

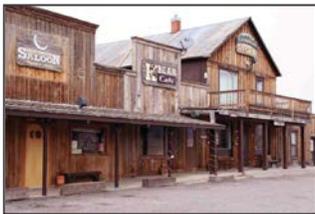
THE STRAIGHT SHOOTER



NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of JULY 2012

Trout live in nice neighborhoods

MADISON VALLEY “HAPPENINGS” → Summer is Here! With all that it brings – sidewalks bustling with people, no parking spots in town, license plates from all over the country, restaurants full, fishing boats and tube flotillas floating the Madison River, gorgeous warm days with cool nights, golfers chasing the little balls, cyclists climbing the Virginia City Hill and a real appreciation for a reprieve from winter. There is a LOT going on this summer, in the valley and throughout the state, so there is more to



report this month...starting with... → **The Blue Moon Saloon** in Cameron is a “happening” place – great food and entertainment. It seems to be THE hot spot this summer. → Did you know there is a big research study program on **Wolverines** in the Madison Valley? “Wolverines are unique mammals, they fill a niche that a lot of other creatures couldn't survive,” says Robert Inman of the Wildlife Conservation Society's wolverine program in Ennis, Mont. “Famously, 1,000 pounds of attitude stuffed into 30 furry pounds, wolverines

range across the Canada, Scandinavia and Siberia, patrolling territories hundreds of square miles in size in snowy places. They are carnivores but not top predators, often scavengers that benefit from other's kills,” Inman says. In an upcoming study in the *Journal of Mammalogy*, Inman and colleagues look at one mystery about these formidable carnivores, why they bear their young as early as February, a time when there isn't a lot of food. Bearing and weaning a cub can take more than 100 times more calories than normal daily living for carnivores. Read more about this fascinating study at:

<http://content.usatoday.com/communities/sciencefair/post/2012/07/wolverines-need-natural-refrigerators-to-reproduce/1#.UB18JaPdfAk>.

→ And in addition to Wolverines, **Trumpeter Swans** may soon again be nesting in the Madison Valley. “A project at the O’Dell Creek wetlands on the



Granger and Longhorn Ranches south of Ennis is aimed at re-establishing nesting trumpeter swans in the Madison Valley for the first time in several decades,” said Tom Hinz, Montana Wetlands Legacy Partnership coordinator in Bozeman. They are quite certain that back when the Madison Valley had no dams in it and the wetlands hadn’t been drained, there were nesting trumpeters in that area. The O’Dell Creek wetlands

restoration project has been a nearly eight-year effort to restore wetlands that had been drained in the 1950s to try and provide better grazing for cattle. Nearly 600 acres of wetlands have already been restored, along with miles of stream. O’Dell Creek is a spring creek that starts just south of the Varney

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Bridge Road south of Ennis. Historically, the O'Dell Creek wetlands were home to a wide variety of bird and aquatic life. That life is rapidly coming back with the wetland restoration, but it has taken time for the aquatic vegetation to rejuvenate enough to accommodate nesting trumpeter swans. → The Montana Heritage Commission will sponsor a **Residential History Camp** this summer in Virginia City. The camp will include a variety of learning experiences for young people, including a personal history research project, history and stories from the Alder Gulch area, and some fun hands-on living history projects. Instructors for the camp will include Montana Heritage Commission staff at Virginia City, Montana Historical Society staff, Living History demonstrators and school teachers. The fee for the camp includes five nights lodging, all meals and snacks, all activities, supplies and instruction. The fee also includes a ride on the train and a ticket to a performance at the Opera House. Scholarships are also available--refer to Registration Form for information on how to apply. To receive a brochure and registration form please call (406) 843-5247, email or visit our website. Hands on History Camp will have activities in both Virginia and Nevada City, Montana. <http://virginiacitymt.com>. →



