

THE STRAIGHT SHOOTER



NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of FEBRUARY 2013

Where did February go???

Trout live in nice neighborhoods

➤ **MADISON VALLEY “HAPPENINGS”** → The cracked and damaged sidewalks along Ennis’ Main Street may add to the rustic charm of the town, but not to pedestrian safety, so the Town Council is planning to start repairing those **sidewalks** in May. Who knows, if we keep growing and improving, we might end up with the county’s first stop light! → A **New Fire Station** in the works for the Varney area.



The Madison Valley Rural Fire District has developed a plan for building and equipping a new Varney Station #3, purchasing an engine/rescue unit for Ennis Station #1, increasing operations and maintenance and then in Phase 2, to build and equip a new McAllister Station #4. This is an important and ambitious project that will take support through a bond and a mil increase. All registered voters and holders of title to lands within the Fire District will have the opportunity to vote on this issue before March 26. For more information please contact the MVRFD at (406) 682-3311.

➤ **COMING MARCH HAPPENINGS** → The Madison River Foundation will have a booth at the **Great Rockies Sports Show** in Missoula, March 23 & 24 - <http://www.greatrockiesshow.com/sport-shows-montana-Missoula/index.htm>. Stop by the MRF booth and take a chance on winning a Madison float trip with John Way, The Tackle Shop. → Celebrate the birthday of our founder, **William Ennis**, on March 17th. → Bring the kids to the Lions Club Park for the annual Easter Egg Hunt on March 30th.

➤ **MONTANA NEWS** → To many, Hawaii is the dream vacation or idyllic living, but according to the annual Gallup-Healthways **Well-Being Index**, Montana consistently ranks in the top 10 on the well-being index every year from 2008. **Montana ranked #6** in the country for overall well-being in 2012, up from #7 in 2011. Those of us who choose to live here are not surprised at the high ranking, as the exceptional “quality of life” is what draws people to Montana. We feel the trade off is well worth it. <http://www.gallup.com/poll/160730/fourth-year-hawaii-no-wellbeing-last.aspx>.



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→ The bad news is, the famous **Gallatin Gateway Inn**, south of Bozeman, has closed their doors “indefinitely.” A very sad situation for a wonderful, historic landmark. The good news is, **The Sacajawea Hotel** in Three Forks closed for refurbishing, but is now open for a wonderful experience and serving up their special Sunday brunches.

➤ **FISHING REPORT** → John Way’s **Tackle Shop** presents the latest Fishing Report, as of March 4, 2013. “It’s all about to start here on the Madison. If you have been putting off that first fishing trip of the year now is the time to get out there. March can be a great month to fish and one can expect increasingly good fishing as the month rolls along. Temps above 50 degrees, longer days, hungry, willing trout, and a little touch of cabin fever from the long winter all combine to make the spring our favorite time of the year to fish. All those fine tippets and small flies of late summer are gone now you can almost use rope thick enough to anchor your drift boat. Start with 2X to the first fly of a large rubber legs stone fly nymph and follow behind with 3X to either a prince, copper john or pink san juan add water and you’re good to go. Remember that the fish are still in their winter lies so spend more time in the deep slow stuff and less time in the fast riffles. The key this time of the year is getting it down to their level. If you are not tapping the bottom every other cast you are not in the game. Add a split shot either between the two flies or ahead of the first fly and try again. The fish are there and eager to eat they just need to see it at their level. If you’re looking for dry fly fishing, keep an eye out for both Midges and Blue Winged Olives. These hatches should start around mid-month and will surely pull a few heads to the surface. Also keep an eye out for the Skwala and Nmora stone fly. These will start hatching here on the Madison sometime in March and once the fish see a few it is *game on* for the remainder of the spring season. As always stop by the shop or give us a call for up-to-the-second report. Also, lots of folks are taking advantage of the \$300 Full Day Guided Spring Special. Some really good dates are still available between now and the end of April. Give us a call, save a few bucks and catch a few 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>.

