

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY DECEMBER “HAPPENINGS”** → The **Spirit of Christmas Stroll** was a big success with beautiful crisp weather and high spirits. → The **Splendid Feast**, the traditional Christmas extravaganza was held for 2 nights at the Elling House in VC. → The Annual Christmas Party drew a crowd to the **Historic Bear Creek School House in Cameron**. → Families headed to the annual **Kids “N” Snow Festival** in West Yellowstone. → The **Ennis Senior Center** held their first **“Empty Bowls”** fundraiser which



focused on the Meals on Wheels program run by the Senior Center. → There was a **Dance Party** at the Senior Center and with a new dance floor, they plan to hold more! Stay tuned! → Those of us lucky enough to be in Ennis when the **cows came home**, caught the annual winter **cattle drive** through town. It is always a thrill! *Especially, right outside our office!*

➤ **MADISON VALLEY JANUARY “HAPPENINGS”** → Don’t miss the annual **Winter Festival** in Virginia City, Jan 5-6 with a lively **Broomball Tournament!** → And still lots more to do! You can go **ice skating** on the pond in Virginia City, **ice fishing** at Hebgen or Ennis Lake, **ski** great snow at Big Sky Resort, **x-country ski** in West Yellowstone or take a **snow coach** through Yellowstone Park! → And back in the valley, find live music at **Willie’s Distillery**, the **Blue Moon Saloon**, the **Pony Bar**, **Norris Hot Springs (Water of the Gods)**, and the **Gravel Bar**, great shopping and dining, plus first-rate movies at the **Madison Theatre** and fun at the **Bowling Alley!** → And if you are determined to **fish**, go for it – you will have most of the river to yourself!

➤ **MONTANA NEWS** → A nationwide survey conducted by styling service, Trunk Club, found that in a state full of ranchers, farmers, athletes and hardworking laborers, maybe it shouldn’t come as a surprise that Montana’s **most-searched fashion-related query of 2018 was, “How to wear a skirt?”** It is curious why someone would have to ask, “how”! → The Montana Fish, Wildlife & Parks (FWP) has submitted their report



from the **Madison River Recreation Management Planning** process to Northwestern Energy (Hebgen Dam). This process included several types of surveys, studies and meetings to try and find solutions for the future of the river. The latest report issued by FWP declares the Upper Madison River to be an **“iconic fishing destination”** for trout anglers worldwide. The question continues to be, **“At what point**

will angler pressure impact the health of trout and whitefish populations in the Upper Madison?” Check it out at in The Madisonian: <http://www.madisoniannews.com/news/changes-could-be-coming-madison-river>. → Montanans are waiting for the **2018 Farm Bill** to pass both House and Senate. The passage of the Farm Bill provides support for Montana farmers, ranchers, and rural communities to thrive!

➤ **HUNTING REPORT** → There are still hunting opportunities in Montana and if you get lucky and need help, there is a local **Game Retrieval Service** for the Beaverhead-Deerlodge National Forest, **call Justin Gnerer at (406) 491-5908**. Sometimes it is just easier. And keep his number for next season!



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**. January 1, 2019! It is the first of the year and time to party! We are just a few big bowl games and a bad hangover away from the end of the college football season. The shortest day of the year is behind us and that makes us happy. There is snow in the hills, water in the river and the sun comes up every day. Resolutions need to be written down and a plan of action formulated. Resolutions generally revolve around self-improvement, such as: lose 20 pounds, make more money, have more fun, etc. **I think fishing fixes all of these. Want to lose weight?** Go fishing! Lots of calories burned - especially if it is wading the swift currents of the Madison! **Want to have more fun?** Go fishing! **Want inner peace?** Go Fishing. **Want to change your life?** Go Fishing. **Want to make more money?** Well, fishing won't solve that one, trust me. But still, I resolve to fish more this year and you should to. We would all at least be **happier!**

If you need to catch that winter fish, there are a few opportunities to do just that. Location and time are more important than what sinking, shiny thing you fish right now. We like days above freezing, with little wind and some sun. If you find that day this month, buy a lottery ticket and go fishing! Find the deep, slow runs that you pass over during the summer. Set a nymph rig with a bunch of weight and dredge some up. We like at least one split shot, a worm and zebra midge. Other small sinking, shiny things will work - just get it in the zone. Once you catch one fish, stay there, as more are in the same hole. Fish cohabitate a bunch in the winter, in the good holes. It's like having a bunch of people choosing to live in the one house with real heat rather than the one with just a crummy wood stove! Most importantly, this time of year you will be all by yourself. Lots of solitude out there and some darn nice views. It's good for the soul. Remember if you're going to fish all year, you need to start now.

If you're a betting man, have a lucky streak and want your January fish to be on a dry fly, there is that chance. We have some hatches of midges starting about mid-month and if you find the right day, it can happen. Like the lottery though, **you need to be in it to win it**. I will buy a ticket.

