

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for APRIL 2017



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY “HAPPENINGS”** → An **Easter Sunrise Service** was held at the golf course. → Between the rain drops and snowflakes, local kids searched for goodies at the annual **Easter Egg Hunt** at Lions Club Park. → And the adults searched for bargains at the annual Lions Club Auction at the Rodeo Grounds. → Dining options in the area are changing. The **Continental Divide** will only open for special private parties and offer catering; **Banditos** will be closed this summer as Amy will be focusing her attention on her restaurant at the Wells Fargo in Virginia City; a new Chinese restaurant will be opening in Virginia City, calling itself the **Jade Monkey**; and a new **Hot Dog café** will be opening next to the Copper



Door Kitchen store in Ennis. And we still have lots of **good eating options** in the valley, at the McAllister Inn, Sportsman’s Lodge, Ennis Sugar High, Pic-a-Nic Basket, Nacho Mama’s, Ennis Café, Alley Bistro, Escondido’s Mexican Café, Yesterday’s Soda Fountain, Bynee’s Sports Grill, Longbranch Saloon, Bear Trap Grill, Gravel Bar & Grill, Blue Moon Saloon, Grizzly Bar & Grill, and the Driftwater Resort. → The Ennis Big Sky Airport board is working on a new Master Plan to keep up with future demands,

<http://www.madisoniannews.com/a-master-plan-ennis-big-sky-airport-plans-for-future/>. → **Ennis Lake** will NOT be getting a “No Wake” restriction as MT FWP decided against adopting this restriction for 1.3 mile section of the river between the North Ennis Lake Bridge and the Madison Dam. → **The Mule Deer** population is up so good hunting in 2017! → and John Way of The Tackle Shop was awarded the 2017 **Orvis Outfitter of the Year!**

➤ **COMING MAY “HAPPENINGS”** → The annual **Mother’s Day Caddis Hatch** is one of the most anticipated events here in Southwest Montana. While it may not be as famous as the Salmon Fly Hatch, the fishing can be just as good. The sheer number of bugs that take to the air during the peak of the hatch is astounding. The Yellowstone and Madison Rivers have the premier Mother’s Day hatches and timing is everything. So dust off those waders! → The **Bale of Hay Saloon** in Virginia City will reopen for the season. → The 4<sup>th</sup> Annual **“Tap into Ennis Festival”** will be held on Saturday, May 20<sup>th</sup> from 3 - 7 PM in Lions Club Park. Lots of spirits, brew and food! → Plan ahead for the **Willie’s Annual Pig Roast** on June 3<sup>rd</sup> from noon to 6 PM with food, music and fun! → Madison River Foundation’s annual event, **“Catch the Hatch Fundraiser and**



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**Celebration**” to be held on June 24<sup>th</sup> at the Jumping Horse Barn.

➤ **MONTANA NEWS** → **Mountain Man, Don Nichols**, paroled! Remember when he made national headlines in 1984 after kidnapping an Olympic athlete and murdering a man who was coming to her rescue? The Montana State Prison Parole Board granted parole to the 86-year-old. Read all about this big adventure at:

[http://www.bozemandailychronicle.com/news/crime/mountainman-don-nichols-granted-parole/article\\_50e8a157-a692-5deb-9359-89fbbf9f164c.html](http://www.bozemandailychronicle.com/news/crime/mountainman-don-nichols-granted-parole/article_50e8a157-a692-5deb-9359-89fbbf9f164c.html). Nichols and his son had abducted Kari Swenson while she was running in the mountains near Big Sky. The two were eventually taken into custody by our then-Madison County Sheriff, **Johnny France**, who singlehandedly captured the fugitives. Johnny is a local hero and wrote the book, **Incident at Big Sky**. <http://www.madisoniannews.com/france-to-hall-of-fame/>.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**, May has arrived, green grass surrounds us and summer is on its way. It is a great time to be a fisherman in Montana and especially on the Madison River. Our snow pack is in great shape with well over 100%. This should ensure that we have cool water most if not all summer.