➤ **HUNTING REPORT** → **March 15** is the deadline to apply for Montana's 2013 deer and elk hunting permits. An easy-to-use eight-page application packet is now available from all hunting license providers, Montana Fish, Wildlife & Parks offices and online at www.fwp.mt.gov. Successful applicants will receive their permits in mid-April and, as a result, have three extra months to make preparations for their fall hunts. "As usual, resident hunters need a 2013 conservation and elk license to apply for a special elk permit but everything else needed to apply is in the application and information packet," Ron Aasheim FWP spokesman in Helena said. Aasheim noted all deer and elk regulations became final Feb. 14. Hard copies of the hunting



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regulations will be on the shelf at FWP offices and local license providers in April. Nonresidents who wish to apply for big game combination, elk combination or deer combination licenses and deer and elk permits for the 2013 fall Montana hunting season can also apply online or [download an application](#) from FWP's website. To request an application by mail, write to: Licensing Section; Montana FWP; P.O. Box 200701, Helena MT; 59620-0701; or call: 406-444-2950. **The application deadline is March 15.** Good news - Locals have reported seeing exceptionally large herds in the valley this year.

➤ **WEATHER** → March came in like a lamb, so I guess that means it will go out like a lion!



And except for a very nice snow that blanketed the valley on the 23rd, February was very mild and lulled us into thinking Spring was very close. But we know this is just a tease and we'll have more winter – guaranteed. For the month of February, the recorded high was 45° with a low of 4°. The average high was 39° and the average low was 15°. The average precipitation for February is .48” and we received .12” – way below average! To check the snow and ski conditions at



Big Sky, go to:

http://www.bigskyresort.com/Activities/Winter/Biggest_Skiing_In_America.asp.

➤ **REAL ESTATE TIPS** → **Property Insurance Update.** According to The NATIONAL ASSOCIATION OF REALTORS®, things have changed in the world of property insurance and both buyers and sellers have been facing insurance cancellations, delays and premium hikes. These new developments have been threatening closings on some transactions. A number of factors can affect the availability and cost of homeowner insurance on a property being purchased.

For example, they include:

- a) Past claims filed on the property up to previous 5 years;
- b) Poor insurance credit score of the prospective purchaser;
- c) Past claims filed by the property purchaser on other properties;
- d) Physical characteristics of property;
- e) Characteristics of the property's location.

“**The New Reality of Property Insurance: What You Should Know**” is a free, downloadable guide for consumers on how current insurance market conditions may impact their real estate transaction. This informative guide can be downloaded either as a fully integrated PDF file or as a Word document from <http://www.realtor.org/realtororg.nsf/Pages/propinsbrochure?OpenDocument>.

➤ **FEATURED PROPERTY OF THE MONTH: CABIN, FOREST, RIVER!** You can have your **dream** recreational property with this one! **VERY CIVILIZED CABIN on 13+ ACRES, bordering National Forest AND a “river runs through it!”** This 3,125 SF cabin is disguised as a barn, but inside are 2 large bedrooms, 2.5 bathrooms, warm wood interior, Great Room with large brick fireplace and great kitchen. Property borders NFL on 2 sides, partially fenced, and bisected by the South Boulder River. Just 14 miles south of Cardwell. This house has never been lived in! It would make a great get-away for hunting, fishing, snowmobiling, hiking or just relaxing in a beautiful, remote mountain setting. **\$499,000.** (MLS #188600).



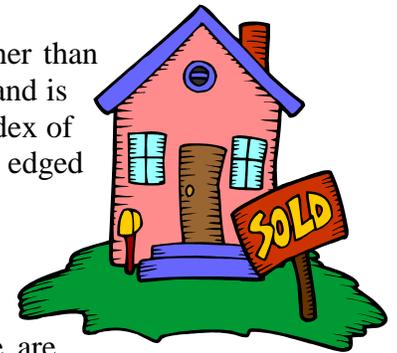
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➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (February 27, 2013) - Pending home sales rose in January, and have been above year-ago levels for the past 21 months, according to the National Association of Realtors®. There were healthy monthly gains in all regions but the West, which is constrained by limited inventory but was slightly improved.

The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, increased 4.5% to 105.9 in January from a downwardly revised 101.3 in December and is 9.5% above January 2012 when it was 96.7. The data reflect contracts but not closings. The January index is the highest reading since April 2010 when it hit 110.9, just before the deadline for the home buyer tax credit. Aside from spikes induced by the tax credits, the last time there was a higher reading was in February 2007 when it reached 107.9.

