

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for AUGUST 2017



Trout live in nice neighborhoods



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → The Noxious Weed Fund Raiser was a huge success. → The **Road Agent Rally** attracted all kinds of things on wheels! → The Yellowstone Outlaw Regulators and the Cowboy Mounted Shooting Assoc. presented the **Diamond P Shootout** in West Yellowstone. → A Presentation on **Sandhill Cranes** was given at the Ruby Habitat Foundation’s Visitor’s Center. → The **Madison County Fair** has been drawing crowds to this old-fashioned, small-town experience since the late 1880’s! → The **Big Sky Classical Music Festival** was a popular event on the mountain. → The **Virginia City Art Show** and the **Madison Valley Arts Festival** attracted large crowds to Virginia City and Ennis. → Gentlemen and ladies in period dress attended the **Victorian Ball** in Virginia City. → Eager sportsmen flocked to the **Shedhorn Sports Rendezvous Sale**. → The Madison Valley Medical Center Auxiliary **“Home Tour”** raised \$\$\$ for the hospital. → The new **Fly Fishing Festival** was a success on the Labor Day Weekend and plans are in the works for next year. → The Madison County experienced 95% coverage for the **Solar Eclipse** event. → 190 motorcycles roared through Ennis on the 19th on their way from Helena to West Yellowstone, the 4th Annual Montana **RIDE TO REMEMBER** on US 287, the POW/MIA Highway. It was awesome and reverent. → **Fishing restrictions** have been lifted on the Big Hole and



Lower Beaverhead Rivers. Check for up-to-date info at <http://fwp.MT.gov/news/restrictions>.

➤ **COMING SEPTEMBER “HAPPENINGS”** → Become a member of the Bootlegger Club at **Willie’s Distillery** before 9/8 and come to their exclusive BBQ and live band! → A special plaque dedication will be held at the **Madison Valley Veterans Memorial** at 11 AM on the 4th, honoring current & deceased Army Green Beret Veterans. → Have Kids? Sign up for **Family Fishing Day** at the Ruby Habitat Foundation’s Woodson Ranch on the 4th. Contact dave@Rubyhabitat.org. → Check out stock at the **Open Consignment Horse Sale** at Headwaters Livestock in Three Forks on the 21st. → Be a part of the **Main Street Mingle** that includes Plain Jane’s, the Pic-A-Nic Basket and Right Angle Framing & Art Gallery on the 22nd. → Sign up for a Women’s Fly Fishing School & Luxury Retreat at the Madison Valley Ranch, for instruction, relaxation and FUN! Contact flyshop@montanatROUT.com, www.montanaTrout.com. → Early Warning! The **Varney Bridge** replacement project is scheduled to begin in October and should take 60 days to complete.



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➤ **MONTANA NEWS** → Montana is burning. The governor declared a **State of Disaster in Montana** on 9/1. Four thousand firefighters, 125 aircraft and 350 MT National Guard troops battled 40 wildfires this summer that scorched 655,170 acres with 23 still actively consuming land statewide. Local ranchers are helping ranchers affected by the fires in Eastern MT with money, feed for livestock, bee hive relocation, fuel and supplies for fencing. There are no fires burning in Madison Co, at this time, however the fires burning all around us have kept the valley covered with hazy smoke for most of the summer. A county Burn Ban is in effect. FWP has announced Stage One Fire Restrictions that covers fishing access

sites, state parks and wildlife management areas. Go to <https://firerestrictions.us/mt/>. → The Montana Department of Livestock reported one Madison County heifer tested positive for **Brucellosis** and that ranch has been placed under quarantine. Montana ranchers are committed to prevention.

➤ **HUNTING REPORT** → Healthy antelope populations remain steady in Madison County! The 2017 Big Game Season starts Sept. 2. Bow hunters can take antelope, bighorn sheep, black bear, deer, elk and mountain lion. The General Season starts October 21, but check <http://fwp.mt.gov/hunting/> for specific details. → I hope the deer and antelope that have been eating my flowers, bushes and trees all summer, run right into some hunters!



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop.** The calendar might say it is September out there but currently we feel more like July. Highs above 90 make it feel more like the heat of summer than the transition to fall. Knowing Montana, this will not last. This last bout of heat will go away and we will be left with layers, hats and waders for another 8 months. Enjoy it while it lasts.



