

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for MAY 2018



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY MAY “HAPPENINGS”** → **Ennis High School** graduated 25 students this year and is home to many outstanding athletes, with 3 students taking top honors at the MT Special Olympics; 2 boys winning Class C State Track championship, a Mustang Golf Team gal winning second place at State, a quarterback honored as Athlete of the Year & Football Player of the Year by the Bozeman Chronicle. → Virginia City celebrated the “season” with a parade and several events. → Ennis hosted the



**High School Rodeo** with kids and their horses from all over the state competing for points and titles. → The 5<sup>th</sup> annual **Tap Into Ennis Brew & Spirits Festival** drew a record crowd this year. Big plans for next year! → The **Spring Horseback Poker Ride & Walk** was hosted by the Bale of Hay Saloon in VC. → Friends, family and dignitaries gathered at the Madison Valley **Veterans Memorial** for a moving tribute to LT/COL **Andy DeBona** USMC Ret, the highly decorated Vietnam War Hero



who was responsible for making our Veterans Memorial a reality. → Locals gathered for **Bear Creek Days** at the historic school house near Cameron. Read about this place at: <http://www.cowboysindians.com/2016/01/a-montana-schoolhouse-revisited/>. → The **Pony Fiddle Fest** doubled the population of Pony, for a few hours! → And locally, live music at **Willie’s Distillery**, the **Pony Bar**, **Norris Hot Springs (Water of the Gods)** and the **Gravel Bar** (soon to have a new brewery, too!), great shopping and dining, plus first-rate Movies at the **Madison Theatre** and fun at the **Bowling Alley!**



➤ **MADISON VALLEY JUNE “HAPPENINGS”** → Meet your friends at **Willie’s 6<sup>th</sup> Annual Pig Pickin’** for free food, music and the “**Water to Whiskey 5K Run**” on June 2nd! → Come on down for the Grand Opening of the BJR (Black Jack Ranch) Gallery, next door to our office, on the 16th. → The Ennis Lions Club is hosting the **Father’s Day Fishing Derby** for kids 12 and under on the 17<sup>th</sup> and the “**Seniors**” Fishing Derby on the 22nd. →



**Montana Rose** is playing at the **Blue Moon Saloon** on the 23<sup>rd</sup>. → Remember the camps at **Jack Creek Preserve**. → Make no mistake, Ennis is **THE PLACE TO BE on the Fourth of July!** So, make reservations now if you need a room. → And plan to be here and signed up for the **Twentieth Annual Noxious Weed Dinner and Fund Raiser** on Saturday, August 4<sup>th</sup>, to be held at the Sphinx Mountain Ranch east of Cameron. Contact (406) 682-3259 for reservations.

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➤ **MONTANA NEWS** → “Steamboat,” the world’s largest active geyser, has erupted 5 times in the past year, leaving scientists puzzled. <http://mtpr.org/post/yellowstones-steamboat-geyser-erupts-5th-time-year>, <http://mtpr.org/post/yellowstones-largest-geyser-erupts-3-times-puzzling-scientists>. Visitors to Yellowstone Park could see some spectacular displays this summer. And, no, we are not worried about a Super Volcano event. → **Grizzly Bears** are awake, and hungry! According to an interagency study team, there are 718 grizzlies in the Greater Yellowstone Ecosystem. Four “naughty” grizzlies have been captured in the past few weeks. They are generally relocated to less populated areas, often in the Gravelly Range. The Grizzly Bear has been the Montana State Animal since 1983 and was recently delisted from the Endangered Species list. So be sure and carry bear spray with you when entering remote areas and be **Bear Aware!** <https://www.fs.fed.us/visit/know-before-you-go/bears>. *Photo taken in Yellowstone Park by Toni (with telephoto lens)!*



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop.** Oh, June, how much do I love thee? Let me count the ways. If you’re a lover of Montana and fly fishing, you must have love for June. While the river is now brown, good things are about to start. The valley is almost a neon green, the mountains are snow covered and beautiful, dry fly fishing is on the horizon and the weather is warming. Makes me feel like the first day out of school for summer break. Lots of opportunities ahead.

While the river might look more like the color of a good mocha from Maples right now, things will change. Currently, below the rush of coffee, something important is happening. All the stone fly nymphs that have been making a living on the river bottom for four years are in migration. Like the great African migrations of antelope, this is just as important. They are making their way past dangerous country to the river’s edges to await the right time. That right time is coming by the end of the month.

