

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for APRIL 2015



*Trout live in nice neighborhoods*

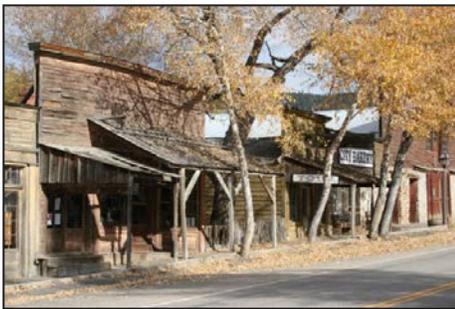


➤ **MADISON VALLEY “HAPPENINGS”** → My head is spinning from so much going on! And it’s not even summer! The Ennis Lions Club hosted their annual **Easter Egg Hunt** in Lions Park on April 4<sup>th</sup> with only a little snow on the ground! → The annual **Ennis Lions Club Auction** was held at the Rodeo Grounds on April 25<sup>th</sup> and many treasures found new homes, with all proceeds going back into the community. → Ennis will soon have a new **Senior Center!** Pit Stop Pizza is moving their operations to their other restaurant, the Alley Bistro by June and the seniors will be taking over the facility for their Meals on Wheels and other activities. → The new **Bear Trap Grill**, next to The Tackle Shop, is now open for breakfast and lunch. → A new **Mexican restaurant, “Escondidos,”** will be opening in the space next to the Trenz Salon by June, offering authentic Mexican cuisine!

➤ **SPECIAL ANNOUNCEMENT** → On April 18<sup>th</sup>, the Madison Valley lost a legend. Lee Poole, the founder of Moonlight Basin passed away and left a void in the hearts and souls of his many friends, business associates and fans. His Memorial Service will be held in Bozeman on May 16<sup>th</sup>. → For those who cannot attend the service, the event will be streamed live and can be accessed via the following link for up to 60 days: <http://webcasts.lifetributes.com/588982>. You can also read the story from the Bozeman Daily Chronicle. [Lee Poole, founder of Moonlight Basin, dies at 66 on Page A1 of Tuesday, April 21, 2015 issue of Bozeman Daily Chronicle](#)



➤ **COMING MAY HAPPENINGS** → On May 13<sup>th</sup>, the Madison River Foundation is looking for a few more volunteers to serve as casting instructors during **Bear Creek Days**. Contact them at [mrfennismt@gmail.com](mailto:mrfennismt@gmail.com) → Bring your extra fly fishing gear to the deck of the Gravel Bar on May 16<sup>th</sup> for the **Ennis Fly Tackle Gear Swap**. → Follow Bob Bayley on the first **Watershed Hike** up Jack Creek on May 23<sup>rd</sup>. Meet at Lions Club Park at 9 AM to carpool. → **Virginia City** has a great lineup of activities for the summer. Go to <http://www.virginiacity.com/#events> for more details, but put these on your calendar: The **Virginia City Players’** Opening Night is May 22. Then saddle up for the **Spring Horseback Poker Ride** on May 23 and stay for the **Summer Kickoff Parade** at 1:30 on the 23<sup>rd</sup>. And if you’re a history buff, take part in the **Living History Weekend**, May 23 – 25. If you are planning a **wedding**, where better to say, “*I do!*” than in Montana?! Check out [http://montanabride.com/montana\\_bride\\_store\\_magazine.html](http://montanabride.com/montana_bride_store_magazine.html).



ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729

Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana  
(406) 682-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [www.eralandmark.com](http://www.eralandmark.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net). Don & Toni Bowen

➤ **MONTANA NEWS** → In the “*What will they think of next category...*,” Montana is



undecided on approving sales of **powdered alcohol** (Palcohol!). Read all about it at: <http://mtpr.org/post/montana-undecided-about-sale-powdered-alcohol>.



→ The state legislature passed a bill making Montana the second state in the union, after Hawaii, to provide funds for **Native Language** immersion in public schools <http://mtpr.org/post/bill-funding-native-language-programs-passes>. Jonathan Windy Boy from the Rocky Boy

Reservation sponsored the bill. → Traveling through Montana could become faster if lawmakers approve a bill raising the **speed limit to 80** mph, following 3 other states. Speed read more on this bill at: <http://mtpr.org/post/montana-lawmakers-debate-higher-interstate-speed-limits>. → Yellowstone National Park is reviewing their **bison** management plan to determine how to maintain peace with all the different factions. More at: <http://mtpr.org/post/new-plan-thousands-more-or-hundreds-fewer-yellowstone-bison>.

