

# THE STRAIGHT SHOOTER



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

### *Trout live in nice neighborhoods*

**MADISON VALLEY “HAPPENINGS”** → Fall in Montana is exciting! Weather and wardrobe changes, beautiful colors in nature, the “guest hatch” is over and it’s time to get your gear ready for hunting. → The **Hunter’s Feed** was a big success and freezers are now ready for the 2012 harvest. → The **smoke** is gone, the skies are clear and the mountains are snowcapped. → The Madison County Planning Board approved (by an 11-0 vote) and is sending on to the Commissioners for adoption the [2012 Growth Policy](#) (GP). The Growth Policy has seven recommended, regulatory actions, including zoning on **all** Madison County rivers and a fiscal impact analysis which states “residential development costs county government more in public services than it pays in property taxes” -- so get ready for an attempted tax increase. The Growth Policy will be used as a rallying cry by those who have supported and continue to support riverside setback zoning.



➤ **COMING NOVEMBER HAPPENINGS** → **The Annual Madison Valley Women’s Club Holiday Bazaar** will be the highlight of the month. Plan to be in Ennis on Saturday, November 24, (the Saturday after Thanksgiving). The event will be held in the Elementary School Gym from 9:00 am to 4:00 pm. Dozens of vendors offers unique, Montana-made craft items that make wonderful Christmas gifts.



➤ **MONTANA NEWS** → **Beef prices** are coming off a nine-year high and Montana ranchers will be affected. The current drought conditions are driving up feed prices. There are about 2.5 million head of beef cattle in Montana. There are approximately 1,000,000 people in Montana. That means there are 2.5 cows for every person in the state. Every county in Montana has some form of cattle production in it. Most of Montana ranches are owned and operated locally. Some are being worked by third, fourth and even fifth generations of the same family. Beef just could be as important as water in Montana.

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Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

➤ **FISHING REPORT** → Kelly Galloup's Slide Inn has the most up-to-date report for this month, as of October 24<sup>th</sup>: "Dam: 890 cfs, Kirby: 959 cfs, Varney: 1,080 cfs. If you don't mind playing around in the snow, The Upper Madison is fishing well with nymphs and streamers. Nymph anglers will do best with a variety of baetis nymphs and midge larva/pupa, as well as with black rubber legs, but you could have a BWO emergence any time between 11:00 and 2:00 so be sure to have some dries packed along with you if you plan on heading up this way. Streamer fishing has been good up high, but make sure to slow down your retrieves a little bit in the morning, as colder water temps tend to make the browns a little more sluggish. Black, olive, and brown/yellow seem to be the best color during periods of low light, and we've been doing well on olive/white, white, and yellow when the sun is high. We are starting to see a bunch of good browns staging up around Reynolds these days, and the same could be said for the Madison between the lakes and the Madison in Yellowstone Park. Long story short...this is the best time of year to go hunting for a Toad, and it was really cool to see a recent "graduate" of our streamer school go out the next day and crack a 25" brown using a new set of skills". See more information at:



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

**Check out other fishing reports at:**

- ✦ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✦ The Tackle Shop's report at <http://www.thetackleshop.com/fly-fishing-report-Madison-River.asp>
- ✦ Dan Delekta, <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.montanatrou.com/>
- ✦ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → **October** provided some perfect weather for hunters. In past years, warm temperatures in October have delayed good hunting conditions, but this year was ideal – snow in the mountains bring the animals down to the valley. It also gave us some beautiful changing colors in the valley as the trees turned. But then it warmed up just in time for Trick-or-Treaters to enjoy a comfortable outing! For the month of **October**, the recorded high was **78°** with a low of **15°**. The average high was **59°** and the average low was **28°**. The normal precipitation for October is **1.04"** and we only received **.57"**. Over half of MT is suffering drought conditions.



➤ **REAL ESTATE TIPS** → **Will the Presidential Election Affect Real Estate?** NAR Daily Real Estate News | Wednesday, September 05, 2012. The next president of the United States -- whether Democratic incumbent Barack Obama or Republican challenger Mitt Romney -- could have a big influence over the recovery taking shape in the real estate market, according to political pundits.

"The next president, whoever it turns out to be, is going to have a couple of big housing issues to address," Barry Zigas, director of housing policy at the Consumer Federation of America, told *The*

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*Washington Post*. For example, "What is the government's role in housing finance, and will consumers have access to mortgages at affordable rates?"

Neither candidate so far has outlined a specific proposal for the housing market or mortgage lending. However, if re-elected, President Obama is expected to continue adding to his existing programs, such as in foreclosure relief, loan modifications, and by expanding refinancing options for home owners. He is also expected to continue to push for new housing finance rules under the Dodd-Frank Act, *The Washington Post* reports. If elected, Romney is expected to repeal Dodd-Frank. He also would likely replace it with regulations that would make it easier for the private sector to be a stronger player in the mortgage market, *The Washington Post* reports. Housing analysts say that the next president will likely have a big influence over the mortgage market, such as determining how much of the real estate market could continue to be subsidized by the federal government.

