

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for APRIL 2019



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY APRIL “HAPPENINGS”** → The Black Jack Ranch Gallery **horse sculpture** was hauled off! → The weather was unusually nice, for the annual **Easter Egg Hunt** in the Lions Park on the Saturday before. No snowsuits for the kids! → Spring skiing was great up at **Big Sky** and the fishermen were out. → The Elling House in Virginia City hosted a **Chautauqua**. → The Thomas Hickman Library in VC hosted a **Mad Hatter’s Tea Party & Spring Carnival**. → VC Volunteer Fire Depart. held a fundraiser **Cake Walk**. → Ennis churches joined in a Community Sunrise Service on **Easter Sunday**. → Spring **Bear Season** opened. → Everyone in the valley eagerly awaited spring weather!



➤ **MADISON VALLEY MAY “HAPPENINGS”** → It is definitely getting busier in Ennis and you can feel the energy! There are new restaurants, new buildings, new brewery, and a new medical marijuana shop on Main Street! → Due to construction, the **Varney Bridge** will be closed to traffic until the end of 2019, but the fishing access on the east side will remain open. → Can’t wait ‘till the May newsletter to announce the annual **Pig Roast** at Willie’s Distillery on June 1st. <https://www.williesdistillery.com/ourevents/2019-05/>. → Shop till you drop during **Crazy Days** in Ennis, May 2-5 to support Small Retail Business owners. → The **Madison Valley Ranch** will host wine pairing dinners on the 10<sup>th</sup> & 11<sup>th</sup>, for more info, <https://www.madisonvalleyranch.com/>. → The annual **Tap into Ennis (Brew Fest)** will be held in Ennis Lions Park on Sat. the 18<sup>th</sup> from 3-7 PM. → **The Madison Double R**, the new fishing lodge at the Varney Bridge, plans to open in June. <http://madisonrr.com/>. → SkyWest will be flying SLC to W. Yellowstone May 9 – Oct 13. → In the meantime: Find live music at **Willie’s Distillery**, **Blue Moon Saloon**, **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 go fishing! With Hebgen Lake brimming at the top, the flow release at the dam has reached **1890cfs which is more than twice** the historical median flow of 800cfs for this time in April. And spring snowmelt/runoff is just getting started. Lots of water this year!



➤ **MONTANA NEWS** → Montana **exports** topped \$1.6B in 2017, to over 100 nations worldwide, with Canada and China listed as chief destinations. Top exports include resins, synthetic fibers, coal, petroleum gases, manufactured goods, animal blood, chemicals, oil seeds, grains, lentils and tobacco cigarettes (*which are counted even though not produced in MT, there is a large packaging plant in Shelby, the last step in the process!*) → **Tourists** shelled out \$3.7B boosting Montana’s economy in 2018, with an increase in the hiring of guides and outfitters. → **Snowbird boaters** must get their boats inspected when returning to Montana. Go to <http://cleandraindry.mt.gov/> for info on inspection stations. → The Montana House of

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Representatives approved the creation of **Indigenous Peoples Day** on the second Monday in October, to replace Columbus Day from the list of state legal holidays. → The Montana Legislature has again banned **recreational marijuana**. → The **population** for the state of Montana grew **7.4%** since the 2010 census. The **Madison County** population is **up 14%** since 2010. You can tell with all the new construction!

➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**. April showers bring May flowers. What about April blizzards? Let's hope it makes May trees. To say the weather has been spring-like is an understatement. Old man winter showed up late to the party but is like that guy back of the bar refusing to leave after they turn on the lights. We needed a good bouncer to shove him out the front door and to the nearest all-night diner for some late-night food!



As of now, we are about two weeks behind in spring – a good news bad news thing. Good news in that our snow pack has continued to build and not run off too early. Bad news is puffy jackets are still in style. We are set up for a great year with awesome water once again. Remember how good it was last summer with cold water in August? Well plan on a redo. If you want to catch fish this month, you're in luck as the weather will turn around. Historically, the Mothers' Day Caddis Hatch happens about mid-month and produces a few great days of dry fly fishing. Will it happen this year? Yes, the bugs are hard-wired to emerge when daylight and water temps hit the right cocktail. Will the water be fishable? We will see. Look for the Mothers' Day Hatch the 15<sup>th</sup> -20<sup>th</sup>. Nymphing and sub-surface remain good and will get better as real spring arrives and temps climb. Then typical spring stuff along with caddis larva as we get closer to the hatch. Streamer fishing will get better as the water warms. Natural and Olive sculpins are the favorites.

