

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for FEBRUARY 2018



Trout live in nice neighborhoods



➤ **MADISON VALLEY FEBRUARY “HAPPENINGS”** → Ennis Native, Justin Luebke has created an Award-winning documentary about the life of “Doc” Losee. Doc passed away in May of 2017 at age 98. Read more at: <http://smalltowndocumentary.com/the-legendary-ronald-doc-losee/> Anyone who lives in the Madison Valley must have their own copy of the book, “Doc” as a Requirement of Residency! → **Big Sky** is booming and the Madison Valley benefits in many ways. Road passes are available on a limited basis and skiers are enjoying the approximately 300+ inches of snow thus far with a 102-inch base at 9,000 feet! → A spectacular 5-course/wine pairing **Valentine’s Day Dinner** was a culinary extravaganza, held at the **Sportsman’s Lodge** on the 14th. → And **Willie’s Distillery** hosted a Valentine’s Day Party with special drinks and snacks.



➤ **MADISON VALLEY MARCH “HAPPENINGS”** → ENNIS, on the Madison River, was named for **William Ennis**, who was one of the first three men to locate in the Madison Valley. Ennis was born in County Down, Ireland, on **March 17, 1828**. He came to the United States when he was fourteen and to Montana in 1863. For a while he lived in Bannack, then came to the Madison, where in 1879 he built a store. He became the first postmaster when the office opened in 1881, and for the next eighty-six years Ennis postal service was in the hands of his family; his daughter, Jennie Ennis Chowning, was postmaster 1898-1940; a granddaughter, Winifred Chowning Jeffers held the office 1940-67. In 1873, Ennis took his family through Yellowstone--these were the first white children to see the Park. William Ennis was shot on June 18, 1898--while standing in front of the Madison House in Virginia City--by a neighbor who was angry because of an unfounded rumor that Mr. Ennis had maligned his character. He died of his wounds on July 4th. The Madison Valley History Assoc. will celebrate at 4PM on the 15th at the Senior Center with cake, ice cream and a presentation. → There will be a presentation on **Noxious Weeds** at the Ennis School on the 7th at 6 PM. → Grab the kids and head for West Yellowstone March 3-4 for the **Kids “N” Snow Festival**. → And locally, live music at **Willie’s Distillery**, **the Pony Bar**, **Norris Hot Springs (Water of the Gods)** and the **Gravel Bar**. Movies at the **Madison Theatre** and fun at the **Bowling Alley!**

➤ **MONTANA NEWS** → The Olympics may be over, but there’s one world record that Montana already has locked down: *world’s largest bighorn sheep ram!* The Boone and Crocket Club confirmed that a 9-year-old ram that died of natural causes at a Montana state park is a shoe-in as the new world record bighorn sheep.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**. March has arrived, and old man winter is still hanging on in a big way. It actually feels more like January than

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March. While this is not so good for the short-term-fish-catcher it will pay dividends later in the summer. We are currently sitting at 129% of normal on snow pack for this time of year. This should ensure a full lake and cold clean water all summer. This is going to be a double whammy as this will be the first full year the Hebgen Dam is fully restored all year and pulling water from the bottom of the lake. With all this combined we are in for a great season.

While the weather right now is horrible for fishing, it will change. Usually mid-month we start to see the real start of spring. Temps with highs above 45 and a little moderation in the weather. When this hits, be ready. The fish will come out of winter hungry and ready to eat.

If you need to catch a fish today keep it simple with nymphs like zebra midges and san juan worms. As the month rolls along we will see the fish start to get on the egg. When this happens watch out. Fish egg patterns like the Crystal Meth on a stout leader. Remember the fish will still be in the winter spots. So, concentrate on deeper runs with less current. If you're not hitting the bottom every 3 casts or so, add some lead. We will also see our first real dry fly fishing of the year. Midges are still on the menu all month long. Buzz balls, Griffiths gnats, and para midges should take all risers. Fish this on a 4 X tippet.

If you're a streamer junkie, it is about your time. When the fish come out of hibernation they want food and what is better when you're hungry than a big mac? Fish natural streamers dead drift with a slight twitch on a heavy short leader.

Lots of good stuff to come this month so just hang on tight. Come by the store for some hot Black Rifle Coffee and to look over all the new merchandise. **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.montanatrout.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>



➤ **WEATHER** → Winter is back! A few nice cold days but not cold enough for the river to gorge yet! February saw a daytime high of 52° and daytime low of 3°, a nighttime high of 39° and nighttime low of -19°. The average precipitation for February is .48" and we received 3.39"! → Snowpack is above normal, to date, but experts say, "It doesn't matter where you are halfway through it, it matters where you're at when it wraps up." Snowpack typically peaks during April or May. So, keep your fingers crossed!

➤ **REAL ESTATE TIPS** → **GET PRE-APPROVED!** NAR President Elizabeth Mendenhall, a sixth-generation Realtor® from Columbia, Missouri and CEO of RE/MAX Boone Realty, says Realtors® in several markets are reporting that the spring buying season appears to be starting early this year.