MONTANA NEWS → GET LOST IN MONTANA: IT'S A GOOD THING. Launched in 2010 as an edgy in-state summer marketing campaign, Get Lost (in Montana) has become such a popular rally for travel—and effective campaign—that it has since been expanded to an out-of-state regional effort with both winter and warm season media campaigns. <http://montanaturismnews.org/2012/07/11/get-lost-it%E2%80%99s-a-good-thing/>. The spirit behind the campaign is to inspire Montanans and our neighbors to hit the road and explore Montana's off-the-beaten-path treasures. Sure, we've all heard of Glacier and Yellowstone National Parks. But have you heard of the equally impressive Ross Creek Cedars outside of Libby? Or tasted the world's finest Sour Cream Lemon Pie at the Crazy Mountain Inn in Martinsdale? Or spent the night at the Virgelle Mercantile not far from the banks of the Upper Missouri Wild and Scenic River? The cornerstone of the campaign is the website, www.getlostmt.com, which serves as a repository of favorite places and travel tips from the people that know Montana best—locals. A primary objective of this season's campaign is to increase engagement of our audience by increasing use of the “bucket list” functionality of the site. The bucket list functions like a shopping cart. Visitors to the site can create a bucket list and use it to add places that they want to check out before they, well, you know. For the 2012 campaign, the Office of Tourism is upping the ante. Dubbed the **“Bucket List Challenge,”** visitors are encouraged to build and submit their bucket list into a sweepstakes drawing. This is a **dream vacation giveaway** that's not like any other—because the winner designs the prize. Just put it on your bucket list, submit, and you've got a chance to win it. Four lucky folks will be drawn during the four-month campaign, in addition to weekly winners of Get Lost-branded gear and apparel. The Bucket List Challenge gets some additional promotion this summer through the Get Lost Event Series. MTOT Staff will be hitting the road and heading out to some of Montana's most popular summertime events with the “Swaggin' Wagon.” Teams will be giving away Get Lost swag, talking up the campaign, sharing trip planning tools from maps to mobile apps, and working to inspire travel across the state. There is a newly-launched Get Lost mobile application (iPhone and Android users can download it at www.getlostmt.com/app) to assist travelers on the ground. → The Montana Office of Tourism introduced a new **Digital iPad Magazine**, Available only for the iPad through [Apple's iTunes App Store](http://apple.com/itunes), *Get Lost in Montana: The Magazine* features journalistic photography and narrative storytelling in a format designed specifically for the device and will be released with four new, free issues per year. The app and the Issue #1 and #2 are available now, both free in the [iTunes App Store](http://apple.com/itunes). A third issue will be available in late summer.



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✦ **FISHING REPORT** → John Way, owner of The Tackle Shop in Ennis reports, “The fishing has stayed somewhat consistent even through the dog days we have been having. The flow on the river is great right now with more water than expected. PPL is trying to completely fill Ennis Lake so they are pushing water from Hebgen down river. This is an added bonus for us fisherman. Hoppers and Ants: We have started to catch a few fish on hoppers in the last few days. Each day it seems like there are more and more hoppers on the river bank. Give this another week or so and it may be epic. If you want to fish terrestrials try a small size 12 foam hopper with a red ant behind for a searching rig. Fish this on 4X and concentrate away from the banks. There is a good may fly hatch each morning and a parachute adams, para-rooster or purple haze will take all risers in a size 14 or 16. You can continue to fish this through the day as the fish continue to look for it. We have been having good luck with a royal parachute in size 16. There are still a few nocturnal stone fly's around. Try a large size 10 or 8 golden in the morning mostly in the big riffles and center of the river. This has been producing a few really big fish. Caddis are still a force on the river. Try fishing pupae all day, emerger starting at 5P.M. and dry's sometime after 7. We have been having the most luck on the royal caddis dry and the G6 emerger both fished on 4X. Nymphing has continued to be the bread and butter at least for the heat of the day. Try a large size 4 pats rubber leg or zonker as your lead fly on a 3X tippet. Follow this with a lightning bug, lucent, or batman and fish down the center of the river. The fish are definitely in the heavier water this time of year so get it down and they will eat it. Our best fishing has been between 6 A.M. and say 1 P.M. and then again after 7. Typical mid-summer schedule. Get out and fish. Check out The Tackle Shop on Facebook for up to the minute river changes and weekly NET-FLIX video's.”

✦ The Tackle Shop's report at <http://www.thetackleshop.com/fly-fishing-report-Madison-River.asp>

Check out other fishing reports at:

- ✦ Dan Delekta's report 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/>
- ✦ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✦ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.



➤ **REAL ESTATE TIPS** → **TEN LESSONS TO LEARN AS THE HOUSING MARKET RECOVERS.** According to Ron Phipps, 2012 Past President of the National Association of Realtors, “If we do not learn from history, we are bound to repeat it. We do not want to repeat the last ten years. So what are the lessons we should learn?”

1. **The economy cannot recover without housing.**
2. **Everyone needs shelter, but not everyone needs to own their shelter.**
3. **High homeownership rates are important but they must be sustainable.**
4. **Home prices go up and go DOWN.**
5. **The process of purchasing/financing a home is more complicated.**
6. **Sound underwriting of mortgages is critical.**
7. **Home equity should not be used for ordinary living expenses.**
8. **Financial reserves for family, companies, and countries are necessary.**
9. **Homeowners confidence in the economy is directly related the value of their own homes.**
10. **The economy is global.**

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There are seasons in the weather: spring, summer, fall and winter. So there are in economic cycles. It is great to be at the thaw of winter and the budding of spring.” And speaking of...

- **WEATHER → July** is truly summertime in the Madison Valley and we are thoroughly enjoying the long, sunny days, nature’s fireworks and the refreshing summer showers. For the month of July, the recorded high was **94°** and a low of **43°**. The average high was **87°** and the average low was **51°**. The normal precipitation for July is **1.25”** and we only received **.85”** even though we had rain 17 days in July. We think it is the perfect place to spend the summer. Winter has a different kind of beauty and enjoyment plus it weeds out the sissies and wimps. We soak up all this warmth and store it away.



