

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for MARCH 2019



Trout live in nice neighborhoods



➤ **MADISON VALLEY MARCH “HAPPENINGS”** → It was quiet in March, as residents hunkered down or struggled to dig out! → The Elling House in Virginia City hosted a Chautauqua. → Also in Virginia City, the Elks Lodge hosted a **St. Patrick’s Day Fundraiser Dinner**. → The **Ennis Senior Center** celebrated St. Patrick’s Day and **William Ennis’ birthday** with a dinner and dance. → The **Madison Valley History Association** presented a program about the life of **Katherine Ennis**. → The **Forest Service**



is looking for volunteer camp hosts to help manage several campgrounds throughout the Beaverhead-Deerlodge National Forest for the upcoming season. In the Madison Valley, the **Wade & Cliff Lakes Recreation Area** needs volunteers. Call Chris Hendricks (406) 682-4253 for info. → **Be Bear Aware** – the Grizzly Bears are waking up! → The Madison Valley has continued to experience **historic snow levels** and now it is mud and pot hole season! → There is now a real **gas station in Virginia City!** → A Flash Mob gathered to say goodbye to the historic **Varney**

Bridge, as construction began on March 29 to remove and replace it with a new bridge.

➤ **MADISON VALLEY APRIL “HAPPENINGS”** → On April Fool’s Day, the **Ennis Sugar High**, the **Pic-a-Nic Basket** will both reopen and the **Sportsmans’ Lodge** will reopen under new ownership on the 4th. → **Montana’s Poet Laureate**, Lowell Jaeger, will be speaking at the Elling House in Virginia City on April 20th. <http://virginiacity.com/event/reading-montanas-poet-laureate-lowell-jaeger-2/>. → The Easter Bunny will be making his rounds, hiding eggs for the **Easter Egg Hunts** on Boot Hill in Virginia City and at Lions Club Park, on the 21st. → And still lots more to do! Spring skiing at Big Sky Resort <https://bigskyresort.com/current-conditions>, → 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! There are spring specials and the fish are hungry!

➤ **MONTANA NEWS** → The Montana Legislature is considering two bills that could **increase taxes on alcohol!** One would increase tax on liquor, beer, hard cider & wine. The other would tax all alcohol products, based upon the size of the company selling them. But on the other hand, the Legislature recently approved a bill **raising brewery production limits**. More beer for everyone! And **Willie’s Distillery’s** spirits are now being sold in over 36 states! → **Bozeman-Yellowstone International Airport** is growing! There are now year-around, **non-stop flights to/from** Chicago, Dallas, Denver, Las Vegas, Minneapolis, Phoenix/Mesa, Portland, Salt Lake City and Seattle. Seasonally, there are non-stop flights to/from Atlanta, Dallas/Ft. Worth, Detroit, Houston, Long Beach, LA, San Francisco, New York (EWR) & (LGA).



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop.** April Fishing Report. Well, winter is officially gone, and spring has sprung in the Madison Valley. We will still see more than a few wintry days. It feels like old man winter did not get busy 'till February, so he wants to keep the party going. We are happy he showed up as the snow pack is sitting at just-above normal levels. Remember there is lots of water to still fall from the sky and we get a large percentage of our snow pack this month. Let's keep temps just high enough so that it's rain down low and the white stuff up high.

With all the winter weather fisherman are just giddy for the first few nice days. They bounce around like month-old calves on the first warm day. Robins, bluebirds, cranes and osprey are treated like royalty at the first sighting. Yes, it is all happening, and we are moving to spring. Longer days are the norm and it sure feels good to have more daylight in the evening. Just in time to get some of those "honey do" projects done, like wash the drift boat!



If you're looking to fish, April can be *lights out*. In fact, whenever anyone asks what months they should come and fish I always answer, "April and October." The fish are just plain hungry now – kinda like the out-of-work fishing guides when you pay for them at the all-you-can-eat buffet! It's amazing how much they can pack in for \$8.99!

As for fishing, start the month with the typical spring fare of stone fly nymphs, san juan worms and eggs and throw in a dash of midge or PTails. The rainbows should start spawning, so eggs will be free-flowing

in the river. Take advantage of this. Also, remember, if you see fish getting busy spawning, turn up the *creepy porn music* and leave them alone. We should see our first hatches of mayflies and the Blue Winged Olives by mid-month. We should also see hatches of skwala stone flies. These are about a size 10 and really dark brown to black. The fish will notice when they show up, so if you see one, fish them.



If you're a streamer guy, get the meat ready. We like olive and black for the spring. Slow strips or twitches are the standard for movement. Think slow. The fish will not chase until the water warms up.

If you want to get out fishing but without all the hassle, we are running our **Spring-on-the-Madison Guide Trips Special**. A full day for two anglers, a hot lunch and all the gear, for only \$400! I promise you will not have to tie on your own flies, plus you'll get warm food mid-day and have a great time! **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 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** → March was crazy! We had extreme cold, with record snow fall and very little wind! It was the kind of winter that the old timers talk about from the good old days! It was a real test for some of the newcomers! Our daytime high was 55° and daytime low of 1°, a nighttime high of 32° and a nighttime low of -27°! We received 2.13” of precipitation, including 14.67” of snow! And the Madison River started breaking up from the Gorge.



