

THE STRAIGHT SHOOTER



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

Trout live in nice neighborhoods

MADISON VALLEY “HAPPENINGS” → **Holiday** parties, the annual Christmas Stroll in downtown Ennis, lots of local retail shopping, shoveling snow, Christmas Eve services at local Churches and Christmas festivities at the local ski resorts (Bridger, Big Sky Resort and Moonlight Basin) account for most of December in the Madison Valley. → **Wild Mustangs** are headed to the Madison Valley - **Not!** In a repeat of 2009 events, this project is again on hold due to appeals from three separate parties. Stay tuned. → **Big Sky-Ennis Airport** expands services! Newly upgraded aviation services through Choice Aviation. Go to: <http://www.madisoniannews.com/airport/>. → A **White Christmas** was promised and delivered! → Photo is a chilly cattle drive through Ennis in December!



➤ **COMING JANUARY HAPPENINGS** → The tourists and Snowbirds are mostly all gone south or west for the winter and peace and quiet reign over the valley. Skiers head for Big Sky, snowmobilers zip through Yellowstone and Ennis and the Madison Valley “hard core” are left to recover and regroup. This time of year has a special quiet beauty and despite the cold temps, we look forward to this semi-hibernation.

➤ **MONTANA NEWS** → *Why do we live here?* Watch this 3-minute video by Scott McKinley Productions, produced for **Rocky Mountain Elk Foundation** for an Ad campaign, with licensed music by Kenny G. This video won Grand Prize - Best of Show at International Wildlife Film Festival in Missoula, Montana! The majority of the film was shot on location in Yellowstone National Park, Grand Teton National Park and The National Elk Refuge in Jackson Hole, Wyoming. Why? Natural beauty, serenity, an abundance of God’s creatures. **Click:** http://www.youtube.com/watch?v=BUOQ_yPW_0s. → **Montana Skiing – The Last Best Place** is a soon-to-be-released book, highlighting all of the state’s 17 ski areas in stunning photographs that brilliantly depict the lifestyle, atmosphere and charm of winter in the Treasure State. Check it out at www.MontanaPanoramic.com. → **Montana’s position on Economic, Political and Legislative Issues** – an annual scientific survey – shows what regular Montanans think about important issues facing our state. Go to: <http://createnwjobs.com/news/poll-shows-pulse-of-montana-voters-on-business-issues> for a summary and to <http://www.montanachamber.com/2012P-Base.pdf> for the results of full poll.



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Don Bowen and Toni Bowen plus Kayla Crawford, Office Manager

FISHING REPORT → John Way's **Tackle Shop** in Ennis has the most up-to-date report for this month, with some sage advice... "Well it is finally 2013 and we are off to a new year on the Madison. Our snow pack is looking good as of right now and will hopefully continue that way for the remainder of the winter. If you are trying to scratch the itch and catch the first fish of the new year like I am, you are in luck. There is definitely good opportunity out there to catch a few fish. I would suggest staying sub surface with the standard Madison bugs. I would try a large stone fly nymph with lots of rubber legs. A Pats, banjo bugger, or similar variety in brown, olive or black is a good lead fly. Behind it try either a pink, peach or green egg pattern in size 12. We have been having the best luck with the soft eggs as a trailer. The fish are keying on the remaining spawning whitefish and are devouring the eggs. Remember whitefish are broadcast spawners so there are lots of eggs floating around the Madison right now. If this does not work try the old winter stand-by of a pink San Juan worm. Also give your sub surface midge larva a shot as fish will be keying on these for the months to come. No need going super sneaky as a 3X tippet is plenty fine this time of year. If you find a place where you are picking up a bunch of white fish you are in luck. Move directly downstream about 50 yards and you should be into the rainbows. Look for shallow gravely shelves about 2-3 feet deep. The entire river is fishing but concentrate on likely spawning areas above Ennis in the channels to Varney and between the lakes. On warmer days when the wind is not blowing nuclear look for a few heads rising to midges in the slicks of rocks and in the soft inside seams on turns. As always stop by the shop for the latest report and a hot cup of coffee." 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.montanatrou.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.



➤ **WEATHER** → December was just perfect – snow for the Christmas Stroll, a White Christmas, bright sunshine, blue skies, no wind, snowcapped mountains, ski slopes open, roads dry – what more could you want for perfect winter weather?! For the month of December, the recorded high was 53° with a low of 0°. The average high was 33° and the average low was 13°. The average precipitation for December is .50 and we received .15" – just enough snow to look pretty! To check the snow conditions at Big Sky, go to: http://www.bigskyresort.com/Activities/Winter/Biggest_Skiing_In_America.asp.



➤ **REAL ESTATE TIPS** → **The 3.8% Tax.** There has been a lot of hype and misunderstanding surrounding the new 3.8% tax on some investment income due to take effect in January 2013. According to The NATIONAL ASSOCIATION OF REALTORS®, "Now that the Supreme Court has upheld the health care legislation, all of its major provisions remain in effect, including the new tax that was designed to affect upper income taxpayers. The 3.8% tax is imposed ONLY on those with certain levels of Adjusted Gross Income. The tax applies to investment income, items which are all included in an individual's AGI. A formula will determine what portion, if any, of these types of investment income would be subject to the tax. **The tax is NOT a transfer tax on real estate sales and similar transactions.** Not long after the tax was enacted, erroneous and misleading documents went viral on the