- **FEATURED PROPERTY OF THE MONTH:** You cannot beat this property for value at \$1,625 per acre. A great recreational get away place – **138.5** fenced acres with a creek + cute 400 SF dry cabin, close to National Forest and the Madison River, spectacular views and water rights! There are no covenants or restrictions and very few neighbors other than the 4-legged kind. Priced to sell at **\$225,000**. (MLS #182052) .



- **CURRENT REAL ESTATE MARKET** → WASHINGTON, July 19, 2012 - Existing-home prices continued to show gains but sales fell in June with tight supplies of affordable homes limiting first-time buyers, according to the [National Association of Realtors®](#). Total [existing-home sales](#), which are completed transactions that include single-family homes, townhomes, condominiums and co-ops, declined 5.4% to a seasonally adjusted annual rate of 4.37 million in June from an upwardly revised 4.62 million in May, but are 4.5% higher than the 4.18 million-unit level in June 2011. [Lawrence Yun](#), NAR chief economist, said the bigger story is lower inventory and the recovery in home prices. "Despite the frictions related to obtaining mortgages, buyer interest remains solid. But inventory continues to shrink and that is limiting buying opportunities. This, in turn, is pushing up home prices in many markets," he said. "The price improvement also results from fewer distressed homes in the sales mix." According to Freddie Mac, the [national average commitment rate](#) for a 30-year, conventional, fixed-rate mortgage fell to a record low 3.68% in June from 3.80% in May; the rate was 4.5% in June 2011; recordkeeping began in 1971. The national median existing-home price for all housing types was \$189,400 in June, up 7.9% from a year ago. This marks four back-to-back monthly price increases from a year earlier, which last occurred in February to May of 2006. June's gain was the strongest since February 2006 when the median price rose 8.7% from a year prior. First-time buyers accounted for 32% of purchasers in June, compared with 34% in May and 31% in June 2011. "A healthy market share of first-time buyers would be about 40 percent, so these figures show that tight inventory in the lower price ranges, along with unnecessarily tight credit standards, are holding back entry level activity," Yun said. Single-family home sales declined 5.1% to a seasonally adjusted annual rate of 3.90 million in June from 4.11 million in May, but are 4.8% above the 3.72 million-unit pace in June 2011. The median existing single-family home price was \$190,100 in June, up 8.0% from a year ago.



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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → There always seems to be a lull after the Fourth of July and so it was again, but activity has started picking up and people are coming out of the woodwork. So we are busy as little beavers (or maybe wolverines!) listing, marketing, showing and selling. We've recently heard from bankers, Realtors, title companies and buyers that Bozeman is "hot," everything is selling and there are no bargains left! That's good, because we should start seeing some "spillover." The Southwest Montana Multiple Listing statistics for the Madison Valley (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **July 2012** are as follows:

- **LAND:** 343 vacant lots listed (\$7,900 - \$2,900,000), 4 pending sales (\$49,500 - \$179,000), 9 lots have sold in 2012 (\$24,000 - \$120,000).
- **HOMES:** 165 homes listed (\$79,900 - \$3,900,000), 15 pending sales (\$67,500 - \$455,000), 31 homes sold in 2012 (\$39,100 - \$1,242,000).
- **RANCHES** 7 listed (\$849,000 - \$8,950,000), 1 pending sale (\$1,800,000), 1 ranch sold in 2012 (\$1,250,000)

➤ **YOU KNOW YOU'RE FROM MONTANA (and specifically, the Madison Valley!) WHEN ...** *Your biggest social event of the year is the annual Noxious Weed Fundraiser!* (Put on by the Madison Valley Ranchlands Group, the 14th annual event will be held August 4, 2012 at the historic Bear Creek Schoolhouse in Cameron. To receive an invitation, please call or email the MVRG Weed Committee at (406) 682-3731 or email mgriffiths@3rivers.net.) *Just tell your East or West Coast friends that you're headed for the Weed dinner and see what they say!*



➤ **MONTANA TRIVIA** → Did you know that Montana's rivers and streams provide water for three oceans and three of the North American continent's major river basins? *More good reasons to take care of our water resources.*

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



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



**Office Manager, Kayla Crawford,
(engaged to John Way, owner of The Tackle Shop, in Ennis)**

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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

<http://www.madisonvalleyskiclub.org/> - local ski club with access to Big Sky

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 SW MT MLS

www.houselogic.com – Helpful information from the National Association of Realtors

www.trulia.com – Search for homes for sale and sold, local information, and research

www.zillow.com – Search for homes for sale and rent, home values and mortgage rates

www.homesandland.com – Search for homes for sale and rent, home values and mortgage rates

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