Lots to see and do right now. The latest round of FWP's attempt to limit use of the river, and the effect on our seasonal economy in Ennis, is about to start. Stay tuned. **This one is going to be a game changer for fish bums and the town**. The calm of winter is upon us so embrace it, write those resolutions and make a plan to go fishing. The coffee is always hot and we do not charge for the friendly advice at the store.

FishEnnis, from John Way, Owner of The Tackle Shop, **The 2017 Orvis Outfitter of the Year!** (Check it out at <http://www.thetackleshop.com>) Ennis, Montana, the **CULTURAL EPICENTER OF TROUT**. **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>.

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

➤ **WEATHER** → **No White Christmas** in Ennis this year! Strange conditions in the valley, but plenty of snow in the mountains - especially at Big Sky! Check on their snow conditions at: <https://www.onthesnow.com/montana/big-sky-resort/skireport.html>. **December** weather was a little unusual with a daytime high of **50°** and daytime low of **7°**, a nighttime high of **37°** and nighttime low of **minus 8° (BRR!)**. The year ended with very cold temperatures and not much precipitation – just .35”.

➤ **REAL ESTATE TIPS** → **Vacation Rentals in Montana**. There is a strong demand for vacation rentals in Montana. So, buyers often expect to offset the cost of a Montana property with rental income. It can be practical and profitable – or not, depending on how attractive the property is and how well it is maintained, marketed and managed. One other important factor, that has been generally overlooked, is **licensing**. *Who knew??* But, if you are an owner, get a license. If you are a renter, ask to see the license. **Don't rent a home without it!** What you don't know can hurt you. The details are listed below:



This cabin is for sale and would make a great vacation rental!

1. The State of Montana requires tourist homes to contact their local health department to obtain an annual public accommodations license. The cost is approximately \$40.
2. A tourist home (*commonly called a vacation rental, VRBO, Airbnb, etc.*) is defined as a private home or condominium that is not occupied by an owner or manager and that is rented, leased, or furnished in its entirety to transient guests on a daily or weekly basis.
3. Licensing is necessary to ensure and maintain safe and healthy conditions for guests of tourist homes, and compliance with state health regulations.
4. In Madison County, the Sanitarian will assess conditions of local tourist homes that could impact the health of the traveling public.
5. Mandatory pre-inspection paperwork, (*specifically a Plan Review Application, License Application, and Fire Safety Checklist*), must be completed, reviewed, and approved by the sanitarian department before an initial inspection is performed and a license can be issued.
6. If a tourist home is using a private water supply system, a wastewater test will have to be analyzed for coliform bacteria and nitrates.
7. Deadline for submission of the Pre-Inspection Plan Review Application, License Application and Fire Safety Checklist for 2019 is **February 1, 2019**.
8. If documentation has not been submitted and approved by this date, the county Sanitarian may issue a certified **Cease and Desist letter** to unlicensed tourist homes.
9. Tourist homes currently operating without a license should contact the Madison County Sanitarian Dept. as soon as possible.
10. Call Kacey or Van at the Madison County Sanitarian's Office at (406) 843-4275 or email vpuckett@madisoncountymt.gov for information on obtaining a license or go to the MT state page: <https://dphhs.mt.gov/publichealth/FCSS/PublicAccommodations> for info and application.



➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month...** Build your dream home on 20 or 40 acres with spectacular views, year-around access, power, privacy and space, but close to Ennis! (only 3 miles!) Lots of choice building sites on one or both lots, tucked up in the hills SW of Ennis. Lot 11 has a well and Lot 12 has Moore's Creek! No modular or mfg homes allowed, but hunting is allowed! Lots 11 and 12, Moore's Creek Road, L & M Ranches. Lot 11, **\$249,000**, MLS #328399, Lot 12, **\$249,000**, MLS #328403.

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
Now associated with **ERA LANDMARK Real Estate**, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (December 28, 2018) – Pending home sales overall slipped in November, but saw minor increases in the Northeast and the West, according to the National Association of Realtors®. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, decreased 0.7% to 101.4 in November, down from 102.1 in October. However, year-over-year contract signings dropped 7.7%, making this the eleventh straight month of annual decreases.

Lawrence Yun, NAR chief economist, said the current sales numbers don't fully take into account other data. *"The latest decline in contract signings implies more short-term pullback in the housing sector and does not yet capture the impact of recent favorable conditions of mortgage rates,"* he said. Yun added that while pending contracts have reached their lowest mark since 2014, there is no reason to be overly concerned, and he predicts solid growth potential for the long-term.