Lots of good stuff happening in Ennis. Come for the Brew Fest on May 18<sup>th</sup> and stay for the good fishing. It might be epic if the cosmic forces come together like we expect - like a super hero movie except with fly rods! If you're planning your summer trip to the **Cultural Epicenter of Trout** in Montana, I would go with any date after June 25<sup>th</sup> and you will have good fishing. August should be great, with fewer crowds, cold water, and plenty of good fishing. Plan for August, give us a call and get those guided trips booked!

Lots of great new gear arriving each day in the fly shop. Stop by and check it out. The starving fly shop owner could use the company after the ugly spring. At least grab a cup of coffee and the always friendly free advice. **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>.

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- # 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** → April fooled everyone! Our daytime high was **76°** and daytime low of **41°**, a nighttime high of **45°** and a nighttime low of **21°**! It definitely warmed up from March, but the white stuff kept falling! We are seeing some green grass, under the snow! Mountain bluebirds are back!

➤ **REAL ESTATE TIPS → FIVE FREQUENTLY-ASKED QUESTIONS ABOUT REDUCING RADON IN YOUR HOME.** According to the Real Estate Buyer's Agent Council (REBAC) of the National Association of Realtors®, Radon is a cancer-causing radioactive gas that naturally occurs in soil, water, and rock. The gas can seep into houses, contaminating the air. It's odorless, colorless, tasteless, and undetectable without special testing equipment.

**1. What is radon mitigation?**

- If you've tested your house and know you have a radon issue, you will want to mitigate (lessen or reduce) the concentration of this deadly gas in your living space. Typically, mitigation involves different techniques, depending on your home's foundation (basement, slab-on-grade, crawlspace).
- Some methods prevent radon from entering the house by sealing cracks in the floors and walls.
- Other techniques direct the flow of gas away from a home's interior space. For example, sub-slab depressurization is a system where pipes drilled into the foundation force the flow of gas extractions to exit above the home's roofline.
- Mitigation works. Sound systems can reduce radon levels by as much as 99 percent. Be sure a qualified contractor completes your radon mitigation work.
- You can also find qualified radon contractors through two privately-run national certification programs: the American Assoc. of Radon Scientists and Technologists and the National Radon Safety Board.

**2. When do I need radon mitigation?**

- Exposure to radon is never considered safe. The Environmental Protection Agency recommends initiating radon mitigation if your test results are 4 picocuries per liter (pCi/L) or higher. Lower levels may still pose a risk.

**3. How much does it cost?**

- Depending on the size of the house and the foundation design, the cost of radon mitigation averages between \$800 and \$2,500.
- It typically costs less to incorporate preventative systems during construction than to retrofit a home with a mitigation system.

**4. How long will it take?**

- A qualified contractor can usually complete a mitigation project on a single-family home in one day.

**5. What about Radon in my water?**

- If your water is delivered through a community supplier, you can request details on local water quality. Under EPA rules, water providers must test the purity of its drinking water and file updated Consumer Confidence Reports (CCRs) annually.
- If your water comes from surface sources like lakes or streams, the water's open access to air dramatically reduces the likelihood of radon contamination. If, however, your water supply comes from groundwater, a private well, your risk of radon contamination is much higher.
- Although there are no federal guidelines for radon in water, the EPA has proposed that community water suppliers maintain levels below 4,000 pCi/L. Individual states may set their own requirements.

- Water-based exposure to radon isn't limited to consumption (which can cause stomach cancer), but also the risk that normal household activities (taking a shower, washing dishes, etc.) can release radon into the air.

To identify a certified laboratory that can test your water, [visit the EPA](#) or call the [Safe Drinking Water Hotline](#) at 800-426-4791.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month... REMOTE MOUNTAIN LOT** with spectacular views of the valley and mountains. This is a special property for the buyer wanting to get away from it all, build an off-the-grid cabin and enjoy the beauty, peace and solitude of Montana. After resting up, take off hiking, four-wheeling, hunting, fishing, and exploring this part of the Gravelly Range of the Beaverhead National Forest. This nearly 10-acre lot has a variety of building sites and interesting topography. Priced to sell at **\$69,000. Shining Mountains I, Lot 136, Pinecone Trail North, Ennis.** MLS # 323886. GoogleEarth: 45.245806°, -111.815822°.



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON (April 30, 2019) – Pending home sales rose in March**, reversing course from a month prior, according to the National Association of Realtors®. Three of the four major regions saw growth last month, as the Northeast reported a minor slip in contract activity.

The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, increased 3.8% to 105.8 in March, up from 101.9 in February. Year-over-year contract signings declined 1.2%, making this the 15th straight month of annual decreases.

