

# THE STRAIGHT SHOOTER



## NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of JUNE 2014

*Trout live in nice neighborhoods*

➤ **MADISON VALLEY "HAPPENINGS"** → June was a busy month with fishermen hitting the river, graduations, weddings and tourists flocking into town. → Local resident, Capt. Andy DeBona, Ret. (<http://www.washingtonpost.com/wp-srv/national/longterm/vietnam/debona.htm>), brought a group of



**Legion of Valor** medalists to the valley, followed by a group of over 200 Marines attending the **3<sup>rd</sup> Battalion 26<sup>th</sup> Marine Reunion**, with special events at the Veterans Memorial. → The **Annual Relay for Life** had huge local support, and all the painted windows on Main Street cheered them on. → The **Madison River Foundation Gala** was a big success with a good turnout, held in a beautiful setting on a spectacular evening at the El Western



Resort. → The **Father's Day Fishing Derby** in Lions Park was a good day for families – bad day for the fish. → The **Wild Mustangs** of the Madison Valley have been spotted grazing the fields on the south side of MT Hwy 287 going west out of Ennis. These wild Mustang geldings run on the Spanish Q Ranch near Ennis. The horses are part of a herd of 710 wild horses that were relocated to the ranch earlier this year as part of the Bureau of Land Management's Wild Horse and Burro Program. The Spanish Q is the BLM's first long-term holding facility in Montana.

➤ **COMING JULY HAPPENINGS** → THE best part of summer fun in and around Ennis, is the **Fourth of July**. Tourists are already swarming into town and getting into the spirit of the holiday. Festivities begin with an NRA-sanctioned **Rodeo** featuring the top cowboys and



cowgirls from the northwest in both rough stock and timed events. The first event is at 8 PM on Thursday evening, July 3<sup>rd</sup> at the Rodeo Grounds. We start out the day of the Fourth at the Fire House with a **Pancake Breakfast**; stop on the way back to town at the Sportsman's Lodge for the **Car Show**; then find a spot on Main Street to watch the greatest little **Fourth of July Parade**,



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followed by private parties or a barbeque and music in the park. At 2:00 PM catch the main **Rodeo** event, then grab dinner at one of our eating establishments. After dinner drive over to Virginia City and catch the **Fireworks** celebration. And with any remaining energy, bar hop through Virginia City and back over through Ennis and down the valley all the way to the **Grizzly Bar!** A possible score of 9 or 10 on this tour. → Better rest up, because there's lots more happening in July! → The **Madison Trifecta** – the greatest sporting series in Montana - are set to start on July 6<sup>th</sup>. Runners from all over the country will participate in the Annual Madison Duathlon on July 6<sup>th</sup>, the Annual Madison Marathon on Saturday July 26<sup>th</sup>, and the Annual Madison Triathlon on August 10<sup>th</sup>. Read all about them out at <http://themadisonmarathon.com/>. → Join the caravan led by a Forest Ranger to take part in the Annual Wild Flour Tour in the Gravelly Range. → Learn about **Wilderness Medicine** with Dr. Eric Johnson at the Madison Theatre on July 10<sup>th</sup>. → Join the **Vigilante Motorcycle Rally and Poker Run** on July 12<sup>th</sup>. → Take in the **Johnny Cash Tribute Show** at the First Madison Valley Bank on July 15<sup>th</sup>. → Make sure you are here for the first **Music Festival, Moods of the Madison**, July 18-19. Check out the schedule at <http://moodsofthemadison.com/>. → **Choice Aviation**, our local FBO, is sponsoring an Air Fair with Summer Fly-Ins in Hamilton, Ennis and Cody. The **Ennis Fly-In** is July 19<sup>th</sup>. Go to: <http://choiceaviation.com/events/>. → And that doesn't include all the other events taking place in Virginia City, Pony, Sheridan and Twin Bridges! Go to [www.ennischamber.com](http://www.ennischamber.com) to stay up with coming events.



