

# THE STRAIGHT SHOOTER

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



*Trout live in nice neighborhoods*



- **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → In spite of the chilly, rainy weather, town was packed for the Annual **Hunters Feed**, with the Sportsman’s Lodge winning the Best Non-Chili dish with their *Elk Steak and Risotto with Wild Mushroom Sauce!* The most unusual dish was the *Growler Pasties* at the First Madison Valley Bank and the Trout Stalkers Outfitter & Fly Shop was the Best Chili winner! → Lots of strange noises were coming from **Willie’s Distillery** during the **Critter Call Competition**, following the Hunters Feed. → There were **Geology and Prospecting Mining Field Trips** around the area for rock hounds. → The **Blue Moon Saloon** hosted a Halloween Costume Party and the Lions Club held their annual **Halloween Carnival & Bingo**. There is always SOMETHING to do around here!



- **COMING NOVEMBER “HAPPENINGS”** → Dig out your Sunday best for the **Marine Corps Birthday Dinner** on the 10<sup>th</sup>. This is a very popular and important event where veterans from all branches are honored for their service. Call (406) 589-4650 for info/tickets. → Bring your imagination to the **Ornament Making Workshop** on Saturday the 11<sup>th</sup> at the Elling House Arts & Humanities Center. [info@ellinghouse.org](mailto:info@ellinghouse.org). → The annual **Holiday Bazaar** is sponsored by the Madison Valley Woman’s Club and always held on the Saturday after Thanksgiving so plan to check out all the wonderful items at the Ennis Elementary School Gym on the 25<sup>th</sup>, from 9 – 4. → As the weather cools off, soaking at the **Norris Hot Springs** sounds even better – with live music and food! → Head out to the **Community Bazaar in Pony** on the 18<sup>th</sup>. → New **Gallery** opening next to Trenz! → And there are still lots of things to do in and around Ennis! Live music at **Willie’s Distillery**, the **Pony Bar**, **Norris Hot Springs** and the **Gravel Bar**. Movies at the **Madison Theatre** and fun at the **Bowling Alley!**



- **MONTANA NEWS** → 2017 is likely the most expensive **fire season** in Montana history, with over \$74 million spent on fire suppression. More attention is being given to **forest management**. Increasing timber harvest would have several advantages: 1) The Forest Service could generate income to help offset its budget. 2) Firefighting expenses (*now over 50% of their total*) would be reduced. 3) The negative impact of these fires on Western tourism would be mitigated. 4) Public health concerns from breathing all that smoke would be reduced. 5) And the same groups who claim to be concerned about carbon releases in the atmosphere should be lining up to support this! Interior Secretary Zinke, Congressman Gianforte and their cabinet counterparts can help, but it will take congressional action to modify the laws now being abused by environmental groups to stop even commonsense timber harvesting.



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➤ **HUNTING REPORT** → Populations are up, harvest is down, but there is still lots of time to fill your tag! Weather is coming in to bring the elk down into the valleys. But the deer are everywhere! → Why not mentor a young hunter? The "**Apprentice Hunter**" law was enacted by the 2015 state Legislature creating the opportunity for youth 10-17 years of age to hunt without completing hunter education. <http://fwp.mt.gov/hunting/licenses/all/apprenticeHunter/default.html>.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**. As I write this we are getting the first real snow of the season in the town of Ennis. While the hunters in the hills love the white stuff usually fisherman take this as a signal that the season is done. This is far from the truth. In fact, we always see the largest brown trout of the year caught in November.

It is a streamer and nymph paradise right now. For the bobber lobbbers who want to stay hooked up think the egg. Whitefish and browns are spawning in the river right now so the egg is available to all the fish. Whitefish in particular are broadcast spawners so they spew eggs all over the river bank and not in a redd or nest. This makes lots of little yellow eggs trout food. Fish these on a stout tippet like 2X and you will catch most of the fish you hook. Our favorite this time of year is the otter soft milk egg and the crystal meth egg. Other options include the worm, zebra midge, and olive pheasant tails.