As the month starts we will be in the late summer game. If you want to stay bent, try a bunny and a bead under an indicator. We like miniloop sculpin, Mr, Crepo, Trevor or Shelia for the bunny fur. As for the bead, keep “shiny and tiny” in mind. Lightning bugs, princes, and those flashy may fly imitations. You can run 2X to the bunny but go with the 3X for the bead head. For you dry fly guys, ants, hoppers, nocturnal stones and general attractors will take fish. We really like an ant behind a Morrish Hopper .

As the month rolls along, expect the first real fall days. Usually we get a storm about mid-month that has the first cold north wind and snow dusting on the Mountains and good rain for the valley. Once this transition storm happens, we will be in fall and the fish will feel it. Not sure when it will snow, but it will. Once this happens, keep going with the streamer game and it will only get better. The next real hatch is the Blue Winged Olives and they love bad weather. The nastier the fall day the better. Lots to look forward to this month. It is getting better each day so stay tuned. Lots of good sales this month in the store. Stock up on flies and essentials at a great price. Rods/reels and waders are all 30% off all month. **FishEnnis**, from John Way, The Tackle Shop in Ennis, at <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.montanatrou.com/>
- ✦ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>

➤ **WEATHER** → Debris from fires presented semi-hazardous air quality for Madison County and is still considered at a “moderate” level, but we can still barely see the mountains! August was mostly hot and dry with a daytime high of **93.0°** and a nighttime low of **35.1°**. The average precipitation for August is 1.23” and we received .97” total for August.



➤ **REAL ESTATE TIPS → THE BEST TIME TO SELL A HOME – and WHY?** Time is really everything when it comes to the best time to sell a house. According to Anne Miller on Realtor.com, Getting your asking price, and even attracting multiple buyers, can simply be a factor of the time of year when the home is sold. *(But we know that if your property is NOT on the market, it will probably not sell! We are no longer a seasonal market, with no many buyers shopping on line!)*

Spring and summer – best time to sell a house? Spring brings rain and flowers – and possibly extra green in the final sales price of your home. Families like to move during the summer when there’s a break in the school calendar so they don’t have to pull their children from class, and so they are well-settled before the new school year. Plus, it’s often easier to move in the warm spring and summer months than during winter snows. Realtors say 50% of homes are sold during the summer. (And that is certainly true in Montana!)

Fall and winter – best time to sell a house? Maybe your employer notified you of a job relocation in the fall and you missed the best time to sell a house. Don’t despair. If you are selling your home in the fall, you can stage your open house with the warmth of the turning season to add to the appeal. Accentuating your landscaping with seasonal decorations, such as pumpkins and gourds, will appeal to the potential homebuyers. The winter season isn’t a favorite for homebuyers to view homes, but holiday ornaments add charm and help homes sell during the winter season. Owners who put their home on the market during the winter may be more eager to move, and so might close faster. Prices may also dip compared to the busy summer market, since there’s less demand. *(But there is also less competition!)* And you might find it easier to schedule time with experts, such as home inspectors; or have a faster turnaround on services during the slower time of year.

Geography, geography, geography! Selling a home quickly may not only be contingent on a season. The geography of your home may be a contributing factor to the best time to sell a house. Florida’s large snowbird population makes winter months attractive due to the warm weather. The heat and humidity of Florida summers can make that season less than ideal for selling. For all those reasons, evaluate your location and weather before planning to present a new home to the real estate market. **(Here in Montana, summer and winter are both strong selling seasons.)**

Have a Plan. Sometimes personal situations prevent selling a home during the prime season. **A good Realtor can help you sell a home, in any season!**

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➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month* → **EXCEPTIONAL GOLF COURSE HOME!****



This custom home of 1,704 SF is on .73 acre, has 3 BR, 2.5 BA, cook's kitchen, vaulted ceilings, stone FP, great floor plan and 2 covered decks with great views! Close to town, near the Third Hole and just a short drive to river and Nat. Forest access. 2 Hilgard Ct, Valley Garden Golf Village. **\$349,500.**



➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (August 31, 2017) – Pending homes sales stumbled in July for the fourth time in five months as only the West saw an increase in contract activity, according to the National Association of Realtors®. The **Pending Home Sales Index**, (PHSI), a forward-looking indicator based on contract signings, decreased 0.8 % to 109.1 in July from a downwardly revised 110.0 in June. After last month's decline, the index is now 1.3% below a year ago and has fallen on an annual basis in three of the past four months.