➤ **MONTANA NEWS** → Kris Hauk of the **El Western Resort** and the Madison County Economic Development Council have been instrumental in creating an awareness and a new website that points visitors to our area, with the **Backroad to Yellowstone** program. Due to a lack of signage pointing to Ennis, as a route to Yellowstone on Interstate 94, many visitors to Montana miss the Madison Valley entirely. Several years of work have gone into improving our presence, on the highways and on the internet. Check out this great new website at: <http://backroadtoyellowstone.com/>. → Montana received a **\$5.125 Million grant** for Job Training efforts. → Montana has **\$29 Million in savings** for



Montana Ratepayers. → Governor Bullock announced a **Trade Mission to China**. → Read all about what's happening in Montana Government at <http://mt.gov/news/>.

➤ **FISHING REPORT** → July 1, 2014. From The Tackle Shop, "If you're in Montana on the first of July to fish you are one lucky person. Right now the Madison River is fishing great and all reports it will continue for some time. The combination of a snowy winter with a long cold spring and timely June rains has produced some of the best water conditions in recent memory. There is plenty of water and the fish are fat, happy and hungry. To start the month here on the Madison River the Salmon fly hatch is in full swing. These bugs should be river wide shortly and produce great dry fly fishing up and down the river. Throw dry's like the thing from Uranus, Sophia pillows, fat frank salmon or cat puke and you're sure to get some good fish up. As the month rolls along the salmon flies will peter out and be replaced with golden stones and caddis. When this happens start fishing chubby's and caddis imitations



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such as the half down, X caddis, and furminki caddis. Caddis fishing is usually most active in the evenings so plan your trips for when the sun dips over the Gravelly range. For you nymph fisherman, you can really rack up the body count right now. Try large rubber leg stonefly nymphs with a trailer of a prince, psycho prince or CDC Baby. As the month rolls along try reducing the size of both of your combinations as the naturals get smaller. If you're in to streamers olive and natural colored sculpin like streamers are just the ticket.

However you cut it, July is going to be a great month to fish the Madison River. Mother Nature is working in our favor this year so let's enjoy it and catch some fish.

Stop in to the shop for the latest fishing report and the hot flies of the day. Also, new gear from Simms, Fish Pond, Orvis are all in stock including a wide selection of UPF sun proof shirts, buffs and gloves for that summer weather." John Way. See 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>.

➤ **WEATHER** → June brought lots of rain as well as sun and the valley is lush green. Those summer storms also delighted us with beautiful clouds and rainbows over the valley. The recorded high for Ennis for the month of June was 77° with a low of 37°. The average high was 74° and the average low was 41°. Precipitation for the month was 1.53" compared to an average of 2.39".

➤ **REAL ESTATE TIPS** → **HOME STAGING.** Our homes are OUR homes. Once you make the decision to sell your home, it is helpful to start preparing it for photos and showings. "Staging" is the act of preparing your home for sale and creating an atmosphere where the potential buyers can visualize your house as THEIR home. Our mission at ERA Landmark → Arrow Real Estate is to help you make your house stand out. Some home staging tips can make it easier to accomplish this mission:



1. Shift the Thinking: Home staging is about creativity. When you put your house on the market it is helpful to think of it as a product to sell — even though that can often be one of the most difficult aspects of selling — especially when there is a bundle of memories wrapped up in that “product.”
2. Remove personal items: To sell a house, it can be helpful to remove knick-knacks, mementos and personal collections so buyers feel like they are shopping rather than intruding.

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3. Renew, repair, replace: Now is the time to repair and replace little items that you could live with but might make a potential buyer wonder “what else is wrong?” Before undergoing major renovations or repairs, check with your real estate sales agent.



4. Clean, clean, clean. A clean slate helps the potential buyer to visualize. Straighten up closets, clean inside kitchen and medicine cabinets. Keep driveways and entry ways swept off and appealing. Generally assume that potential buyers will examine every nook and cranny of your house. We often detail a car before we sell it — making it look as appealing as possible. The same philosophy can work on your home.
5. Add life: Use potted plants, a bowl of fruit, natural lighting or anything else that brings the outside in to create a warm environment.