"Those planning to buy a home this spring should look into getting pre-approved for a mortgage now and start having those serious conversations with their real estate agent on what they're looking for in a home and where they want to buy," she said. "With demand exceeding supply in most areas, competition will

only heat up in the months ahead. Beginning the home search now could lead to a successful and less stressful buying experience.”

Be prepared to provide the following: Proof of Income; Proof of Assets; Good Credit; Employment Verification; and Documentation.

➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month*** → **Plan to own a piece of Montana!** There is still an abundance of wonderful, buildable lots, from ½ acre to 20 acres, just waiting for a charming cabin to be built. There is still time to make your Montana Dream come true. But Bozeman and Big Sky are booming and land in the Madison Valley will not always be as plentiful nor affordable, as it is now. Lots are available from one end of the valley to the other, with a variety of features and prices. Let us help you find your little piece of Montana Heaven.



➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (February 21, 2018) — Existing-home sales slumped for the second consecutive month in January and experienced their largest decline on an annual basis in over three years, according to the National Association of Realtors®. All major regions saw monthly and annual sales declines last month.

Lawrence Yun, NAR chief economist, says January’s retreat in closings highlights the housing market’s glaring inventory shortage to start 2018. *“The utter lack of sufficient housing supply and its influence on higher home prices muted overall sales activity in much of the U.S. last month,”* he said. *“While the good news is that Realtors® in most areas are saying buyer traffic is even stronger than the beginning of last year², sales failed to follow course and far lagged last January’s pace. It’s very clear that too many markets right now are becoming less affordable and desperately need more new listings to calm the speedy price growth.”*

Total housing inventory at the end of January rose 4.1% to 1.52 million existing homes available for sale, but is still 9.5% lower than a year ago (1.68 million) and has fallen year-over-year for 32 consecutive months. Unsold inventory is at a 3.4-month supply at the current sales pace (3.6 months a year ago).

“Another month of solid price gains underlines this ongoing trend of strong demand and weak supply. The underproduction of single-family homes over the last decade has played a predominant role in the current inventory crisis that is weighing on affordability,” said Yun. *“However, there’s hope that the tide is finally turning. There was a nice jump in new home construction in January and homebuilder confidence is high. These two factors will hopefully lay the foundation for the building industry to meaningfully ramp up production as this year progresses.”*

According to Freddie Mac, the average commitment rate for a 30-year, conventional, fixed-rate mortgage moved higher for the fourth straight month to 4.03% in January from 3.95% in December. The average commitment rate for all of 2017 was 3.99%. *“The gradual uptick in wages over the last few months is a promising development for the housing market, but there’s risk these income gains could be offset by the recent jump in mortgage rates,”* said Yun. *“That is why the pace of added new and existing supply in the months ahead is worth monitoring. If inventory conditions can improve enough to cool the swift price growth in several markets, most prospective buyers should be able to absorb the higher borrowing costs.”*

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January existing-home sales in the Northeast declined 1.4% to an annual rate of 730,000 and are now 7.6% below a year ago. The median price in the Northeast was \$269,100, which is 6.8% above January 2017. In the Midwest, existing-home sales dipped 6.0% to an annual rate of 1.25 million in January and are now 3.8% below a year ago. The median price in the Midwest was \$188,000, up 8.7% from a year ago. Existing-home sales in the South decreased 1.3% to an annual rate of 2.26 million in January and are 1.7% lower than a year ago. The median price in the South was \$208,200, up 4.3% from a year ago. Existing-home sales in the West fell 5.0% to an annual rate of 1.14 million in January and are now 9.5% below a year ago. The median price in the West was \$362,600, up 8.8% from January 2017.

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** → Starting to slow down. **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 **February 2018** are as follows:

- **HOMES:** 72↓ homes listed (\$119,000 to \$7,500,000); 14↑ pending sales (\$243,500 to \$799,000); and 11 homes have sold in 2018 (\$149,900 to \$703,000), totaling \$3,886,400, at 95.5% of list prices.
- **LAND:** 274↓ vacant lots listed (\$23,900 to \$3,300,000); with 7↓ pending sales (\$38,000 to \$160,000); and 38 lots have sold in 2018 (\$17,400 to \$280,000), totaling \$1,082,500, at 93.9% of list.
- **RANCHES:** 3 listed (\$3,300,000 to \$14,950,000); 1 pending sale (\$2,850,000), and 0 ranches have sold in 2018, so far!
- **COMMERCIAL:** 21 listed (\$44,500 to \$890,000); 0 pending sales; and 2 commercial properties have sold in 2018 (\$120,000 to \$465,000), totaling \$585,000, at 92.9% of list prices.

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

➤ **MONTANA TRIVIA** → *Did you know that... Montana holds the world record for the greatest temperature change in 24 hours?* Loma, Montana (population 85) is the location of the most extreme recorded temperature change in a 24-hour period in the United States. On January 15, 1972, the temperature rose from -54 °F (-48 °C) to 49 °F (9 °C); a dramatic example of the regional Chinook wind in action. We don't believe the weather reports, but we plan for any kind of weather, anytime! And we never put our winter clothes away!



➤ **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 & Accredited Buyer Representatives, with over 75 years 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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