If you need to catch a fish right now or during the immediate two weeks, think location, location, location and that location is above the West Fork. **Places like \$3 Bridge should be on your list.** The fish are pushed to the banks so if you are fishing more than three feet from shore, you are too far out. Big dark-bodied stone fly stuff will get you bent.

We should see salmon flies in town around June 25. By then, the river should have come down to a more reasonable level. Dry fly fishing with large orange dries is coming this month, so be ready!

Lots of great new stuff in the store. Stop in and get all the bugs you may need to cover the hatch. **FishEnnis**, from John Way, The Tackle Shop in Ennis, **The 2017 Orvis Outfitter of the Year!** Check it out at <http://www.thetackleshop.com>.



From Lyons Bridge→

**Check out other fishing reports at:**

- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Dan Deleka 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** → We think it may finally be summer, but we are still waiting to plant our flowers and little seedlings outdoors. As soon as we do, it snows! May had a daytime high of 79° and daytime low of 49°, a nighttime high of 49° and nighttime low of 33°. The average precipitation for May is 2.17” but cannot find totals for May – but I can guarantee, it rained!

➤ **REAL ESTATE TIPS** → **OFFICIALLY CALLED “THE ECONOMIC GROWTH, REGULATORY RELIEF AND CONSUMER PROTECTION ACT (S. 2155)”, CREATES A RIPPLE OF SMALL-TO-LARGE CHANGES.**

- Not a total rollback.
- **FREE CREDIT FREEZES FOR ALL.**
- Looser regulations for many large banks.
- Looser regulations for smaller banks.
- Lower cost of consumer credit.
- Support for loan officers transferring from a bank to a mortgage company.



**AS THE ROLLBACK STIMULATES THE HOUSING MARKET, HOMEBUYERS AND REALTORS MAY SEE AT LEAST FOUR POTENTIAL BENEFITS:**

1. **Looser mortgage regulations.** The new bill increases protection for banks and credit unions with assets less than \$2 billion up to \$10 billion. A larger buffer against legal liability allows banks and lenders to write more mortgages. Lenders, as a result, could take on added risk and lend to a wider range of borrowers.
2. **More mortgage approval for borrowers with debt.** Homebuyers with larger amounts of debt — above the standard 43 percent DTI who normally wouldn't meet borrower requirements — could now be approved and can benefit. Providing more benefits to borrowers, the bill will also require GSEs Fannie Mae and Freddie Mac to consider more inclusive credit factors, like alternative credit scoring models. Taking into account rent and utility bill payment history could open approvals to more first-time buyers and buyers with limited credit.
3. **No waiting period if a borrower's APR drops.** a subtle change that's helpful to loan officers and beneficial to their borrowers, the typical three-day waiting period no longer applies to borrower loans if the APR decreases after the most recent closing disclosure is issued. expediting this wait time could prevent unnecessary last-minute delays for loan officers and borrowers.
4. **Homebuyers can act now instead of waiting.** Mortgage rates are still historically low but are anticipated to rise, especially as the Federal Reserve rate is predicted to increase several times this year. More homebuyers may meet qualifications to buy a home now, locking in a lower interest rate and seeing home equity increase as rates rise throughout the year.



**With the economy on the upswing, now could be the right time to buy or trade up. Ask your lender how take advantage of these new opportunities.**

←Go from this...

to this!→





➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month* → BEAUTIFUL LOG CABIN on 20 ACRES.** This beautiful custom cabin is located in the Upper Madison, near Cliff & Wade Lakes, with exclusive access to the Madison River through a 55-acre common area near \$3 Bridge. The home has a master BR, loft bedroom, 1 ½ baths, beautiful flooring & finishes, plus unfinished daylight basement. Perfect vacation retreat close to Yellowstone Park and lots of recreational opportunities in surrounding National Forests. **\$575,000.** MLS #321331, **57 Echo Trail, Madison River Ranches.** Lat. 44.818448°, Lon -111.548343°, elev. 6,478’.



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (May 31, 2018) — After two straight months of modest increases, pending home sales dipped in April to their third-lowest level over the past year, according to the National Association of Realtors®. All major regions saw no gain in contract activity last month. The **Pending Home Sales Index (PHSI)**, a forward-looking indicator based on contract signings, declined 1.3% to 106.4 in April from an upwardly revised 107.8 in March. With last month’s decrease, the index is down on an annualized basis (2.1%) for the fourth straight month.

