

THE STRAIGHT SHOOTER



NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of JUNE 2011

Trout live in nice neighborhoods.

- **ENNIS AND MADISON VALLEY “HAPPENINGS”** → The valley starts buzzing in June, with eager fishermen, curious tourists, and the late returning locals. There is a special energy, a wonderful excitement that builds up in the valley and stays at a high pitch throughout the summer. The busy social season started picking up speed with the Madison River Foundation’s Gala, a fund raiser for the Madison Valley Hospital Foundation and many dinner parties throughout the valley. →Folks in the Madison Valley entertain at home more than city folks do because they aren’t as many places to go or things to do. → The Virginia City Playhouse and the Brewery Follies started up again with great entertainment for the summer. →The Farmers’ Market continues on Saturday mornings with huge doings in the parking lot at the Valley Bank.



- **JULY HAPPENINGS**→ Pony, Montana is the place to be on Saturday, July 10th for the Annual Wine Tasting, a popular fund raiser for the local Hospice organization. → On July 16th, a large part of the valley’s population will be attending the Annual Wine Classic at the Museum of the Rockies in Bozeman. They will be honoring a local rancher, Ingrid Poole, who has contributed time and financial support to the museum for nearly 20 years.
→ **Don Bowen and BoHoHo, the clown**→



And even though it is now behind us, the annual July 4th celebration in Ennis is THE best! This year the Grand Marshall for the parade was Lt. Col. Andrew D. DeBona→ USMC, Ret., a perfect choice for the year when the theme was “**Let Freedom Ring.**”



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➤ **THE MADISON RIVER** → PPL has been managing the Hebgen Dam to deal with higher than normal river flows and snowpack still lingering in the mountains. They try to keep flows in the river below 3,500 cfs, but flows this year have already exceed that level and they are now attempting to keep them below 4,000 cfs. Local guides are concerned with spawning habitat in the upper stretches of the Madison below Hebgen and Quake Lake where the river braids out and provides the finer gravel needed for spawning beds. It is obvious that dam management is complicated and PPL must be sensitive to many different and conflicting needs and concerns.



✚ **FISHING REPORT**→ Kelly Galloup of the Slide Inn reported on June 30 that, “After a tough couple of days due to dropping water levels, the Madison has stabilized once again and has been fishing very well. Visibility remains at just over a foot, and all the creeks are still gushing with mud...even Squaw Creek which I’ve never seen turn chocolate brown like it was yesterday. That being said, the worm bite has really picked up on the river as more and more wriggling annelids are being ousted from their earthly dwellings– The San Juan color of choice has been hot pink, but we also got some good reports from anglers fishing the more common red worm as well. There’s still not a lot of bug activity going on in the wade section, but we have seen quite a few of the large gray spotted sedges dancing on the surface (size 8-10) as well as a few grannoms (#16) thrown into the mix. Fish have been rising sporadically to midge clusters in the mornings, but not enough to make us take off the indicators. Speaking of which, the nymphing has been excellent over the last two days. The stonefly/rubberleg bite is still day to day, but again, the worm bite has more than made up for it. Our best droppers have been #16 red krystal serendipitys, #16-18 purple lighting bugs, #16 \$3 dips, #16-18 caddis larva, and #18 red and black midge pupa. When the clouds have rolled in, baetis nymphs and emergers have been doing well too.

As far as where to fish, we would still recommend concentrating your efforts between Reynolds and Lyons Bridges, as there tends to be more holding water at these flows. We did drift down to Windy Point the other day, but both boats never got a fish while floating. However, every likely place they stopped was very productive, particularly the first two miles below Lyons Bridge.

...check out additional fishing reports at:

✚ Kelly Galloup’s Slide Inn at:

<http://www.slideinn.com/blog/category/fishing-report/>.

✚ Dan Delekta’s report at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.

✚ The Tackle Shop’s Orvis report at http://www.orvis.com/fishing_report.aspx?locationid=5974

✚ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>

✚ Madison River Fishing Company at:

<http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.



➤ **WEATHER**→ June was quite exciting, weather-wise. We had a little winter, a little spring and a little summer. Never a dull moment in Montana. The statistics show the **June** temperatures in Ennis as: a high of **92°** and a low of **31°**, with an average high of 75° and an average low of 42°. Our recorded **June** precipitation totaled 3.18” – so everything is still green! Summer is finally here!

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➤ **REAL ESTATE TIPS – Choosing the Best Realtor**

If you are Selling: The most important factors in choosing the best Realtor or agency to represent and market your property: 1) really good website; 2) good marketing program; 3) experience selling property in that area; 4) excellent local reputation; 5) many years of experience in real estate, in the area and in the type of property you are selling; 6) a “seller” vs. a “lister” – not the one with the most listings, but the one who can give your property the most attention; 7) organized, reliable, responsible and professional; 8) integrity, integrity, integrity.

If you are Buying: The most important factors in choosing the best Realtor or agency to represent you when purchasing property: 1) thorough knowledge of the area and the type of property you want; 2) thorough knowledge of all the properties currently offered in the area; 3) many years of experience in real estate so they know how to avoid the pitfalls; 4) organized, reliable, responsible and professional; 5) integrity, integrity, integrity.