➤ **FISHING REPORT** → May Fishing Report from John Way, The Tackle Shop, “May is upon us and with it comes green grass, prolific insect hatches, the opening of the Upper River and hungry fish. The Upper Madison between McAtee Bridge and Quake Lake opens up on May 16 and the fishing the first week after the opener is usually out of this world. Currently, the month starts with the famed Mothers Day Caddis Hatch in full swing on the Madison. Caddis emergers as well as dry Caddis in size 14 and 16 are getting it done out there. Look for rising fish in all the usual spots of slicks, inside turns and side channels. This is some of the best dry fly fishing of the season so if you can get out and take advantage of it soon you should. As the month rolls along we expect to see some off colored water as beaver creek and the west fork rise with snow melt. This will produce some really fantastic streamer fishing and some of the best fishing of the season. Big streamers with short tippets and banging the bank are the norm for off colored water and many of the biggest fish of the year are caught then. All month long the bobber lobbbers will continue to dominate with hungry spring fish. The standard Madison River rig of a rubber leg stone fly with a caddis pupae, prince or other searching nymph will keep you bent all month. The weather, water and conditions are in a constant state of change this month so stop by the store or check out our new website for the latest fishing conditions. Know before you go. See John’s full reports and more at: <https://www.thetackleshop.com/>.

#### Check out other fishing reports at:

- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Dan Delekta at <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** → The month of April was mostly glorious. There were a few days when the white stuff covered the green grass and budding trees, but it was mostly a lovely reminder that summer is coming. But the DNRC specialist says we have not seen enough precipitation to make a substantial change to our snowpack. He says the Madison and Ruby River Basins are two of the lowest in the state and predicts a very dry year in Southwest Montana. The recorded high in Ennis for the month of April was **75°** with a low of **13°**. April started with snow and ended with rain and total precipitation was **1.19”**, which is above normal, but still not enough to satisfy the drought.



**ERA LANDMARK ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729

Now associated with **ERA LANDMARK Real Estate**, with offices in **Bozeman, Big Sky, Livingston & Ennis, Montana**  
(406) 682-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [www.eralandmark.com](http://www.eralandmark.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net). Don & Toni Bowen

➤ **REAL ESTATE TIPS → INCREASE YOUR CASH FLOW.** *From a seminar with Russ Squire, President 1031 Property Exchange in Bozeman, Montana.*

1. Raw land does not cash flow and can't be depreciated, thus there are no income or tax benefits. The only benefit is appreciation! (Unless however, you can place a Conservation Easement on your property.)
2. Convert raw land via a 1031 exchange into triple net lease and/or multi-family rentals. You will gain from positive cash flow, the depreciation allowance will help reduce your taxable income, and you will have appreciation potential!
3. The population is aging. One quarter of Baby Boomers that own primary residences also own land, rental property, vacation homes and commercial real estate - but nearly twice as much land as other forms. As they retire and need income, exchanging into income property can be a good move.
4. The economic collapse and wealth destruction that occurred from 2007-2013 wiped out enormous wealth. In effect, it kicked a lot of "would be" homeowners out of the ownership pool and back into the renter pool.
5. Interest rates are at a 50+ year low. When they go up it is going to further disqualify more from home ownership. That means more renters. Bozeman is building apartments and 4 plexes as fast as they can.
6. Investors with older rental properties that will have large future maintenance expenditures can use a 1031 exchange to buy newer property that will require less maintenance.
7. Older properties with reduced debt levels normally have high cash flows. As their depreciation allowance grows smaller they can begin producing "phantom income." A scary thing.
8. Talk to your CPA for advice on ways to maximize your real estate investments in your portfolio. Then call a qualified Realtor who has commercial experience and understands your goals.

*And speaking of good investment properties...*

➤ **FEATURED PROPERTY OF THE MONTH →** One of the few good investment properties in the Madison Valley, the commercial building at the corner of Main and Third Street offers a great opportunity for the wise investor. Yes, the building we have been in for 20 years is on the market. First, as FNI, then Arrow Real Estate and now ERA Landmark Arrow Real Estate, this business has been the anchor tenant in the building for over 40 years. And we plan to stay right here. The building has 5,530 SF with 5 separate spaces (4 leased, 1 vacancy), great rental history with solid tenants, on .296 acres with large paved parking area. **\$395,000.** MLS#203784.



➤ **CURRENT REAL ESTATE MARKET → WASHINGTON** (April 29, 2015) — Pending home sales in March continued their recent momentum, rising for the third straight month and remaining at their highest level since June 2013, according to the **National Association of Realtors®**. **The Pending Home Sales Index** (PHSI), a forward-looking indicator based on contract signings, climbed 1.1 percent to 108.6 in March from an upward revision of 107.4 in February and is now 11.1 percent above March 2014 (97.7). The index has now increased year-over-year for seven consecutive months and **is at its highest level since June 2013** (109.4).

*ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729*  
Now associated with **ERA LANDMARK Real Estate**, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana  
(406) 682-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [www.eralandmark.com](http://www.eralandmark.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net). Don & Toni Bowen

**Lawrence Yun**, NAR chief economist, says contract signings picked up in March as more buyers than usual entered this year's competitive spring market. "Demand appears to be stronger in several parts of the country, especially in metro areas that have seen solid job gains and firmer economic growth over the past year," he said. "While contract activity being up convincingly compared to a year ago is certainly good news, the increased number of traditional buyers who appear to be replacing investors paying in cash is even better news. It indicates this year's activity is being driven by more long-term homeowners." Yun expects a gradual improvement in home sales in the months ahead but says insufficient supply and accelerating prices could be a drawback to sales reaching their full potential.