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Internet and created a great deal of misunderstanding and made the tax into something far more draconian than the actual provisions. The new tax does **NOT** eliminate the benefits of the \$250,000/\$500,000 exclusion on the sale of a principal residence. Thus, **ONLY** that portion of a gain above those thresholds is included in AGI and could be subject to the tax. It is a complicated tax, so The NATIONAL ASSOCIATION OF REALTORS® has developed an eleven-page informational brochure explaining and giving examples of how the tax will be applied. Understand that this tax WILL NOT be imposed on ALL real estate transactions. It MAY impose a 3.8% tax on SOME (but not all) income from interest, dividends, rents (less expenses) and capital gains (less capital losses). The tax will fall only on individuals with an adjusted gross income (AGI) above \$200,000 and couples filing a joint return with more than \$250,000 AGI." So if you fall into this category, read and be prepared: [http://www.realtor.org/small_business_health_coverage.nsf/docfiles/government_affairs_invest_inc_tax_broch.pdf/\\$FILE/government_affairs_invest_inc_tax_broch.pdf](http://www.realtor.org/small_business_health_coverage.nsf/docfiles/government_affairs_invest_inc_tax_broch.pdf/$FILE/government_affairs_invest_inc_tax_broch.pdf).

➤ **FEATURED PROPERTY OF THE MONTH:** The famous "Round House" just north of Ennis, was originally built in 1979 as a restaurant! It features an open floor plan, "his" and "hers" restrooms upstairs, a large kitchen with double ovens, huge island, open living area with a spectacular center fireplace and chimney. The downstairs houses 3 BR, 1 full bath, laundry room with shower and large, open family area with wood stove. The log furniture is included! Plus an 1,120 SF garage/shop. All this on 1.826 fenced acres with NO covenants or restrictions! In a great location and has incredible panoramic views. Offered for **\$274,500**. (MLS # 178233). See details and more photos on our website at: <http://www.arrowreal.com/propDisplay.php?mlsID=178233>.



➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (December 28, 2012) - Pending home sales increased in November for the third straight month and reached the highest level in two-and-a-half years, according to the [National Association of Realtors®](#). The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, rose 1.7% to 106.4 in November from a downwardly revised 104.6 in October and is 9.8% above November 2011 when it was 96.9. The data reflect contracts but not closings. The index is at the highest level since April 2010 when it hit 111.3 as buyers were rushing to beat the deadline for the home buyer tax credit. With the exception of several months affected by tax stimulus, the last time there was a higher reading was in February 2007 when the index reached 107.9. [Lawrence Yun](#), NAR chief economist, said home sales are on a sustained uptrend. "Even with market frictions related to the mortgage process, home contract activity continues to improve. Home sales are recovering now based solely on fundamental demand and favorable affordability conditions." On a year-over-year basis, pending home sales have risen for 19 consecutive months.

The upward momentum means existing-home sales should rise 8 to 9 % in 2013 to approximately 5.1 million, following a 10% gain expected for all of 2012. The median existing-home price is projected to rise just over 4% in 2013, after rising more than 7% in 2012. The PHSI in the Northeast rose 5.2% to 83.3 in November and is 15.2% above a year ago. In the Midwest the index edged up 0.1% to 103.8 in November and is 15.2% above November 2011. Pending home sales in the South were unchanged at an index of 117.2 in November and are 13.9% higher than a year ago. In the West the index rose 4.2% in November to 110.1, but is 3.2% below November 2011 with inventory constraints limiting sales.

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → December has continued to be busy for Arrow Real Estate and dispels the general belief that real estate doesn't move in the winter. Many sellers take their properties off the market for the winter, thinking that their window of opportunity is closed, but historically, we've sold many properties during that "off season." 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 **December** 2012 are as follows:

- **LAND:** 311 vacant lots listed (\$7,500 to \$3,400,000), 4 pending sales (\$48,500 to \$249,000), 29 lots have sold in 2012 (\$18,000 to \$225,000). Total Value of Land Sold in 2012: \$2,316,900.
- **HOMES:** 128 homes listed (\$59,900 to \$3,900,000), 11 pending sales (\$93,000 to \$875,000), 56 homes have sold in 2012 (\$18,987 to \$2,200,000). Total Value of Homes Sold in 2012: \$14,487,107.
- **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 in 2012: \$6,015,000.

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...**you have a **job!** That's because your state ranks 14 out of 50 with an unemployment rate of 5.8%. But your take home pay is less than most of your out-of-state cousins, because Montana ranks 38 in median household and per capita income! Your money goes pretty far in Montana though, with a Cost of Living Index ranking of 28 out of the 50 states. But then you could live in Oklahoma, which has the lowest COL index – or Hawaii with the highest. So all in all, Montana is a great place to live – and for **MANY** reasons!

➤ **MONTANA TRIVIA** → Did you know there is a bronze sculpture of a cowboy driving two longhorns in Billings, MT that commemorates the **Great Montana Centennial Cattle Drive of 1989**, when thousands of riders and hundreds of covered wagons participated in a six-day cattle drive and herded several thousand cattle from Roundup to Billings. The event was part of the state's centennial celebration. Beginning in the early morning hours east of Roundup, the drive paraded down Main Street to the delight of hundreds of spectators from all over the world. It took five days for the journey; the logistics of which were mind-boggling. A fleet of tanker trucks hauled 200,000 gallons of water and other trucks brought in 140 tons of hay per day for the livestock. Portable showers capable of cleaning up 300 people per hour were set up at the camp locations where a hot shower could be had for \$3.00, and a towel was included. Both young and old cowhands felt as if they had died and gone to heaven!



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



HAPPY NEW YEAR - 2013!

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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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