

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods

MADISON VALLEY "HAPPENINGS" → The Valley got a big dose of WINTER in mid November but the snow was all gone within 10 days. Just a tease! → **Hunting Season** had a great beginning due to the snow and low temps, but the animals have headed back to the hills with this warm weather.

→ **Wild Mustangs** are headed to the Madison Valley! Back in 2009, the Spanish Q Ranch submitted a proposal to become a long-term holding pasture for some of the BLM's surplus of wild horses. There was some



controversy over the number of horses vs. acres and the project was put on hold. It is now back on track and it has been approved for 800 horses to be placed on their 15,000 acres with an additional



350 horses possibly added over the next few years. It seems like a good idea to have more wild mustangs in Montana. → The Annual **Madison Valley Woman's Club Holiday Bazaar** is always held the Saturday after Thanksgiving in the school gym and was once again a huge success for the vendors and for the shoppers. Local vendors offered unique, Montana-made craft items that make wonderful Christmas gifts. → A new gallery featuring **Larry Zabel** art plus other local artists has opened up in the gallery space next to the Arrow Real Estate office. They will be open over the holidays with a wide variety of items and prices.



➤ **COMING DECEMBER HAPPENINGS** → The Annual **Christmas Stroll** in downtown Ennis will be the highlight of the month. Plan to be in Ennis on Friday, **December 7th, from 3:00 PM to 8:00 PM.** Main Street shops will be open late offering Stroll Specials, horse drawn wagon rides, cookie decorating and craft projects will thrill the kids, goodies will be served and Christmas lights will create a magical scene.



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Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

➤ **MONTANA NEWS** → It is time to start planning your Montana winter vacation. Go to <http://www.visitmt.com/> to plan your trip and <http://www.moonlightbasin.com/site/index.html> if you want the Big Sky experience, just over the mountain from Ennis. → And while you're at it, think about next summer. Montana State Parks' **AmeriCorps** program is recruiting new members for the 2013 season. AmeriCorps is a national service program that offers members the opportunity to gain job skills, earn up to \$5,550 for college or to pay off student loans while giving back to local communities. Thirteen Montana State Parks AmeriCorps members completed their service in November.



These members improved 427 acres of land in state parks, recruited more than 400 new volunteers, carried out more than 250 state parks events and activities that included the development of interpretive programs and education materials for field trips and summer camps. Montana State Parks is recruiting for full-time positions at Lone Pine State Park in Kalispell and Pictograph Cave State Park near Billings. The positions are listed on the stateparks.mt.gov website. To learn more and apply, visit: <http://stateparks.mt.gov/ameriCorps/>. What a great idea! Come to Montana – and get paid for it!

➤ **FISHING REPORT** → John Way's **Tackle Shop** in Ennis has the most up-to-date report for this month, as of December 1st. *“With hunting season finally over and Christmas fast approaching we can finally turn attention back to what is most important - fishing. With the warmer weather we have been having as of late there are still some very real fish-catching opportunities on the Madison. If you need to scratch the itch and catch a few fish, the river between Hebgen and Quake Lake may still be your best chance. We have been getting reports of people doing well with small egg patterns, red San Juan worms and rubber leg stone fly nymphs. Fish these deep with the help of a little weight and indicator on no less than a 4X tippet. There are still some really big fish in the system from the fall Brown Trout spawning*



season so meeting brother two foot is not out of the question. Another good place to try would be the lower river below the Bear Trap Canyon. Try the old standby's rubber leg stone fly nymphs, and red San Juan but also try your winter midge larvae patterns in red and pink. Keep your eyes out on warm days with no wind for a few heads looking for midges. If you have “cabin fever” and need to get out, stop by the shop and grab a cup of coffee and we can point you in the right direction.

We also have great Christmas specials. Not sure what to get the fisherman on your list -- try a Tackle Shop gift card. For every \$50 gift card purchased before Christmas we will add an additional \$10 to the certificate. Most of all have fun and get out and fish. John.”

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

Check out other fishing reports at:

- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ 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.montanatrout.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.