[Lawrence Yun](#), NAR chief economist, said inventory is the key to this year's housing market. "Favorable affordability conditions and job growth have unleashed a pent-up demand. Most areas are drawing down housing inventory, which has shifted the supply/demand balance to sellers in much of the country. It's also why we're experiencing the strongest price growth in more than seven years," he said. "Over the near term, rising contract activity means higher home sales, but total sales for the year are expected to rise less than in 2012, while home prices are projected to rise more strongly because of inventory shortages," Yun said. Yun expects approximately 5.0 million existing-home sales this year. However, price growth could exceed a 7% gain projected for 2013 if inventory supplies remain low. Previously, NAR had expected 5.1 million existing-home sales in 2013, while prices were forecast to rise 5.5 to 6.0%.

The PHSI in the Northeast rose 8.2% to 84.8 in January and is 10.5% higher than January 2012. In the Midwest the index increased 4.5% to 105.0 in January and is 17.7% above a year ago. Pending home sales in the South rose 5.9% to an index of 119.3 in January and are 11.3% higher January 2012. In the West the index edged up 0.1% in January to 102.1 but is 1.5% below a year ago.



➤ **LOCAL REAL ESTATE MARKET STATISTICS** → February continued with steady activity and several closings. We continued to get calls, emails and even walk-ins inquiring about properties and sales. We are seeing a trickle-down effect from improved markets around the country. If you can sell your property somewhere else, then you can move to Montana! All indicators say that home sales and prices are still up so we are expecting a busy summer season. Inventories are quite low in all of Montana's major markets. Bozeman is booming! The Southwest Montana Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall and Cardwell), through the month of **February 2013** are as follows:

- **LAND:** 289 vacant lots listed (\$8,400 to \$3,400,000), 3 pending sales (\$90,000 to \$440,000), 5 lots have sold in 2013 (\$48,500 to \$329,000). Total Value of Land Sold in 2013: \$711,500.
- **HOMES:** 132 homes listed (\$74,999 to \$3,900,000), 15 pending sales (\$93,000 to \$759,000), 7 homes have sold in 2013 (\$59,900 to \$875,000). Total Value of Homes Sold in 2013: \$2,004,200.
- **RANCHES:** 4 listed (\$787,000 to \$3,400,000), 0 pending sales, 0 ranches have sold in 2013. Total Value of Ranches Sold in 2013: \$0.

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➤ **RECIPE OF THE MONTH: Toni's Moose Stew.** This would obviously work with most any red meat, but moose sure was delicious!
<http://www.arrowreal.com/wildWomanCookbook2.php?recipie=1>



➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...**you know who has to pay for the damage to your truck and the dead cow if you hit one!

Montana is an "open range" state, meaning if you don't want them in your yard, you fence them out – the rancher has no responsibility to fence them in. And in Madison County, if you hit a cow, you must report the "crash" to law enforcement, they inform the rancher and you pay for the cow. You can report the accident to your insurance company and they may pay for the damages. But here is a photo of the ultimate in "open range" challenges – *how would you like to hit a buffalo??!*



➤ **MONTANA TRIVIA** → Did you know that Montana remained a territory for twenty-five years? It was not until the federal government passed the Enabling Act of 1889 and the voters of Montana Territory ratified a new constitution that Montana was admitted into the Union as the 41st state on November 8, 1889, by presidential proclamation of President Benjamin Harrison. Learn more about Montana's history at:
<http://mhs.mt.gov/education/studentguide/HistoryOfMontana.asp>.



Toni and Don Bowen, Broker/Owners, Arrow Real Estate

and Kayla Crawford, Office Manager



***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 have been our realtors for years when we bought and sold property. We have always rented an apartment in Ennis for the summer but when Toni heard of a "fisherman's getaway bungalow" for sale, she thought of us. We weren't actively looking to buy but she knows our personalities so well she knew this would be perfect for us. After viewing the pictures on line, we fell in love with the house and now own it! The closing was flawless and we feel so blessed to be able to spend as much time now as we want in our happy place, Ennis."

Caroline & CG Feldman, Virginia

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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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