

THE STRAIGHT SHOOTER



NEWS of ENNIS and the MADISON VALLEY, MONTANA for MARCH 2010

“The best investment on Earth is earth.”

Louis J. Glickman, real estate mogul/philanthropist

- **ENNIS NEWS** → The Madison Valley Medical Center finally has a new website up and running, full of useful information about the staff, services and future of this key resources in our community.



website at www.mvmedcenter.org.

More and more retirees are on the move, and quality health care becomes one of the critical criteria for their relocation choices. The Madison Valley is already very appealing on many levels, but improving health care services fills that requirement for so many potential residents. Check out the new

- **WEATHER**→ The month of March showed signs of spring in the air, with an average temperature in Ennis of **36.7°**, with a high of **64.0°** and a low of **15.0°**. The precipitation to date has been **.34”**, somewhat below the normal to date of **.45** inches. The average wind speed for the windy month of March was down to **5 mph!** However, March must have come in like a ***lamb*** because it’s going out like a ***lion!*** Moonlight Basin received 14” of new snow in the last 24 hours! Only 11 days left to ski!



- **“GUARDIANS OF THE RIVER”** → the 8th annual Madison River Foundation’s Gala Banquet will be held on the banks of the Madison River, at the historic Old Kirby Place by the Hutchison Bridge. The Gala evening features gourmet dining, live music, the “One Day on the Madison” art auction and more. All proceeds benefit the mission and work of the Foundation. Save the date and mark your calendar to be in Ennis on June 25th for the Gala and September 3-4 for the Annual Fly Fishing Festival. For more info, go to www.madisonriverfoundation.org.

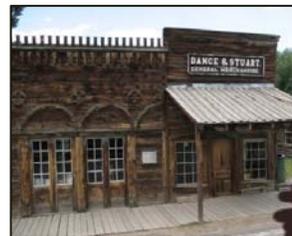


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➤ **TIME MACHINE FOR KIDS**→ If you've ever said to your kids, "Back in the old days, I walked 5 miles to school and we had no TV's or cell phones!" Now you can send your kids way back in time. The Montana Heritage Commission is hosting a **Hands on History Camp** for students ages 11-16. This seven-day camp will be held in Virginia City and Nevada City where students will learn about and experience life as it was in Montana in the 1800's. They will learn about and put to practice many heritage skills such as blacksmithing, heirloom gardening, frontier skills, gold prospecting and panning. This is a one-of-a-kind experience for young people to learn about and explore history guided by the skilled professional historians at the Montana Heritage Commission. Contact mhc@mt.gov, www.virginiacitymt.com or www.montanaheritagecommission.com.



➤ **AMAZING VIRGINIA CITY FACTS**→ Did you know...the Virginia City Players are the oldest continually operating professional theater company in the Pacific Northwest? Did you know...from 1863-1865, Alder gulch was a 14-mile long city with as many as 10,000 residents? Did you know... that Virginia City was home to culturally diverse ethnic groups in the 1860's? There was a large enough Jewish population to have a Hebrew Cemetery on the original plat map of the city. Did you know...that Rank's Drugstore is the oldest operating business in Montana? It opened in 1864.



➤ **MONTANA RIVERS**→ Hatchopedia.com is a great way to find out the "who, what, when, where and why" of a specific pond, stream, lake or river in Montana. Just select the river and get current first-hand reports. Go to www.hatchopedia.com and read what others have to say. Then write your own "big fish stories" after you've spent a day on the river.

➤ **FISHING REPORT**→ The Madison Valley Ranch, Ennis' full service Orvis-Endorsed fly fishing lodge situated on the banks of the Channels section of the Madison River reports this month: "Midges, midges and more midges...the Madison River has been experiencing some awesome midge hatches and you can't walk around town without hearing the buzz (literally at times ~ I had to swat a few away yesterday as I walked the property). With the days warming up and the sun moving higher in the sky, midge hatches are undoubtedly rising in magnitude. Combine this with the low flows and clarity of the River in its pre-run off glory and it is clear why you should start thinking about shaking off the winter doldrums to hit the Madison River for some exciting early spring fishing! Make sure your fly box is loaded with Zebra midges and Griffin's Gnat. Of course, there are still plenty of trout hunkered down in the deeper holes, so don't leave home without a supply of bead head nymphs; princes, pheasant tail flashback, and Delekta's red Lil' spankers are my personal go-to flies this time of year." *Elizabeth Warren*



Aerial view of the Madison Valley Ranch and the Channels of the Madison River, south of Ennis Lake

📍 Check out their site at www.madisonvalleyranch.com.