"The decision will have a huge influence on the housing market and the price of real estate, both for the lower end of the market that competes with affordable rental housing and the higher end that has lagged, partly because of lower limits for the size of mortgages that can be purchased and resold by Fannie and Freddie," *The Washington Post* reports. Also, the next president will also have to decide whether to ease up lending standards to make it easier for more people to qualify for a loan and the amount of down payment needed to buy a home. Source: "[\*How the Presidential Election Affects the Real Estate Market\*](#)," *The Washington Post* (Aug. 30, 2012)

➤ **FEATURED PROPERTY OF THE MONTH:** 20+ Acres in the *most sought-after hunting area* in the Madison Valley! Rising Sun Estates is behind a locked gate – strictly for owners and limited guests, with private access into the Lee Metcalf Wilderness in an area many miles from any public access. Magnificent views and close to good fishing, as well. This lot borders Sun Ranch (*aka* "elk Heaven") to the South, has power to the property and a seasonal ditch running through it. This is truly a hunter's **dream** property. Lot 9B in Rising Sun Estates. **\$179,000.** (MLS #160726).



➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (October 25, 2012) - Pending home sales were little changed in September but remain well above a year ago, according to the National Association of Realtors®. The [Pending Home Sales Index](#) (PHSI), a forward-looking indicator based on contract signings, edged up 0.3% to 99.5 in September from 99.2 in August and is 14.5% above September 2011 when it was 86.9. The data reflect contracts but not closings.

[Lawrence Yun](#), NAR chief economist, said pending home sales continue to hold a higher ground. "Home contract activity remains at an elevated level in contrast with recent years, but currently appears to be bouncing around in a narrow range," Yun said. "This means only minor movement is likely in near-term existing-home sales, but with positive underlying market fundamentals they should continue on an uptrend in 2013."

Pending home sales have risen for 17 consecutive months on a year-over-year basis, leading to the solid recovery seen in closed existing-home sales this year. In September all regions were showing double-digit increases in contract activity from a year ago with the exception of the West, which is constrained by limited inventory.

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The PHSI in the Northeast rose 1.4% to 79.3 in September and is 26.1% higher than a year ago. In the Midwest the index fell 5.8% to 89.5 in September but is 19.3% above September 2011. Pending home sales in the South increased 1.0% to an index of 111.5 in September and are 17.6% higher than a year ago. In the West the index rose 4.3% in September to 106.9, but is only 0.8% above September 2011.

Housing affordability conditions are forecast to remain favorable through next year, with the 30-year fixed-rate mortgage staying near record lows for the balance of this year but gradually rising to 4% in the second half of 2013. Completed existing-home sales in 2012 will total close to 4.6 million, an increase of 9%, and are projected to rise about 9% next year to nearly 5.1 million. With notably lower housing inventory, the national median existing-home price is expected to increase 6% this year and 5% in 2013.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → October has slowed down and as we reported last month, many potential buyers are waiting in the wings until after the election. Hopefully, we will have more activity in November. The Southwest Montana Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **October** 2012 are as follows:

- **LAND:** 346 vacant lots listed (\$7,900 to \$2,900,000), 1 pending sale (\$75,000), 22 lots have sold in 2012 (\$18,000 to \$175,000). Total Value of Land Sold YTD: \$1,564,400.
- **HOMES:** 145 homes listed (\$79,900 to \$3,900,000), 13 pending sales (\$24,000 to \$3,250,000), 46 homes have sold in 2012 (\$39,100 to \$2,200,000). Total Value of Homes Sold YTD: \$12,532,120.
- **RANCHES:** 5 listed (\$787,000 to \$3,000,000), 0 pending sales, 3 ranches have sold in 2012 (\$1,250,000 to \$3,365,000). Total Value of Ranches Sold YTD: \$6,015,000.

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** *your great grandmother is older than the courthouse.*

➤ **MONTANA TRIVIA** → Did you know, Red foxes are found throughout Montana, and can feel right at home in many different habitats. Since they dine on small mammals and rodents, they can make their home wherever they can find this food source. And since you can find rodents just about anywhere, you can find the red fox just about anywhere. This beautiful specimen was recently spotted hunting in the Upper Madison.



[http://visitmt.com/experiences/scenic\\_adventures/watchable\\_wildlife/what\\_to\\_watch/red\\_fox/index.htm](http://visitmt.com/experiences/scenic_adventures/watchable_wildlife/what_to_watch/red_fox/index.htm)

***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**

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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://www.madisonvalleyexpeditions.com/> - a source for experiencing *authentic* Montana in our area

<http://adayinthelifeofalemon.blogspot.com/> - famous local sculptor, David Lemon's site

<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/](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

**SKIING:**

[www.moonlightbasin.com](http://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](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](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 SW MT MLS

[www.houselogic.com](http://www.houselogic.com) – Helpful information from the National Association of Realtors

[www.trulia.com](http://www.trulia.com) – Search for homes for sale and sold, local information, and research

[www.zillow.com](http://www.zillow.com) – Search for homes for sale and rent, home values and mortgage rates

[www.homesandland.com](http://www.homesandland.com) – Search for homes for sale and rent, home values and mortgage rates

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