Lawrence Yun, NAR chief economist, says the staggering inventory woes throughout the country continue to stall contract activity. *"With the exception of a minimal gain in the West, pending sales were weaker in most areas in July as house hunters saw limited options for sale and highly competitive market conditions,"* he said. *"The housing market remains stuck in a holding pattern with little signs of breaking through. The pace of new listings is not catching up with what's being sold at an astonishingly fast pace."*

According to Yun, in the past five years, the national median sales price has risen 38%, while hourly earnings have increased less than a third of that (12%). This unsustainable trend is putting considerable pressure on affordability in some markets – especially for prospective first-time buyers – and is pricing out some households who would otherwise be looking to buy a home. Despite this growing obstacle, Yun says data and feedback from Realtors® continues to confirm that the slowdown in existing sales since spring is the result of a supply problem and not one of diminished demand. *"Buyer traffic continues to be higher than a year ago, the typical listing has gone under contract within a month since April, and inventory at the end of July was 9.0% lower than last July,"* said Yun. *"The reality, therefore, is that sales in coming months will not break out unless supply miraculously improves. This seems unlikely given the inadequate pace of housing starts in recent months and the lack of interest from real estate investors looking to sell."*

With autumn at the doorstep, Yun expects existing-home sales to close out the year at around 5.49 million, which is only an increase of 0.7% 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 combination of weaker contract signings and the expected pause in activity in the Houston region because of Hurricane Harvey will likely slow overall sales growth in coming months,"* said Yun.

The PHSI in the Northeast inched backward 0.3% to 97.7 in July, but is still 2.4% above a year ago. In the Midwest the index decreased 0.7% to 103.3 in July, and is now 2.8% lower than July 2016. Pending home sales in the South declined 1.7% to an index of 123.1 in July and are now 0.2% below last July. The index in the West expanded 0.6% in July to 102.3, but is still 4.0% below a year ago.

The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.2 million members involved in all aspects of the residential and commercial real estate industries.

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → We have barely survived August and looking forward to September! Most of the parties and socializing are about over so we can catch up on sleep and down on calories! The **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **August 2017** are as follows, with **Close Price to List Price Ratio of 93.8%**:

- **HOMES:** 109↑ homes listed (\$105,000 to \$7,500,000); 23 pending sales (\$69,900 to \$2,950,000); and 57 homes sold in 2017 (\$26,500 to \$2,475,000), totaling \$16,955,100.
- **LAND:** 314↓ vacant lots listed (\$22,000 to \$3,300,000); with 12↓ pending sales (\$21,000 to \$300,000); and 59 lots sold in 2017 (\$22,000 to \$1,875,000), totaling \$7,595,460.
- **RANCHES:** 4 listed (\$3,150,000 to \$14,950,000); 0 pending sales, and 2 ranches sold in 2017 (\$1,000,000 to \$5,350,000), totaling \$6,350,000.
- **COMMERCIAL:** 23↓ listed (\$115,000 to \$987,000); 4↑ pending sales (\$75,000 to \$2,950,000); and 2 commercial properties sold in 2017 (\$73,000 to \$235,000), totaling \$308,000.

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

➤ **MONTANA TRIVIA** → *Did you know...* those big white birds perched out on rocks out in the river are pelicans? And they are the same species that you see on the coasts! The brown pelicans are the seafaring type and these white pelicans are interior birds. They usually nest on land or on islands in the water, as they can't walk very far. They have one of the largest wingspans among North American birds, second only to the California condor. Several colonies of the white pelicans have breeding grounds in Montana, the closest to Madison County being on Canyon Ferry. Read more about these big, beautiful birds at <http://fwp.mt.gov/mtoutdoors/HTML/articles/portraits/2015/pelican.htm#.WaxlPdSGPcs>.



SEE YOU IN MONTANA!



Our ERA Landmark Arrow Real Estate Team:

- **Debbie Reilly-Richardson, Office Manager**
- **Jonathan Nutt, Broker Associate,**
- **Ron Gay, Sales Associate**
- **Toni Bowen and Don Bowen, Broker Associates and Accredited Buyer Representatives, with over 75 years of combined real estate experience.**

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/ - 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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