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- **WOLF ANNIVERSARY**→Fifteen years ago, this month, what has been called the “most controversial feat of conservation in United States’ history” took place in the Lamar Valley of Yellowstone National Park. Fifteen Alberta-born wolves were released, reintroducing the gray wolf to a prized ecosystem that had not seen the keystone predator for 70 years. Fifteen years after reintroduction, with more than 300 wolves now in the Greater Yellowstone Ecosystem, the region still grapples with the question: What do wolves mean for this slice of America, famous for both the wilderness tamed by Marlboro cowboys and the wilderness yet untouched by man? “Wolves change things. That’s true. Whether the change is good or bad is based on your view,” said Ed Bangs, wolf recovery coordinator for the U.S. Fish and Wildlife Service. http://bozemandailychronicle.com/news/article_dee9a77e-3a19-11df-9095-001cc4c002e0.html.



- **CURRENT REAL ESTATE MARKET UPDATE**→ March has been a very busy month for us at Arrow Real Estate, with many showings and several great new listings. With the stock market up and spring in the air, buyers are getting antsy. Whether it’s people looking to escape the rat race and live a more peaceful life style or Baby Boomers ready to retire, people are still looking at Montana as “the last best place.” The statistics for the Madison Valley (including Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **March 2010**, are as follows: **LAND: 397 lots listed, 1 pending sale, 7 lots sold year-to-date. HOMES: 115 homes listed, 8* pending sales, 5 homes sold year-to-date.** (*Arrow Real Estate has 3 of the “pending” homes under contract!)

- **REAL ESTATE TIPS**→ **3 Reasons why Those Who Don’t Buy Now Might Regret It Later** RISMEDIA, March 24, 2010—Buying a home is one of the biggest decisions an individual can make. So it’s understandable that one considering a home purchase may take their time to avoid rushing into such a large financial commitment. However, several factors might leave prospective home buyers who don’t purchase a property now wishing they had taken action sooner. “Current market conditions have created a perfect storm of sorts that has made it an ideal time to purchase for first-time and trade-up buyers alike,” said James M. Weichert, president and founder of Weichert Realtors. “Those who have the means and the desire to buy now but don’t, aren’t likely to see such a great opportunity again anytime soon.” Specifically, Weichert offered three reasons why those who aren’t under contract to purchase a new home by April 30, 2010 might regret it.

1. They won’t receive a sizeable amount of money from Uncle Sam. For the past two years, the federal government has offered a home buyer tax credit to help stimulate the economy. But that financial incentive is set to expire soon. First-time buyers who aren’t under contract to purchase a home by April 30, 2010 will leave the \$8,000 that is available to them through the tax credit on the table. Meanwhile, repeat buyers will miss out on the opportunity to collect up to \$6,500 from the government.



Check out this new listing on our website, at www.arrowreal.com

2. They might not lock-in on the historically-low interest rates. Thanks to measures taken by the Federal Reserve including the purchasing of mortgage-backed securities, interest rates have remained historically-low for several years. With the economy beginning to show signs of recovery, it is widely believed that the government will soon put an end to these stimulus efforts. If that happens, many

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economists believe we will begin to see a sharp increase in interest rates which could result in a much higher monthly payment for those who wait. For example, an interest rate increase of 1% on a 30-year fixed mortgage of \$300,000 could cost a buyer \$188 more a month or \$67,000 more over the span of the entire loan.

3. They might miss out on record home price affordability. Home price affordability is at its most optimal level in decades. As a result, those who wait to buy will likely pay more for the home they purchase than what that same home would cost right now. In fact, home prices have already begun to rise slightly in some markets. Instead of getting a better bargain, waiting to buy a home might net buyers a higher purchase price, less appreciation and less house for their buck.

“There is no time to waste for anyone who wants to take advantage of this great buying opportunity. Particularly for those who have a home to sell first,” added Weichert. “If you are prone to saying ‘what if’ and wondering what could have been, you will thank yourself down the road for buying now.”

➤ **MONTANA TRIVIA** → Did you know that at the **Rocky Mountain Front Eagle Migration Area**, west of Great Falls, more Golden Eagles have been seen in a single day than anywhere else in the country?



➤ **YOU KNOW YOU'RE FROM MONTANA WHEN...** You can tell which county people are from based the first numbers on their license plate. The numbers were originally based on population, starting with the lowest numbers.

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



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