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➤ **IMPORTANT NEWS FOR THE MADISON RIVER.** A Report on The Madison River Recreation Management Plan, by John Way, a member of the Citizens Advisory Committee, November 30, 2012: “Earlier this year Montana Fish Wildlife and Parks began the River Recreation Management process for the Madison River. This plan, when developed will provide framework for the department in managing the recreation on the Madison for years to come. Following the state River Recreation Management Rules, the department appointed a Citizens Advisory Committee (CAC), to tackle the tough issues and make recommendations on the writing of the plan. Although nothing is set in stone currently the CAC is discussing river-use levels and where to set thresholds for restriction on any increased use. Some say the Madison is overused now, others say current use levels are adequate but all agree that if use were to double then overuse and conflict would occur. With almost 80% of the use on the Madison coming from Non-Resident users and those users providing the lifeblood to our community, restrictions may have unattended consequences to our small town economy. A second issue the CAC is currently dealing with is the Row vs. Wade controversy. Currently the Madison has two wade fishing sections that allow the use of boats for transportation. Many users have come out both in support and against the use of boats in the wade fishing sections. Also, some have made recommendations that the wade fishing section boundaries need to be changed to better accommodate the overall river use. Although nothing has been decided this plan will chart the management of the recreation on the Madison for many years to come.” Your input is very important and sincerely welcomed. Please send comments to John at: montanajohnway@yahoo.com.

➤ **WEATHER** → November provided some great weather for hunters...and some poor weather for hunters. But the snow capped mountains are spectacular and every snow melt improves our drought situation. For the month of November, the recorded high was **66°** with a low of **42°**. The average high was **45°** and the average low was **24°**. The normal precipitation for November is .37 and we received **.30**". Drought conditions improving.



➤ **REAL ESTATE TIPS** → **Know Your Rights.** REALTORS® were the first professional group to adopt a Code of Ethics, outside of law and medicine. These Standards of Practice guide members of the NATIONAL ASSOCIATION OF REALTORS® to an even higher standard than required by licensing boards and laws. The term REALTOR® only applies to real estate brokers and agents who are members of the NATIONAL ASSOCIATION OF REALTORS® even though many licensees practice outside of this professional organization. “The term REALTOR® has come to connote competency, fairness, and high integrity resulting from adherence to a lofty ideal of moral conduct in business relations. No inducement of profit and no instruction from clients ever can justify departure from this ideal.”

The Preamble begins with the statement, “**Under all is the land.** Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership. They require the creation of adequate housing, the building of functioning cities, the development of productive industries and farms, and the preservation of a healthful environment.”



The NAR **Code of Ethics and Standards of Practice**, adopted in 1913 and amended throughout the years, outlines **Duties to Clients and Customers**, **Duties to the Public** and **Duties to REALTORS®** in 17 specific Articles. Go to: <http://www.realtor.org/governance/governing-documents/code-of-ethics>.

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WHAT TO DO IF YOU HAVE A COMPLAINT:

1. If you've had an unpleasant experience with either a listing agent or a buyer's agent, you should first contact the managing broker or owner of the firm and schedule an appointment to discuss the situation. You should calmly discuss the problem and ask the broker to resolve it for you, either by bringing in the agent so everyone can air their grievance or by speaking directly to the agent on your behalf.
2. If that doesn't solve the problem and you have a legitimate grievance, you can file complaints with the NATIONAL ASSOCIATION OF REALTORS® (if the agent is a member) and local and state association of realtors. The governmental department in your state that regulates real estate agents and real estate brokers may allow you to file a complaint against the agent with that office.
3. While it may help you feel better to file a complaint, it's unlikely that your agent will lose his or her license because of it. If the behavior was egregious, your state may take some disciplinary action.
4. But before you go down the war path with the agent, it's worthwhile first trying to talk to the person that supervises that agent in the local office or regional office for that agency and then move up the chain of command to the owner if you do not feel your concern has been addressed properly.
5. Lastly, while you say the agent was unprofessional in selling your home, there are times when a seller's perception of a problem may not rise to a level that can actually be considered a real problem by most real estate professionals. You might want to discuss your situation with an unbiased person in the real estate industry to determine whether a problem is grave enough to merit more of your time on this issue.