➤ **REAL ESTATE TIPS** → **Design Trends for 2019.** According to the National Association of Realtors®, “shifting economies, demographics, and land shortages are issues altering how we live and what buyers are looking for in a home. Going smaller has become bigger, and there is a desire for greater affordability, convenience, healthfulness, sustainability and old-fashioned comfort.” They also suggest that, “With a mind to resale value, here are some interior design trends that experts anticipate becoming more dominant in 2019.”

1. **Light, Views, and Fresh Air.** Suggestions: Repair or reglaze windows, add more windows, build a deck or add on a screened porch. Increase the connection to the outdoors.
2. **Healthier Houses.** Suggestions: Add air filtration, water purification, circadian lighting and comfort-focused technologies to simulate the natural outdoor environment.
3. **Bathrooms for Aging in Place.** Suggestions: Be proactive about integrating accessibility features that address these needs during renovations, especially in a master bathroom, with attention to accessible shower seats, grab bars, zero-threshold entries.
4. **Resiliency and Sustainability.** Homes need to address the legitimate risk of being seriously damaged or destroyed by weather-related events and having their resale value reduced. Suggestions: Add oversized gutters and downspouts that direct water away. Some homes should add hurricane straps where roof and walls intersect to reduce possible wind damage. Build or remodel houses to withstand the weather and keep energy costs down.
5. **Away with Gray.** Grays are on their way out and being replaced with more white and off-whites. Suggestions: When repainting, learn preferences of buyers in your market by asking paint store salespeople, designers, architects and color experts.
6. **Natural Materials and Motifs.** After a period of clean, spare Scandinavian design, there is a yearning for more warmth and comfort with natural touches. Suggestions: Just incorporate a few new pieces to get the look and feel. You can capture the concept with a single well-chosen piece. But make it bold, beautiful and memorable.
7. **Affordable Microhouses.** Affordability is in great demand, as well as dense land planning,



common outdoor space, greater acceptance of attached homes and even homes without a garage! Suggestions: A building industry research firm suggests a livable yet affordable option that is larger than “tiny homes” (of 500 feet or less), with “microhouses” ranging from 500 to 1,000 SF. They usually fit community codes for permanent housing. Suggestions: Encourage local contractors to start building microhouses to fill the housing gap. There is a strong demand for this kind of housing. Bigger is not always better!

<https://www.windrivertinyhomes.com/urban-micro-home>.

➤ **FIND A HOME FOR YOUR SOUL... Featured Properties of the Month... IT IS ABOUT TIME FOR GOLF!** And these golf course lots are ready and waiting for your dream house to be built! The **Valley Garden Golf Village** is a small subdivision of ½+ acre lots built around the **Madison Meadows Golf Course**, a challenging 9-hole course that is popular and affordable! All lots have underground power, phone, fiber optic cable, great views, proximity to town and lots share a community water system. This is a great time to purchase one of these parcels and have a home built in time for the summer golf season!



- **Lot 53**, located right at the 2nd tee, puts you right on the course! This .527-acre lot has great views and is listed for **\$56,000**. MLS # 323898. GoogleEarth Coordinates: 45.356728°, -111.743531°.
- **Lot 117** is a very nice .69-acre view lot on a quiet cul-de-sac at the far corner of the VGGV. This lot is available for **\$88,000**. MLS # 203873. GoogleEarth Coordinates: 45.360156°, -111.745706°.
- **Lot 118**, a premium lot of .81 acres, with end-of-the-road privacy, sloping up to a canal. Great spot for daylight basement. **\$85,000**. MLS #326109. GoogleEarth: 45.34912872°, -111.73110198°.

➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (March 22, 2019) – **Existing-home sales rebounded strongly in February, experiencing the largest month-over-month gain since December 2015**, according to the National Association of Realtors®. Three of the four major U.S. regions saw sales gains, while the Northeast remained unchanged from last month.

Total **existing-home sales** (completed transactions that include single-family homes, townhomes, condominiums and co-ops), shot up 11.8% from January to a seasonally adjusted annual rate of 5.51 million in February. However, sales are down 1.8% from a year ago (5.61 million in February 2018). Lawrence Yun, NAR's chief economist, credited a number of aspects to the jump in February sales. *"A powerful combination of lower mortgage rates, more inventory, rising income and higher consumer confidence is driving the sales rebound."*

The median existing-home price for all housing types in February was \$249,500, up 3.6% from February 2018 (\$240,800). February's price increase marks the 84th straight month of year-over-year gains. Total housing inventory at the end of February increased to 1.63 million, up from 1.59 million existing homes available for sale in January, a 3.2% increase from 1.58 million a year ago. Unsold inventory is at a 3.5-month supply at the current sales pace, down from 3.9 months in January but up from 3.4 months in February 2018.