Lawrence Yun, NAR chief economist, says the housing market this spring is hindered because of the severe housing shortages in much of the country. *“Pending sales slipped in April and continued to stay within the same narrow range with little signs of breaking out,”* he said. *“Feedback from Realtors®, as well as the underlying sales data, reveal that the demand for buying a home is very robust. Listings are typically going under contract in under a month, and instances of multiple offers are increasingly common and pushing prices higher.”* Added Yun, *“The unfortunate reality for many home shoppers is that reaching the market will remain challenging if supply stays at these dire levels.”*

Heading into the summer months, if low supply and swift price growth were not enough of a headwind for the housing market, Yun believes that rising mortgage rates and gas prices could lead to hesitation among some would-be buyers. *“The combination of paying extra at the pump, while also needing to save more for a down payment because of higher rates and home prices, may weigh on the psyche of those looking to buy,”* he said. *“For now, the economy is very healthy, job growth is holding steady and wages are slowly rising. However, it all comes down to overall supply. If more new and existing homes are listed for sale, it would allow home prices to moderate enough to stave off inflationary pressures and higher rates.”*

Yun still forecasts for existing-home sales in 2018 to increase 0.5% to 5.54 million – up from 5.51 million in 2017. The national median existing-home price is expected to increase around 5.1%. In 2017, existing sales increased 1.1% and prices rose 5.7%.

The PHSI in the Northeast remained at 90.6 in April, and is 2.1% below a year ago. In the Midwest the index decreased 3.2% to 98.5 in April, and is 5.1% lower than April 2017. Pending home sales in the South declined 1.0% to an index of 127.3 in April, but is still 2.7% higher than last April. The index in the West inched backward 0.4% in April to 94.4, and is 4.6% below a year ago.

*The National Association of Realtors®, “The Voice for Real Estate,” is America’s largest trade association, representing 1.3 million members involved in all aspects of the residential and commercial real estate industries.*

✓ **LOCAL REAL ESTATE MARKET STATISTICS** → Busy now and we’re not even in the “season.” But we are seeing more new listings coming out every day, so our inventory is still fairly strong, unlike

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Bozeman! **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 **May 2018** are as follows:

- **HOMES:** 95↑ homes listed (\$89,000 to \$4,950,000); 20↑ pending sales (\$125,000 to \$1,150,000); and 29 homes have sold in 2018 (\$120,000 to \$750,000), totaling \$10,841,024, at 96.5% of list prices.
- **LAND:** 290↑ vacant lots listed (\$25,000 to \$12,000,000); with 13↓ pending sales (\$28,500 to \$107,000); and 45 lots have sold in 2018 (\$17,400 to \$1,100,000), totaling \$4,064,650, at 89.4% of list.
- **RANCHES:** 5↑ ranches listed (\$695,000 to \$14,950,000); 0 pending sales, and 1 ranch has sold in 2018, so far! (\$2,650,000), at 93% of list price.
- **COMMERCIAL:** 22↑ listed (\$44,500 to \$800,000); 3↑ pending sales (\$49,500 to \$524,000); and 2 commercial properties have sold in 2018 (\$120,000 to \$465,000), totaling \$585,000, at 92.7% of list prices.

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

➤ **MONTANA TRIVIA** → *Did you know that...agriculture is the number one industry in Montana?*

according to a report by Fay Ranches, <https://fayranches.com/articles/>,

“There are 2.55 million or 2 1/2 times more head of cattle than people.

With that in mind, it is no surprise that Montana ranchers take great pride in their cattle and strive to provide high-quality cattle to buyers both nationwide and internationally. In fact, cattle and calves are currently the number one commodity in Montana followed by wheat and hay, respectively. These figures are representative of a state where agricultural roots run deep and the landscape reflects the history of land use.

Approximately 64% of Montana land area is dedicated to agriculture, including both ranches and farms. According to the Montana Wilderness Association, <https://wildmontana.org/>, another 29% of land statewide is preserved for public enjoyment and use and includes U.S. Forest Service, National Park, BLM, state and Fish Wildlife and Parks lands. Agricultural and public lands combined total 94% of the land across the state, making Montana a unique and desirable and seemingly untouched landscape for people seeking a rural lifestyle in a location where you can enjoy life, away from the big city.”



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***SEE YOU IN MONTANA!***



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**Ron Gay, Sales Associate**

**Toni Bowen and Don Bowen, Broker Associates &**

**Accredited Buyer Representatives, with over 75**

**years combined real estate experience.**



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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://ennisarts.org/> - The Ennis Arts Association website for all artists!  
<http://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

### MADISON COUNTY:

<https://madisoncountymt.gov/525/Emergency-Information> - 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.nps.gov/yell/index.htm> - Yellowstone National Park – for all things Yellowstone Park  
<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.homesandland.com](http://www.homesandland.com) – Search for homes for sale and rent, home values and mortgage rates

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