For the streamer guys think low and slow. The water is cold so the fish will not move much even for a big mac. Get it in their face with a little twitch and you will be rewarded. Stout tippets and lots of lead are the nature of the beast in November. Dry fly guys have to pick their days. Yes, there are still hatches of BWO's and midges but watch the wind and temps. Best days are warm days with no wind - a rarity in the Madison Valley this time of year. If you do hit it right watch for heads behind rocks and on the inside of turns. Think slower water. Lots of elbow room on the river this time of year as everyone is more concerned on getting their elk and not brown trout. Get out and get a line wet, as it might just be the best fishing of the year.

Lots of great pre-holiday and end of season sales in the store. The New Helios 3 rods are in stock. Come cast one and see for yourself what the hype is all about. **FishEnnis**, from John Way, The Tackle Shop in Ennis, **The 2017 Orvis Outfitter of the Year!** Check it out 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.montanatroutr.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>

➤ **WEATHER** → Wetter, cooler winter predicted for much of Montana, by NOAA. But October was fairly dry and offered beautiful Fall weather. The Canadian Geese are confused! They are hanging out in the fields, not sure whether to stay here or keep flying south! With a daytime high of **71°** and daytime low of **46°**, a nighttime high of **49°** and nighttime low of **16°**. The average precipitation for October is **1.02"** and we received just **.53"** for the month. But water levels are above normal. So, we are good.

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➤ **REAL ESTATE TIPS → ARSENIC** (*it's not only found with old lace, but also in your well water!*) **WHAT YOU NEED TO KNOW!**

If you drink water from a private well, it's unlikely that you've had it tested for **arsenic**. More than 40 million Americans drink from such wells and it is estimated that as many as 3 million consume water that wouldn't meet EPA standards for this contaminant.

**As**

- Arsenic is a semi-metallic element that occurs naturally in rocks, soils and waters that come in contact with these rocks and soils. It is odorless and tasteless.
- Exposure to arsenic at high levels poses potential serious health effects and is a known human carcinogen. It has been reported to affect the vascular system in humans and has been associated with the development of diabetes. Observable symptoms of arsenic poisoning are thickening and discoloration of the skin, stomach pain, nausea, vomiting, diarrhea, numbness in hands and feet, partial paralysis and blindness. Other harmful effects include bladder, lung, liver and skin cancer, heart disease, strokes and mental & physical deficits in children.
- Arsenic enters the body principally through the mouth and may be inhaled, but only small amounts may enter the body through the skin.
- Exposure to Arsenic in drinking water has been identified as a health concern in regions of the US where bedrock contains unusually high levels of arsenic, such as areas of **New Hampshire, Maine, Michigan and regions in the Southwest and the Rockies.**
- Arsenic can also be released into the environment through volcanic action and forest fires as well as from paints, dyes, metals, drugs, soaps and agricultural applications, mining and smelting.
- Private well water should be tested annually for bacteria, nitrates and arsenic. Testing should be conducted by a certified drinking water laboratory.
- The EPA has established the current maximum contaminant level for arsenic at 10 micrograms per liter, though it is said there is essentially no safe level of the toxin.
- If you discover that your water has arsenic in it, you can install a reverse osmosis filter next to your kitchen sink for about \$200, but be sure to consult a local water professional for advice before purchasing a water treatment system. Boiling water does **not** reduce arsenic in water.
- For more information, contact your state DEQ, County Health Department, or search on line. Go to websites such as the EPA, general info at: [www.wellowner.org](http://www.wellowner.org), or in Montana, go to: [https://deq.mt.gov/Portals/112/Water/WPB/SWP/Guidance/Factsheet\\_115\\_Arsenic\\_in\\_drinking\\_water.pdf](https://deq.mt.gov/Portals/112/Water/WPB/SWP/Guidance/Factsheet_115_Arsenic_in_drinking_water.pdf).

➤ **FIND A HOME FOR YOUR SOUL ... OR GREAT HUNTING PROPERTY!** *Featured Property of the Month* → REMOTE, WOODED AND WILD! Bordering National Forest, end-of-the road privacy and access into thousands of acres of the Gallatin National Forest. Located in the Reynolds Pass area, off US Hwy 87, approximately 30 minutes to Yellowstone National Park. There are three contiguous 20-acre lots available offering views, privacy, wildlife and unlimited recreational opportunities. Lot 11 = \$87,900 MLS 300200, Lot 12 = \$99,900 MLS 300224, Lot 13 (bordering Nat. Forest) = \$199,000 MLS 300855, OR buy all 60 acres for **\$365,000!** GoogleEarth: 44.773146°, -111.440873°



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➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (October 26, 2017) — Pending home sales were unchanged in September, but activity declined on an annual basis both nationally and in all major regions, according to the National Association of Realtors®. The **Pending Home Sales Index** (PHSI), a forward-looking indicator based on contract signings, was at 106.0 in September (unchanged from a downwardly revised August figure). The index is now at its lowest reading since January 2015 (104.7), is 3.5% below a year ago, and has fallen on an annual basis in five of the past six months.

