon to escape and keep it from building up in the crawlspace. However, not utilizing crawlspace vents correctly has also been known to cause issues as well that include moisture and pest intrusion as well as allowing heat to escape, reducing the heat and energy efficiency of the home.

- In recent decades, energy departments have worked with building industries putting an emphasis on making homes more energy efficient and building codes at state, county and even city levels are either advising or requiring conditioned crawlspaces under newly constructed homes. The idea is to minimize the heat loss/gain from the crawlspaces and the elements and keep crawlspaces dry. A Conditioned Crawlspace means that vapor barriers should be sealed at the seams, with insulation at the foundation, a heat source, and minimal air gaps to the exterior. Unfortunately, there isn't really a cost effective way to stop radon from entering into a crawlspace or basement, and now with conditioned crawlspaces not utilizing vents, there isn't a passive way for radon to escape to the exterior.
- With these more energy efficient crawlspaces, radon can built up to higher than acceptable levels over time and with not much place left to go, radon may over flow up into the living space where professional testing equipment picks up the elevated radon levels. As a side note, I should mention that the EPA's guidelines for professional radon monitoring, says we should place monitors and test kits in the lowest LIVABLE space of the home and not in the crawlspace. That means that a crawlspace may exceed the limits, but the living space is perfectly acceptable.
- Remember the heat source in the crawlspace I mentioned? Most homes in Montana are heated with forced air furnaces, and have their duct work installed in the crawlspaces. The logical and cheapest way to add a heat source into a crawlspace is to simply cut a hole in the duct work and add a register in the crawlspace. With no other exterior vents to allow air to escape and blowing air into the crawlspace with the furnace, the unintended consequence is that is that the crawlspace becomes slightly positively pressurized, forcing air from the crawlspace into the living space above, bringing any radon with it. I've seen recently built homes that make this problem exponentially worse by having the furnace return vent in the crawlspace, so that when the furnace is running , it is sucking air from the crawlspace and then distributing it to every room in the house, effectively amplifying any radon build up from the crawlspace to the interior of the home.
- The actual amounts of radon in a home are going to vary from house to house, and includes factors such as the construction and floor plan of the home, materials used, heating and air management systems, local weather, and soil conditions. It is recommended to get your home monitored for radon at different times of the year, every few years to determine if radon levels are rising or remaining consistent. Radon monitoring only provides a snapshot of radon levels during the testing time frame.
- It is also recommended to have any home you are planning to buy tested for radon at the time of your home inspection. Feel free to contact Highland Inspection Group to inquire about Home Inspection and Radon monitoring bundle pricing. Reports are uploaded same day, and I always try to get inspections scheduled within 7 days. <http://highlandinspectiongroup.com/radon-levels-rising-in-montana>.

➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month*** → Custom Lindal Cedar

Home of **2,370 SF** on **20 acres** with spectacular views, dramatic vaulted ceilings, large windows, wood beams & floors, wood-burning river rock FP, chef's kitchen, 3 BR, 3 BA, office, high-end finishes, all in a great layout. Includes a 3-car attached garage, large deck, mature landscaping, hot tub and privacy + a separate boat house. Located close to town, but feels remote. The adjoining 20-acre lot is also available, for even more elbow room! **96 Vista Grande Road, Ennis, MT 59729. MLS #205661. \$799,000.**



<http://www.visualtour.com/showvt.asp?t=3602737>; <https://youtu.be/IU8Z1q0aE98>

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➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (October 27, 2016) — **Pending home sales shifted higher in September** following August's notable dip and are now at their fifth highest level over the past year, according to the National Association of Realtors®. Increases in the South and West outgained declines in the Northeast and Midwest. The [Pending Home Sales Index](#) (PHSI), a forward-looking indicator based on contract signings, grew 1.5 % to 110.0 in September from a slight downward revision of 108.4 in August. With last month's gain, the index is now 2.4 % higher than last September (107.4) and has now risen year-over-year for 22 of the last 25 months.