"**Demand in many markets is far exceeding supply**, and properties in March sold at a faster rate than any month since last summer," he said. "This in turn has pushed home prices to unhealthy levels — nearly four or more times above the pace of wage growth in some parts of the country. Simply put, housing inventory for new and existing homes needs to improve measurably to improve affordability."

The PHSI in the Northeast fell (1.5 percent) for the fourth straight month to 80.2 in March, but is still 0.6 percent above a year ago. In the Midwest the index declined 2.5 percent to 107.5 in March, but is 11.3 percent above March 2014. Pending home sales in the South increased 4.0 percent to an index of 126.5 in March and are 12.4 percent above last March. The index in the West rose 1.7 percent in March to 103.7, and is now 15.6 percent above a year ago.

###

*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** → Spring seems to be energizing the market. Everything is up, number of sales, prices, and grass. Our local inventory is still quite strong so we can absorb the spillover demand from Bozeman. I think we'd better take more vitamins – this may be a very busy summer. **The Southwest Montana Multiple Listing statistics** for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, Cardwell), for the month of **April 2015** totals are as follows:

- **LAND:** 329↑ vacant lots are listed (\$3,000 to \$2,250,000); 7 pending sales (\$17,950 to \$300,000); and a total of 15 lots have sold so far in 2015 (\$7,500 to \$1,200,000), totaling \$2,047,700, which was 93% of asking prices.
- **HOMES:** 107↑ homes are listed (\$49,900 to \$3,375,000); 17 pending sales (\$195,000 to \$1,999,000); and 26 homes have sold so far in 2015 (\$82,500 to \$1,062,500), totaling \$7,484,600, which was 90% of asking prices.
- **RANCHES:** 9↑ listed (\$344,000 to \$9,950,000); 0 pending sales, and 1 ranch sold in 2015 (\$5,500,000) which was 66% of asking price.
- **COMMERCIAL:** 23↑ listed (\$56,000 - \$2,950,000); 0 pending sales; and 2 commercial properties sold in 2015 (\$51,500 - \$247,500) which was 84% of asking price.

**"The best investment on Earth is earth."** Louis J. Glickman, real estate mogul/philanthropist.

**ERA LANDMARK ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729  
Now associated with **ERA LANDMARK Real Estate**, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana  
(406) 682-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [www.eralandmark.com](http://www.eralandmark.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net). Don & Toni Bowen

➤ **YOU KNOW YOU'RE FROM MONTANA WHEN ....** *You are proud of your pioneer roots, rugged independence and being free from the latest trends.* One of the many things we enjoy about living in Montana is that we live more simply. We are free from the effect of all the noisy demands of a more fast-paced, consumer-driven, status-conscious culture. Back to basics. We don't have to keep up with the latest fashion, the hottest new clubs, or the "Joneses." We work hard, know our neighbors and support our community – like the good 'ole days. One out of 10 people in Montana is a military veteran.

➤ **MONTANA TRIVIA** → *Did you know...* There are approximately 35 ghost towns and mining camps remaining in Montana? From Bannack to Zortman, visiting one of Montana's ghost towns is like stepping back in time to the era of gold, saloons and vigilantes. Experience the quiet solitude of Bannack State Park or watch history come alive with a performance at Virginia City and Nevada City. From the time that gold was first discovered in Gold Creek in 1852 to the first major gold rush boom in Bannack in July 1862, and all the way through today, millions of dollars in gold, silver, copper, zinc and other precious ores have been scoured from the mountains of Montana. Some of the best known mining towns include such places as Virginia City, Nevada City, Bannack, Elkhorn and Comet. <http://www.legendsofamerica.com/mt-ghosttowns.html>, <http://www.visitmt.com/things-to-do/history/ghost-towns.html>



**"I'm in love with Montana. For other states I have admiration, respect, recognition, even some affection. But with Montana it is love. And it's difficult to analyze love when you're in it."**

*John Steinbeck, from Travels with Charlie.*



**SEE YOU IN MONTANA!**

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



*And our new Office manager,  
Debbie Reilly-Richardson*

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

**ERA LANDMARK ARROW REAL ESTATE** → 219 E. Main Street → POB 546 → Ennis, MT 59729  
Now associated with **ERA LANDMARK Real Estate**, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana  
(406) 682-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [www.eralandmark.com](http://www.eralandmark.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net). Don & Toni Bowen

## 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

### 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

<http://montanakids.com/> - State website for all things KIDS in Montana

<https://www.facebook.com/Ennisrealestate?ref=hl> – Facebook page for ERA Landmark Arrow R. E.

### SKIING:

<http://bigskyresort.com/> – Check out latest snow conditions & things to do 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

### 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

*ERA LANDMARK ARROW REAL ESTATE* → 219 E. Main Street → POB 546 → Ennis, MT 59729

Now associated with **ERA LANDMARK Real Estate**, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana

(406) 682-4290 → [www.arrowreal.com](http://www.arrowreal.com) → [www.eralandmark.com](http://www.eralandmark.com) → [arrow@3rivers.net](mailto:arrow@3rivers.net). Don & Toni Bowen