➤ **CURRENT REAL ESTATE MARKET**→ According to the National Association of Realtors®, June 21, 2011. Existing-home sales were down in May as temporary factors and financing problems weighed on the market, according to the National Association of Realtors®.

Existing-home sales, which are completed transactions that include single-family, townhomes, condominiums and co-ops, fell 3.8 percent to a seasonally adjusted annual rate of 4.81 million in May from a downwardly revised 5.00 million in April, and are 15.3 percent below a 5.68 million pace in May 2010 when sales were surging to beat the deadline for the home buyer tax credit.

Lawrence Yun, NAR chief economist, said temporary factors held back the market in May, as implied from prior data on contract signings. “Spiking gasoline prices along with widespread severe weather hurt house shopping in April, leading to soft figures for actual closings in May,” he said. “Current housing market activity indicates a very slow pace of broader economic activity, but recent reversals in oil prices are likely to mitigate the impact going forward. The pace of sales activity in the second half of the year is expected to be stronger than the first half, and will be much stronger than the second half of last year.” Yun also said the market is also being constrained by the lending community. “Even with recent economic softness, this is a disappointing performance with home sales being held back by overly restrictive loan underwriting standards,” he said. “There’s been a pendulum swing from very loose standards which led to the housing boom to unnecessarily restrictive practices as an overreaction to the housing correction – this overreaction is clearly holding back the recovery.”

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → So what do those national statistics mean for our area? Not too much, other than **ALL of our 2011 sales have been CASH!** June was a VERY busy month for Arrow Real Estate. We closed one land transaction, one residential transaction, have a cabin under contract due to close in July and a large ranch under contract, due to close in August. We continue to list more property. We attended five days of Realtor home tours all over the valley and saw some great properties. We have the largest and most interesting inventory ever. All we need now are buyers! The **Southwest Montana Multiple Listing** statistics for the Madison Valley (including Ennis, Cameron, McAllister, Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **June 2011**, are as follows:

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- **LAND:** 384 vacant lots listed, 3 pending sales, 10 lots sold year-to-date.
- **HOMES:** 166 homes listed, 8 pending sales, 20 homes sold year-to-date.
- **RANCHES:** 5 listed, 1 pending sale, 1 ranch sold, year-to-date.*

**(The one "pending sale" is the 5,000-acre Hollowtop Ranch, outside of Pony, MT, which was listed by Bates Sanders Swan Land Company and the buyer was represented by ARROW REAL ESTATE!)*

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN...***the gun show attracts more people than you thought lived in the whole state! And that would be 994,416 according to the 2010 census, but expected to top one million in 2011. There are still more people in San Diego than in Montana!*

➤ **MONTANA TRIVIA** → Did you know that the Museum of the Rockies in Bozeman gained fame through the work of its chief paleontologist, Jack Horner? Horner was the prototype for the character Dr. Alan Grant in the bestselling novel/movie, "**Jurassic Park.**" The Museum of the Rockies in Bozeman is home to a world famous collection of dinosaur fossils and paleontology program. Dinosaur fossils are found in Montana rocks from the Jurassic and Cretaceous periods. Dinosaur dig crew led by paleontologist and curator, Jack Horner, excavate fossils which are prepared and studied at the Museum in Bozeman. Some of the most famous dinosaurs in the world such as *Tyrannosaurus rex*, *Triceratops*, and *Deinonychus* (very similar to *Velociraptor*) can be seen on display." Check out their website at: <http://www.museumoftherockies.org/>.

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

If your property is listed with another real estate broker, it is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.



**Toni and Don Bowen,
Brokers/Owners,
Arrow Real Estate**



**Jay Willett and Karen Swedman
Brokers, Arrow Real Estate
also Property Managers and Owners of
Apex Management**



APEX MANAGEMENT offers full service property management in the Madison Valley. Whether you are interested in using your home as a vacation rental or a long-term rental, or looking for assistance in finding a rental, you can expect quality service with a positive attitude. See our website at: www.apexmontana.com or call us at (406) 682-7112. Apex Management is **not** a part of Arrow Real Estate.

***Check out the List of USEFUL WEBSITES
relating to the Madison Valley, on the following page →***

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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://ennis.communityblogs.us/2008/11/17/ennis-community-blog/> - comments and events in Ennis
<http://adayinthelifeofalemon.blogspot.com/> - famous local sculptor, David Lemon's site
<http://my-montana-moments.blogspot.com/> - Artist Penny Hall's photo journal of her MT experience
<http://ennismontanahomesandland.blogspot.com> – Ennis, Montana Happenings, from **Arrow Real Estate**

MADISON COUNTY:

<http://madison.homestead.com/index.html> - 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

SKIING:

www.moonlightbasin.com – Check out latest snow conditions on the hill 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

REAL ESTATE:

www.arrowreal.com – A wealth of resource information, local listings and a portal to the SW MT MLS
www.houselogic.com – Helpful information from the National Association of Realtors

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.slideinn.com/blog/category/fishing-report/>, Kelly Galloup's Slide Inn
<http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>, Dan Delecta's site
http://www.orvis.com/fishing_report.aspx?locationid=5974, The Tackle Shop's Orvis report
<http://www.madisonvalleyranch.com/blog/>, The Madison Valley Ranch
<http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>, Madison River Fishing Company.

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