For a full brochure on staging go to: [http://smartercommunity.info/NewERACom/ERA-0243\\_StagingGuide\\_Lres.pdf](http://smartercommunity.info/NewERACom/ERA-0243_StagingGuide_Lres.pdf)

➤ **FEATURED PROPERTY OF THE MONTH** → **FIVE BEDROOM BUNGALOW** on dead-end street in Ennis, bordering open wetland area to the Madison River! Spectacular, unobstructed views of the mountains. A very special location, only 7 blocks from Main Street. This newly remodeled home on .334 acres has 5 BR, 2 BA, large back deck to the view & garage. Would make a great summer getaway. Just **\$225,000!** (MLS # 197749).



➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON, June 23, 2014 – Existing-home sales rose strongly in May and inventory gains continued to help moderate price growth, according to the [National Association of Realtors®](#). All four regions of the country experienced sales gains compared to a month earlier. Total [existing-home sales](#), which are completed transactions that include single-family homes, townhomes, condominiums and co-ops, rose 4.9 percent to a seasonally adjusted annual rate of 4.89 million in May from an upwardly-revised 4.66 million in April, but remain 5.0 percent below the 5.15 million-unit level in May 2013. The 4.9 percent month-over-month gain in May was the highest monthly rise since August 2011 (5.5 percent).

[Lawrence Yun](#), NAR chief economist, said current sales activity is rebounding after the lackluster first quarter. “Home buyers are benefiting from slower price growth due to the much-needed, rising inventory levels seen since the beginning of the year,” he said. “Moreover, sales were helped by the improving job market and the temporary but slight decline in mortgage rates.” Total housing inventory at the end of May climbed 2.2 percent to 2.28 million existing homes available for sale, which represents a 5.6-month supply at the current sales pace, down slightly from 5.7 months in April. Unsold inventory is 6.0 percent higher than a year ago, when there were 2.15 million existing homes available for sale. The median existing-home price<sup>3</sup> for all housing types in May was \$213,400, which is 5.1 percent above May 2013. “Rising inventory bodes well for slower price growth and greater affordability, but the amount of homes for sale is still modestly below a balanced market. Therefore, new home construction is still needed to keep prices and housing supply healthy in the long run,” Yun added.

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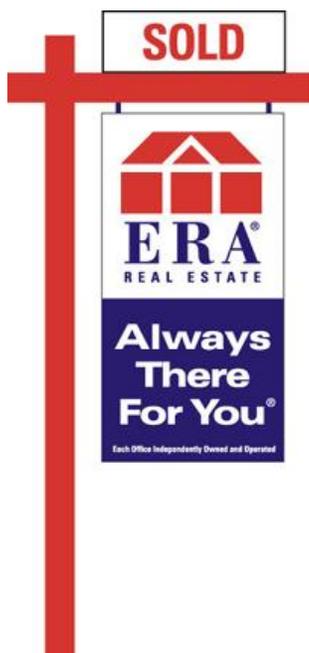
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Earlier this month, NAR reported **new home construction activity is currently insufficient** in most of the U.S., and some states could face persistent housing shortages and affordability issues unless housing starts increase to match up with local job creation. Distressed homes – foreclosures and short sales – accounted for 11 percent of May sales, down from 18 percent in May 2013. Eight percent of May sales were foreclosures and three percent were short sales. Foreclosures sold for an average discount of 18 percent below market value in May, while short sales were discounted 11 percent.

The percent share of first-time buyers continued to underperform, representing less than one-third of all buyers at 27 percent in May, down from 29 percent in April; they were 29 percent in April 2013. According to Freddie Mac, the **national average commitment rate** for a 30-year, conventional, fixed-rate mortgage dropped to 4.19 percent in May from 4.34 percent in April, and is the lowest since June 2013 (4.07 percent).



The median time on market for all homes was 47 days in May, down from 48 days in April; it was 41 days on market in May 2013. Short sales were on the market for a median of 125 days in May, while foreclosures typically sold in 57 days and non-distressed homes took 44 days. Forty-one percent of homes sold in May were on the market for less than a month.

All-cash sales comprised 32 percent of transactions in May, unchanged from last month and down from 33 percent in May 2013. Individual investors, who account for many cash sales, purchased 16 percent of homes in May, down from 18 percent in April; they were 18 percent in May 2013. Sixty-eight percent of investors paid cash in May.