Complaints regarding issues with a Montana real estate licensee would be made to the **Montana Board of Realty Regulation** at: http://bsd.dli.mt.gov/license/bsd_boards/complaints/complaint.asp. Violations of the Code of Ethics involving a local REALTOR® in Southwest Montana would be made to the **Gallatin Association of REALTORS®** in Bozeman at: <http://www.gallatinrealtors.com/>

The Montana Association of REALTORS® offers a thorough review of all the tasks a REALTOR® performs for clients, in a 6-page pamphlet entitled, **The Critical Role of the REALTOR®**, available at: <http://www.montanarealtors.org/sites/mar/files/pdfs/RoleOfTheREALTOR.pdf>.

➤ **FEATURED PROPERTY OF THE MONTH:** The Historic *Sportsman's Lodge* in Ennis has been the premier resort in the Madison Valley since 1945. The property includes 22 original, rustic log cabins + managers quarters (one 3BR/1BA unit + one 2BR/1BA unit), the main log lodge including casino with 18 multi-game machines, bar/lounge with full liquor license, restaurant, banquet room + guest services



building with commercial laundry and maintenance storage, all on 2.654 acres with 262' of highway frontage, offered for **\$1,200,000**. (MLS # 184486). *Other adjoining property available with Right of First Refusal: 8 plated, commercial, city lots, to the south, totaling .362 acres and Lot 2, consisting of 3.457 acres with 11 motel units, to the north.*

➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (November 29, 2012) - Pending home sales rose strongly in October with mixed regional results, according to the National Association of Realtors®. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, increased 5.2% to 104.8 in October from an upwardly revised 99.6 in September and is 13.2% above October 2011 when it was 92.6. The data reflect contracts but not closings.

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[Lawrence Yun](#), NAR chief economist, said buyers are responding to favorable market conditions. "We've had very good housing affordability conditions for quite some time, but we're seeing more impact now from steady job creation, and rising consumer confidence about home buying now that home prices have clearly turned positive." Outside of a few spikes during the tax credit period, pending home sales are at the highest level since March 2007 when the index also reached 104.8. On a year-over-year basis, pending home sales have risen for 18 consecutive months. Yun noted there are clear regional patterns. "Contract activity surged in the Midwest and is showing very healthy gains in the South, but was down slightly in both the Northeast and West. The Northeast saw some impact from Hurricane Sandy, but limited inventory in the West is keeping a lid on the market. All regions are up from a year ago, with double-digit gains in every region but the West," Yun said. The PHSI in the Northeast slipped 0.1% to 79.2 in October but is 13.3% above a year ago. In the Midwest the index jumped 15.6% to 104.4 in October and is 20.0% above October 2011. Pending home sales in the South rose 5.5% to an index of 117.3 in October and are 17.4% higher than a year ago. In the West the index declined 1.1% in October to 105.7, but is 0.9% above October 2011.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → November was a very busy month for Arrow Real Estate, with several irons in the fire. Hopefully, the New Year will bring an improved economy and real estate market. 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 **November** 2012 are as follows:

- **LAND:** 328 vacant lots listed (\$7,500 to \$3,400,000), 3 pending sales (\$119,900 to \$195,000), 24 lots have sold in 2012 (\$18,000 to \$175,000). Total Value of Land Sold YTD: \$1,636,900.
- **HOMES:** 133 homes listed (\$69,900 to \$3,900,000), 10 pending sales (\$108,500 to \$2,950,000), 51 homes have sold in 2012 (\$18,987 to \$2,200,000). Total Value of Homes Sold YTD: \$13,360,607.
- **RANCHES:** 6 listed (\$787,000 to \$3,400,000), 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 ...** *there are more people working on Christmas Eve day than on the first day of hunting season!*

➤ **MONTANA TRIVIA** → Did you know the **Berkeley Pit**, a former open pit copper mine located in Butte, Montana, is one mile long by half a mile wide with an approximate depth of 1,780'? And furthermore, it is filled to a depth of about 900' with water that is heavily acidic (2.5 pH level). As a result, the pit is laden with heavy metals and dangerous chemicals that leach from the rock, including arsenic, cadmium, zinc, and sulfuric acid.



And you can see this amazing attraction for only \$2!!

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



MERRY CHRISTMAS!

**Toni and Don Bowen, Broker/Owners, Arrow Real Estate
and Kayla Crawford, Office Manager**



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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/ - 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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