Lawrence Yun, NAR chief economist, noted that pending home sales data has been exceptionally fluid over the past several months but predicted that numbers will begin to climb more consistently. *"We are seeing a positive sentiment from consumers about home buying, as mortgage applications have been steadily increasing and mortgage rates are extremely favorable."* Yun noted that sales activity in the West had increased at a relatively stable rate for five consecutive months before the region saw a significant spike in activity in March. *"Despite some affordability issues in the West, the numbers indicate that there is a reason for optimism. Inventory has increased, too. These are great conditions for the region."*

Although pending contracts appear to be on an overall upswing, Yun says current sales activity is underperforming. *"In the year 2000, we had 5 million home sales. Today, we are close to that same number, but there are 50 million more people in the country,"* he said. *"There is a pent-up demand in the market, and we should see a better performing market in the coming quarters and years."*

March Pending Home Sales Regional Breakdown. The PHSI in the Northeast declined 1.7% to 90.5 in March and is now 0.4% below a year ago. In the Midwest, the index grew 2.3% to 95.3 in March, 5.0% lower than March 2018. Pending home sales in the South jumped up 4.4% to an index of 127.2 in March, which is 0.7% higher than last March. **The index in the West ascended 8.7% in March to 95.1** and fell only 1.6% 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.*

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Roads to remote properties are again open and buyers are starting to show up hoping to find their dream vacation properties. Some subdivisions have no vacant lots for sale! Not seen since the boom years! Some homes go on MLS and are sold in a day. This is unusual for our market. It seems like the Madison Valley has been re-discovered! **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 **APRIL 2019** are as follows:

- **HOMES:** 72↑ homes listed (\$119,000 to \$2,990,000); 14↑ pending sales (\$229,000 to \$1,480,000); and 13 homes have sold in 2019 (\$150,000 to \$4,580,000), totaling \$8,698,900 at 92.9%↑ of list prices.
- **LAND:** 235↑ vacant lots listed (\$24,500 to \$2,999,999; with 23↑ pending sales (\$29,000 to \$395,000); and 37 lots have sold in 2019 (\$12,500 to \$312,000), totaling \$1,901,950, at 95.3%↑ 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:** 15↑ listed (\$121,000 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...** *The deadliest campaign of vigilante justice in American history erupted in the Rocky Mountains during the Civil War when a private army hanged twenty-one troublemakers?* Hailed as great heroes at the time, the Montana Vigilantes are still revered as founding fathers.

The history of vigilante justice and the **Montana Vigilantes** began in 1863 in what was at the time a remote part of eastern Idaho Territory. Vigilantism arose because territorial law enforcement and the courts had very little power in the remote mining camps during the territorial period.

In 1863–1864, Montana Vigilantes followed the model of California vigilantes to bring order to lawless communities in and around the gold fields of Alder Gulch and Grasshopper Creek. There are estimates that over 100 persons were killed in "road agent" robberies in the fall of 1863. The Vigilance Committee of Alder Gulch organized in December 1863, and in the first six weeks of 1864 at least 20 road agents of the infamous Plummer gang were captured and hanged by the organization. Formal territorial law reached Alder Gulch in late 1864 with the arrival of a territorial judge and vigilante activity ceased in the region.

Vigilantism Montana has been written about, romanticized and chronicled for well over a century. The first book published in Montana was Thomas J. Dimsdale's 1866 first edition of *The Vigilantes of Montana*, which was compiled from a series of newspaper articles he wrote for the *Montana Post* in 1865. Historical analysis of the period ranges from disrepute to heroism, with debates over whether the lack of any functioning justice system and the understanding of due process at the time meant the vigilantes acted in a way they thought was best for their communities or if modern standards of due process should govern analysis of their actions.

**Other popular books about the Vigilantes include:** *A Decent, Orderly Lynching*, by Frederick Allen; *The Montana Vigilantes 1863-1870: Gold, Guns and Gallows*, by Mark Dillon; *Where Have You Gone, Billy Mayfair?: A Novel of the Vigilante West*; *Vigilante Moon: A Novel of Old Montana*, by Stan Lynde; *The Life and Times of Henry Plummer*, by Linda Buxbaum.

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## 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.*

### **IMPORTANT NOTICE FROM THE MONTANA DNRC:**

**The deadline to file Exempt Water Rights Claims is June 30, 2019.** An Exempt Water Right is defined as a water right that was in existence before July 1, of 1973 and are for **livestock and individual domestic uses based upon instream flows or groundwater sources only**. They do not include rights for irrigation, diverted stock water from ditches or reservoirs, or commercial and municipal wells. If you do not file your claim, your water right will not be enforceable against any filed water rights, including water rights that are junior in priority. Filing ensures protection for your water right. Claim forms are available on line at: <http://dnrc.mt.gov/divisions/water/adjudication/hb-110-exempt-claim-filing>.

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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/](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 Big Sky MLS

[www.eralandmark.com](http://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](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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