Single-family home sales rose 5.7 percent to a seasonally adjusted annual rate of 4.30 million in May from 4.07 million in April, but remain 5.7 percent below the 4.56 million pace a year ago. The median existing single-family home price was \$213,600 in May, up 4.9 percent from May 2013.

Regionally, existing-home sales in the West rose 0.9 percent to an annual rate of 1.09 million in May, and are 11.4 percent below a year ago. The median price in the West was \$297,500, which is 8.4 percent above May 2013.

*The National Association of Realtors®*, “The Voice for Real Estate,” is America’s largest trade association, representing 1 million members involved in all aspects of the residential and commercial real estate industries. For additional commentary and consumer information, visit [www.houselogic.com](http://www.houselogic.com) and <http://retradio.com>.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → We are starting to see more Bozeman people looking for property in the Madison Valley, which suggests that they feel there is more value for their money in Madison Valley properties than they could find in the Bozeman area. Land is still selling strong and people are starting to build. Our local contractors are so busy you have to get on a waiting list! Local motels have seen record bookings so far this year. Most of those visitors fall in love with the area and often turn into buyers. **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 **June 2014** totals are as follows:

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- **LAND:** 308 vacant lots listed (\$4,000 to \$1,995,000); 8 pending sales (\$44,900 to \$129,000); 30 lots have sold in 2014 (\$16,500 to \$1,290,000), totaling \$3,782,500 which was approx. 87% of asking prices.
- **HOMES:** 153 homes listed (\$69,500 to \$3,350,000); 17 pending sales (\$148,000 to \$1,999,000); 28 homes have sold in 2014 (\$85,000 to \$985,000), totaling \$8,188,500, which was 94% of asking prices.
- **RANCHES:** 6 listed (\$595,000 to \$14,999,000); 0 pending sales, 0 ranches have sold in 2014.
- **COMMERCIAL:** 17 listed (\$85,000 to \$2,950,000); 0 pending sales; 2 commercial properties have sold in 2014 (\$76,200 to \$144,500), totaling \$230,700, which was approx. 93% of asking prices.

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ...** you share a square mile with **only 5.86** other people -- and you most likely share that square mile with 1.4 elk, 1.4 pronghorn antelope and 3.3 deer! That's not counting all the other various wildlife that will pass through your yard and sample your shrubs and trees! You can breathe; you can enjoy solitude and space; you live in the one of only three states in the US with fewer than 1,000,000 people! With just 6.86 people per square mile, Montana is just behind Alaska and Wyoming in the most sparsely populated states. Montana's population is 990,785 people. Ahhh....



➤ **MONTANA TRIVIA:** *Did you know that...* Montana ranks as the **most fiscally prudent state** in the country, a study in Governing Magazine shows. A study by Michael Cembalest for J.P. Morgan sought to measure how much state governments owe in bonded debt and liabilities for pensions and other post-employment benefits such as retiree health care. Montana had the lowest obligations, followed by Nebraska, while Illinois and Connecticut had the highest. Read more: [http://billingsgazette.com/news/state-and-regional/montana/state-tops-in-fiscal-prudence-study-shows/article\\_fb33c902-b8ae-536e-9b98-16e8b24a6cf2.html#ixzz35s11EgRM](http://billingsgazette.com/news/state-and-regional/montana/state-tops-in-fiscal-prudence-study-shows/article_fb33c902-b8ae-536e-9b98-16e8b24a6cf2.html#ixzz35s11EgRM)



**SEE YOU IN MONTANA!**



**Don & Toni Bowen, Broker Associates with over 75 years of real estate experience, between them - covering residential, commercial, land & ranches. They are in the business of "match making."**



**Kayla Crawford Way,**



*Office Manager*

**Laura Gilmore, Sales Associate**



***Thank you in advance for your personal referrals. Your referrals are the lifeblood of our business and the greatest compliment you can give us.***

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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://ennismontanahomesandland.blogspot.com> – Ennis, Montana Happenings, from **ERA Landmark**

### **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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