May is a great month to fish. We start off the month with a bang and the Mothers' Day caddis hatch. This is one of the best times of the year to catch a really large fish on a dry fly. Timing of this hatch is questionable and it is hard to hit but if you do, it is lights out fishing. Start by swinging emergers, mostly soft hackles and making sure they rise in the water column. Once it gets going a peacock caddis in size 12 or 14 usually does the trick. There is still a bunch of skwalas out there and the fish continue to look for the big bug. I would use

this as a searching pattern.

The standard nymph rigs will work all month long. Stones, worms and the like are still spring fare but keep the princes and pheasant tails handy. There is a real buffet out there right now in the water with lots of new life river wide. As the month rolls along we will see some of the dreaded snowmelt and high water. This should come around the end of the month and last into June. It's the summer season and things could not be better. Lots of opportunities in the fly-fishing world right now! Stop by the store and pick up the bugs you will need. We have new inventory arriving daily. **John Way**. <http://www.thetackleshop.com/>. **PS**, They just won the **Orvis Outfitter of the Year** at the annual Orvis Awards Banquet!!! **Way to Go, John!**



**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>

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➤ **WEATHER** → What a roller coaster weather ride we had in April! It is a real challenge to plan your wardrobe, never knowing what the day will bring! Many days included everything! – rain, snow, sun, hail, wind, fog, as well as perfection. We see green and are encouraged! The high for April was 68° with a low of 21° and 6.35” of precipitation! *Hooray!*

➤ **REAL ESTATE TIPS → BUYER BEWARE: UNDERSTANDING PROPERTY DISCLOSURES.** Buying a home can present hidden risks. While sellers must provide prospective buyers with complete and accurate descriptions of properties for sale, each state varies regarding the details sellers must legally disclose to buyers. A thorough home inspection by a licensed inspector should reveal structural and/or mechanical issues. Certain problems may require separate evaluations by trained specialists. Buyers should consider numerous issues when purchasing property, such as:



Home Condition – Structural

Roof; Foundation; Interior/exterior walls; Fireplace/chimney; Windows/doors; Ceilings; Garage; Patio/deck

Home Condition – Mechanical

Plumbing system; Electrical system; Heating and/or air conditioning; Sewer and/or septic system; Well & pressure tank; Built in appliances; Other systems and fixtures

Environmental Hazards

Asbestos; Lead-based paint; Meth lab use; Mold; Radon

Other Conditions

Termites; Flooding; Utility or other easements; Adjoining private roads; Shared driveways, walls or encroachments from or on adjacent property; Legal/Financial Considerations; Possible or probable short sale or foreclosure; Violation of building codes, zoning ordinances or other restrictive covenants; Zoning or covenants (restricting buyer’s intended use for the property); Homeowners association obligations; Tenancies, judgments or tax liens; Proposed assessments or zoning changes; Mechanics’ or other possible liens, and property corners/boundaries marked!

➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month*** → **TOP-OF-THE-WORLD VIEWS from this Hilltop Log Cabin!** Perfect get-away for vacations, this 780 SF cabin has 2 BR, 1 BA, full kitchen, lots of storage and PRIVACY! Great location, on 31+ acres, but just 7 miles from Ennis. Cabin is partially furnished, has a wood stove, propane FP and EBB heat, plus other creature comforts. Seasonal access at 50 W. Cottontail Run, Virginia City Ranches. **\$249,000.** MLS # 220111. <http://www.arrowreal.com/propDisplay.php?mlsID=220111>



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (April 27, 2017) — Pending home sales in March maintained their recent high level, but momentum slackened slightly in most of the country as dearth supply weighed on activity, according to the National Association of Realtors®. Only the South saw an uptick in contract signings last month. The **Pending Home Sales Index**, (PHSI), a forward-looking indicator based on contract signings, declined 0.8% to 111.4 in March from 112.3 in February. Despite last month's decrease, the index is 0.8% above a year ago.

Lawrence Yun, NAR chief economist, says sparse inventory levels caused a pullback in pending sales in March, but activity was still strong enough to be the third best in the past year. "Home shoppers are coming out in droves this spring and competing with each other for the meager amount of listings in the affordable price range," he said. "In most areas, the lower the price of a home for sale, the more competition there is for it. That's the reason why first-time buyers have yet to make up a larger share of the market this year, despite there being more sales overall."