Lawrence Yun, NAR chief economist, says the quest to buy a home this fall continues to be a challenging endeavor for many home shoppers. *“Demand exceeds supply in most markets, which is keeping price growth high and essentially eliminating any savings buyers would realize from the decline in mortgage rates from earlier this year,”* he said. *“While most of the country, except for the South, did see minor gains in contract signings last month, activity is falling further behind last year's pace because new listings aren't keeping up with what's being sold.”*

Added Yun, *“Hurricane Irma's direct hit on Florida weighed on activity in the South, but similar to how Houston has rebounded after Hurricane Harvey, Florida's strong job and population growth should guide sales back to their pre-storm pace fairly quickly.”* As has been the case most of the year, Yun says the ongoing supply constraints continue to squeeze prospective buyers the most at the lower end of the market. Last month, first-time buyers were 29% of all transactions, which matched the lowest share in exactly two years. Furthermore, existing sales were down notably on an annual basis in the price range below \$250,000, but up solidly the higher up the price bracket.

*“Buyers looking for a little relief from the stiff competition from over the summer may unfortunately be out of luck in the coming months,”* said Yun. *“Inventory starts to decline heading into the winter, and many would-be buyers from earlier in the year are still on the hunt to find a home.”*

The PHSI in the Northeast rose 1.2% to 94.5 in September, but is still 2.4% below a year ago. In the Midwest the index climbed 1.4% to 102.9 in September, but remains 2.5% lower than September 2016. Pending home sales in the South decreased 2.3% to an index of 115.9 in September and are now 5.0% below last September. The index in the West grew 1.9% in September to 102.7, but is 2.9% 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.*

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Our office is still busy processing transactions and still receiving new offers. Hunters have other things on their minds and skiers and snowmobilers aren't here yet. A little break would be nice. 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 **October 2017** are as follows:

- **HOMES:** 94↓ homes listed (\$125,000 to \$7,500,000); 18↓ pending sales (\$119,000 to \$485,000); and 81 homes sold in 2017 (\$26,500 to \$2,550,000), totaling \$25,989,850, which was 95.4% of list prices.
- **LAND:** 303↓ vacant lots listed (\$21,000 to \$3,300,000); with 5↑ pending sales (\$22,000 to \$3,300,000); and 72 lots sold in 2017 (\$22,500 to \$1,875,000), totaling \$8,320,560, which was 84.9% of list prices.

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- **RANCHES:** 3↓ listed (\$3,300,000 to \$14,950,000); 1 pending sale (\$2,850,000), and 2 ranches sold in 2017 (\$1,000,000 to \$5,350,000), totaling \$6,350,000. No listing/sold ratio data.
- **COMMERCIAL:** 21↑ listed (\$115,000 to \$987,000); 1 pending sale (\$180,000); and 4 commercial properties sold in 2017 (\$35,000 to \$240,000), totaling \$583,000. No listing/sold ratio data.

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

➤ **MONTANA TRIVIA** → *Did you know that...*

Montana is called the Treasure State because of all the buried treasure? The metals under the mountains, the gold and the silver and the copper made now-struggling Butte so powerful in the copper-desperate days of World War II that it dropped its Montana affiliation altogether and started advertising itself as Butte, U.S.A. Montana is referred to as the "Treasure State" because of its rich mineral reserves. Mining has been an economic cornerstone of the state and the state's motto 'Oro y Plata,' (Spanish for gold and silver), refers to two of the minerals that gave rise to the nickname. But there is a downside to all the mining activity. Even though regulations require mining companies to follow certain guidelines in their activities and reclamation, the after effects are still affecting Montanans in some areas, such as Anaconda and Butte. For example, arsenic was recently found in a sandbox in a playground in Anaconda. We support responsible mining and hope safer ways of processing our minerals continue to be found.



***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/](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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