Properties remained on the market for an average of 44 days in February, down from 49 days in January but up from 37 days a year ago. Forty-one percent of homes sold in February were on the market for less than a month. Yun, who has called for more inventory over the course of 2018, says the market would benefit greatly in 2019 with additional new housing.

"For sustained growth, significant construction of moderately priced-homes is still needed. More construction will help boost local economies and more home sales will help lessen wealth inequality as more households can enjoy in housing wealth gains." A typical homeowner accumulated an estimated \$8,700 in housing equity over the past 12 months and \$21,300 over the past 24 months.

[Realtor.com®'s Market Hotness Index](#), measuring time-on-the-market data and listing views per property, revealed that the hottest metro areas in January were Midland, Texas; Chico, California; Colorado Springs, Colorado; Spokane-Spokane Valley, Washington; and San Francisco-Oakland-Hayward, California.

According to Freddie Mac, the average commitment rate for a 30-year, conventional, fixed-rate mortgage decreased to 4.37% in February from 4.46% in January. The average commitment rate across all of 2018 was 4.54%.

Single-family home sales sit at a seasonally adjusted annual rate of 4.94 million in February, up from 4.36 million in January and down 1.4% from 5.01 million a year ago. The median existing single-family home price was \$251,400 in February, up 3.6% from February 2018.

February existing-home sales numbers in the **Northeast** were identical to last month. The annual rate of 690,000 is 1.5% above a year ago. The median price in the **Northeast** was \$272,900, which is up 3.8% from February 2018. In the **Midwest**, existing-home sales rose 9.5% from last month to an annual rate of 1.27 million, roughly even to February 2018 levels. The median price in the **Midwest** was \$188,800, which is up 5.4% from last year. Existing-home sales in the **South** grew 14.9% to an annual rate of 2.39 million in February, down 0.4% from last year. The median price in the **South** was \$219,300, up 2.5% from a year ago. **Existing-home sales in the West rocketed 16.0%** to an annual rate of 1.16 million in February, 7.9% below a year ago. The median price in the **West** was \$379,300, up 3.0% from February 2018.

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** → Many buyers were told to postpone trips to see properties here where access was impossible due to the excessive snow. So, we are expecting the months of May and June to be busy with buyers' pent up demand. **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 **March 2019** are as follows:

- **HOMES: 68↓** homes listed (\$119,000 to \$4,250,000); **6↑** pending sales (\$349,900 to \$1,480,000); and **9** homes have sold in 2019 (\$150,000 to \$4,580,000), totaling \$6,855,5, at 92.8%↓ of list prices.
- **LAND: 234↓** vacant lots listed (\$25,500 to \$3,150,000; with **21↑** pending sales (\$24,900 to \$239,000); and **24** lots have sold in 2019 (\$28,500 to \$312,000), totaling \$1,229,650, at 95.31.2%↑ of list prices.
- **RANCHES: 5** ranches listed (\$1,495,000 to \$4,495,000); **0** pending sales, and **0** ranches have sold in 2019.
- **COMMERCIAL: 13↓** listed (\$75,000 to \$1,100,000); **2↓** pending sales (\$115,000 – \$585,000); and **3** commercial properties have sold in 2019 (\$130,000 to \$350,000), totaling \$629,000, 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...Some of the country's best hot springs are right here in Montana?** Check out 14 of the best hot springs in Montana, where you can relax and soak up the many surprising benefits of hot springs and mineral baths. One study even showed that a hot mineral bath may have similar health benefits to exercise! Plus, it is believed to: boost blood circulation & cell oxygenation, reduce stress, promote better sleep & weight loss, relax tense muscles, relieve pain, destroy harmful germs

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& viruses and promote healing and improve skin problems. The water found in natural hot springs contains a variety of different minerals, including calcium and sodium bicarbonate. Take time to travel to any one of these **Montana hot springs** and it will be well worth it!

- Bozeman Hot Springs – Bozeman at Four Corners
- Fairmont Hot Springs Resort – Anaconda
- Quinn’s Hot Springs Resort – Paradise
- Chico Hot Springs – Pray
- Sleeping Buffalo Hot Springs – Saco
- Norris Hot Springs – Norris – *Water of the Gods* →
- The Boiling River – Gardiner
- Broadwater Hot Springs and Fitness – Helena
- Lolo Hot Springs Resort – Lolo
- Lost trail Hot Springs – Sula
- Spa Hot Springs – White Sulphur Springs
- Elkhorn Hot Springs – Polaris
- Symes Hot Springs Hotel & Mineral Baths – Hot Springs
- Boulder Hot Springs - Boulder



SEE YOU IN MONTANA!



Our ERA Landmark Arrow Real Estate Team

Toni and Don Bowen, Broker Associates and Accredited Buyer Broker Representatives, with over 75 years of real estate experience, between them – covering residential, commercial, vacant land, recreational & ranch properties in the Madison Valley.



**Debbie Reilly-Richardson,
Office Administration**



***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.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

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