Pointing to revealing data from the March Realtors® Confidence Index, Yun worries that the painfully low supply levels this spring could heighten price growth — at 6.8% last month — even more in the months ahead. Homes in March came off the market at a near-record pace, and indicating an increase in the likelihood of listings receiving multiple offers, 42% of homes sold at or above list price (the second highest amount since NAR began tracking in December 2012).

"Sellers are in the driver's seat this spring as the intense competition for the few homes for sale is forcing many buyers to be aggressive in their offers," said Yun. "Buyers are showing resiliency given the challenging conditions. However, at some point — and the sooner the better — price growth must ease to a healthier rate. Otherwise sales could slow if affordability conditions worsen." Yun forecasts for existing-home sales to be around 5.64 million this year, an increase of 3.5% from 2016 (5.45 million). The national median existing-home price this year is expected to increase around 5%. In 2016, existing sales increased 3.8% and prices rose 5.1%.

The PHSI in the Northeast decreased 2.9% to 99.1 in March, but is still 1.8% above a year ago. In the Midwest the index declined 1.2% to 109.6 in March, and is now 2.4% lower than March 2016. Pending home sales in the South rose 1.2% to an index of 129.4 in March and are now 3.9% above last March. The index in the West fell 2.9% in March to 94.5, and is now 2.7% 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 another busy month and it isn't even summer yet! When the inventory gets tight, buyers seem to get more anxious to buy something, before it's all gone. Keeps us hopping. This was the best winter for real estate sales we have seen in over 10 years! **We want to thank all of our clients and supporters!** 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 2017** are as follows:

- **HOMES:** 87↑ homes are listed (\$74,900 to \$7,500,000); 21↑ pending sales (\$60,000 to \$2,950,000); and 19↑ homes sold (\$26,500 to \$2,475,000), totaling \$7,467,500, which was **94%**↓ of asking prices.
- **LAND:** 299↑ vacant lots are listed (\$21,000 to \$3,300,000); with 12↑ pending sales (\$30,000 to \$265,000); and 17↑ lots sold (\$28,900 to \$195,000), totaling \$1,238,400, which was **91%**↓ of asking prices.
- **RANCHES:** 2↑ listed (\$3,150,000 to \$9,950,000); 1 pending sale (\$6,750,000), and 1 ranch sold (\$1,000,000), which was 83% of asking price.
- **COMMERCIAL:** 26↓ listed (\$44,500 - \$987,000); 1↑ pending sale (\$2,950,000); and 2 commercial properties sold (\$73,000 to \$235,000), totaling \$308,000, which was **87%** of asking prices.

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

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➤ **MONTANA TRIVIA** → *Did you know...that Montana has only one Area Code, and that is “406”??* On Thursday, April 6, 2017, designated “**406**” Day, Governor Steve Bullock announced, “*It’s no secret that Montana is the best state in the nation to live, work, and play,*” Governor Bullock said. “*We are one big town with a really long Main Street, we have the kindest people with a can-do attitude, the most spectacular public lands for all to enjoy, and a unique ingenuity that creates thriving businesses and a growing economy.*” Governor Bullock highlighted the following accomplishments in honor of the unofficial state holiday, **406 Day**:



**4** – for an unemployment rate **below 4%**, for topping the nation in entrepreneurial activity for the **4<sup>th</sup> year** in a row, and for the **4<sup>th</sup> most** microbreweries per capita.

**0** – for a **0%** statewide general sales tax and for **0 acres** of federal public lands sold to the highest bidder.

**6** – for the **6<sup>th</sup> best** state for businesses taxes, for the **6<sup>th</sup> fastest** wage growth, and for a **\$6 billion** outdoor recreation economy.

## ***SEE YOU IN MONTANA!***

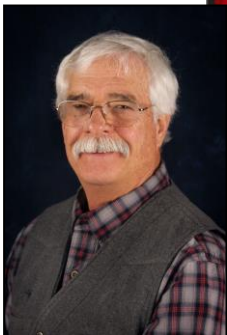


**Don & Toni Bowen**, *Broker Associates and Accredited Buyer Representatives, with over 75 years of combined real estate experience - covering residential, commercial, vacant land & ranch properties in the Madison Valley. We are in the business of "match making."*



*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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