[Lawrence Yun](#), NAR chief economist, says a robust increase in the West and a healthy bump in the South pushed pending sales upward in September. "Buyer demand is holding up impressively well this fall with Realtors® reporting much stronger foot traffic compared to a year ago," he said. "Although depressed inventory levels are keeping home prices elevated in most of the country, steady job gains and growing evidence that wages are finally starting to tick up are encouraging more households to consider buying a home."

In last week's report on September existing-home sales, according to Yun, there are many positive indicators showing that the housing market's overall health continues to improve as we near the end of 2016. In addition to sales matching their third highest pace (5.47 million) since February 2007 (5.79 million), distressed sales — foreclosures and short sales — fell to their lowest share since NAR began tracking them in October 2008 (4 %). Furthermore, sales to first-time buyers reached 34%, which matched the highest share since July 2012 and was up convincingly from September 2015 (29 %).

"The one major predicament in the housing market is without a doubt the painfully low levels of housing inventory in much of the country," added Yun. "It's leading to home prices outpacing wages, properties selling a lot quicker than a year ago<sup>2</sup> and the home search for many prospective buyers being highly competitive and drawn out because of a shortage of listings at affordable prices."

**Regional Breakdown:** The PHSI in the Northeast fell 1.6 % to 96.5 in September, but is still 7.7 % above a year ago. In the Midwest the index declined modestly (0.2 %) to 104.6 in September, and is now 1.0 % lower than September 2015. Pending home sales in the South rose 1.9 % to an index of 122.1 in September and are now 1.7 % higher than last September. The index in the West jumped 4.7 % in September to 107.3, and is now 4.0 % above 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.*

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Listings, showings and contacts are finally slowing down and we're now following up with scheduled closings. This is our normal seasonal slowdown which gives everyone a chance to catch up and rest up for next spring's activity. However, mortgage rates have receded to near-record lows, offering even lower borrowing costs to would-be home buyers and refinancers. There are fewer new listings this time of year, but sellers are more anxious to sell. So it is a very good time to shop for the best bargains. **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 **October 2016** are as follows:

- **HOMES:** 95↓ homes are listed (\$50,000 to \$5,600,000); 19 pending sales (\$69,900 to \$1,695,000);

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and 67 homes sold in 2016 (\$18,000 to \$1,750,000), totaling \$21,855,075, which was 93% of asking prices.

- **LAND:** 319↓ vacant lots are listed (\$7,000 to \$3,900,000); 11 pending sales (\$34,900 to \$698,500); and 79 lots sold in 2016 (\$600 to \$856,100), totaling \$6,347,350, which was 90%↓ of asking prices.

- **RANCHES:** 3↑ listed (\$3,700,000 to \$9,950,000); 1 pending sale (\$698,500), and 1 ranch has sold in 2016 (\$3,025,000), which was 92% of asking price.

- **COMMERCIAL:** 29↓ listed (\$44,500 - \$2,950,000); 1 pending sale (\$260,000); and 4 commercial properties have sold in 2016 (\$135,000 to \$585,000), totaling \$1,470,000, which was 97%↓ of asking prices.

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

➤ **MONTANA TRIVIA** → *Did you know that ... The Montana Heritage Commission has over 276 historical registered structures and over 1.2 million Americana artifacts it preserves, repairs and catalogs, which is recognized as one of the largest historic sites in the United States!* According to the Montana Office of Tourism, 2016 Traffic Counts show that **Virginia City and Nevada City are Montana's number one state-owned tourist destination for the 5<sup>th</sup> consecutive year** with over 500,000 tourists visiting from Memorial Day to Labor Day each year! MHC has contractual business relationships with over 42 concessionaires that help business and economic development across Montana. According to the 2016 Northern Rocky Mountain Economic Development District, their economic footprint is \$72.1 million for the state of Montana, with \$43.8 to Madison County, and contributes to 1,186 jobs. See more at: [www.virginiacitymt.com](http://www.virginiacitymt.com).



## 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**

***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.ennisartsassociation.org> – The Ennis Arts Association website for all artists!  
<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/](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  
<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](http://www.westyellowstonenet.com/skiing/cross_country_skiing.php) - Skiing Yellowstone Park Trails

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