All four major regions sustained a drop when compared to one year ago, with the West taking the brunt of the decrease. *"The West crawled back lightly, but is still experiencing the biggest annual decline among the regions because of unaffordable conditions,"* Yun said. Yun suggests that affordability challenges in the West are part of the blame for the drop in sales. Home prices in the West region have risen too much, too fast, according to Yun. *"Land cost is expensive, and zoning regulations are too stringent. Therefore, local officials should consider ways to boost local supply; if not, they risk seeing population migrating to neighboring states and away from the West Coast."*

Yun indicated the latest government shutdown will harm the housing market. *"Unlike past government shutdowns, with this present closure, flood insurance is not available. That means that roughly 40,000 homes per month may go unsold because purchasing a home requires flood insurance in those affected areas,"* Yun said. *"The longer the shutdown means fewer homes sold and slower economic growth."* That said, Yun cited year-over-year increases in active listings from data at realtor.com® to illustrate a potential rise in inventory. Denver-Aurora-Lakewood, Colo., Seattle-Tacoma-Bellevue, Wash., San Francisco-Oakland-Hayward, Calif., San Diego-Carlsbad, Calif., and Providence-Warwick, Rhode Island saw the largest increase in active listings in November compared to a year ago.

Yun believes that there are good longer-term prospects for home sales. *"Home sales in 2018 look to close out the year with 5.3 million home sales, which would be similar to that experienced in the year 2000. But given the 17 million more jobs now compared to the turn of the century, the home sales are clearly underperforming today. That also means there is steady longer-term growth potential."*

The PHSI in the Northeast rose 2.7% to 95.1 in November, and is now 3.5% below a year ago. In the Midwest, the index fell 2.3% to 98.1 in November and is 7.0% lower than November 2017. Pending home sales in the South fell 2.7% to an index of 115.7 in November, which is 7.4% lower than a year ago. The index in the West increased 2.8% in November to 87.2 and fell 12.2% 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** → Some brave souls are planning to look at property here in January, to see what winter is really like! But will be pretty quiet here till spring. **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 **December 2018** are as follows:

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

- **HOMES:** 70↓ homes listed (\$79,000 to \$4,950,000); 4↓ pending sales (\$249,900 to \$495,000); and 82 homes sold in 2018 (\$117,000 to \$1,800,000), totaling \$31,947,624, at 96.2%↓ of list prices.
- **LAND:** 248↓ vacant lots listed (\$25,500 to \$3,150,000; with 19↓ pending sales (\$29,500 to \$79,500); and 115 lots sold in 2018 (\$17,400 to \$1,100,000), totaling \$9,743,000, at 91.2%↓ of list prices.
- **RANCHES:** 4 ranches listed (\$1,495,000 to \$4,495,000); 0 pending sales, and 1 ranch sold in 2018 for \$2,650,000, at 93% of list price.
- **COMMERCIAL:** 20↓ listed (\$75,000 to \$800,000); 4 pending sales (\$115,000 – \$585,000); and 5 commercial properties sold in 2018 (\$49,500 to \$498,000), totaling \$1,311,500, at 94.7% of list prices.

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

➤ **MONTANA TRIVIA** → *Did you know that... Mountain Man, John Colter, was the first known person of European descent to enter the region which later became known as Yellowstone National Park and to see the Teton Mountain Range?* John was born in Virginia in 1770 and eventually made his way west to become a member of the Lewis and Clark Expedition (1804-1806). After his discharge, instead of returning to civilization, he remained for further adventures. Colter became a trapper and spent time around Three Forks and large areas of Montana. He also explored the region that later became Yellowstone and Grand Teton National Parks. In the fall of 1808, John Colter was captured by the Blackfeet near Three Forks, his companion killed and Colter was stripped and told to run. Pursued by all the young bucks and nearly exhausted, he suddenly turned, startling his closest pursuer so that he stumbled, whereupon Colter seized the Indian’s spear, pinning him to the ground. Diving under a pile of driftwood in the nearby Jefferson River, he hid until night, then walked for eleven days to a trader’s fort on the Little Big Horn. There have been several books and movies about this colorful mountain man! https://en.wikipedia.org/wiki/John_Colter



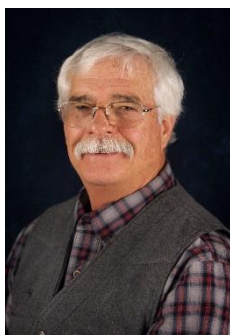
SEE YOU IN MONTANA!



Our ERA Landmark Arrow Real Estate Team:



**Debbie Reilly-
Richardson, Admin**



**Ron Gay
Sales Assoc**



**Teena Lawson
Broker Assoc**



**Toni Bowen
Broker Assoc**



**Don Bowen
Broker Assoc**

**Thank you in advance for your personal referrals.
They are the lifeblood of our business and the greatest compliment you can give us.**

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

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.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/ - 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.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 - 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 Big Sky MLS
www.eralandmark.com – Our Main Office website, covering Bozeman, Livingston, Big Sky & Ennis
<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.homesandland.com – Search for homes for sale and rent, home values and mortgage rates

ERA LANDMARK ARROW REAL ESTATE→ 219 E. Main Street→ POB 546→ Ennis, MT 59729

Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290→ www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen