

# THE STRAIGHT SHOOTER

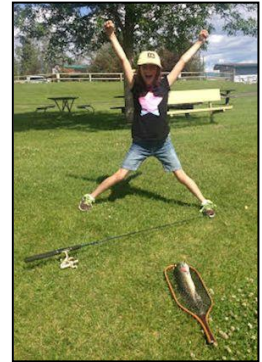
## NEWS of ENNIS and the MADISON VALLEY, MONTANA for JUNE 2015



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY “HAPPENINGS”** → Summer is here! We can tell by all the traffic on Main Street, really warm weather, lots of people and a busy calendar. → June was a busy month with numerous events, such as “**Gears for Beers**”- **Montana’s first Mountain Bike Poker Ride** on June 7<sup>th</sup>. → Firemen from all over Montana were hosted by the **Madison Valley Rural Fire Department** at their annual conference. → The **Father’s Day Fishing Derby**, on Saturday June 21<sup>st</sup>, was great fun for the kids, especially when they caught fish! → Then there was the infamous **Brothel Days** at the Bale of Hay Saloon in Virginia City complete with Bed Races and a costume ball! → Racers competed in the 5K and 10K **Pony Trot** in Pony, MT. → And these were just the **highlights!**



➤ **COMING JULY HAPPENINGS** → If you’re thirsty for some libation, you can sample over 150 brews & spirits at **Moods Brew & Spirit Fest**, Montana’s largest combined event, here in Ennis at 4 PM on July 3<sup>rd</sup>. → Take in the **Ennis NRA Rodeo** featuring the top cowboys and cowgirls from the northwest, on July 3<sup>rd</sup> at 8:00 PM. Watch the bucking broncs and bulls explode out of the **ERA Landmark Arrow Real Estate Chute!** → Then on Saturday, July 4<sup>th</sup>, celebrate our Independence Day starting with the **Fireman’s Pancake Breakfast** at the Firehall starting at 6 AM. → After breakfast, find a good place to watch the 80<sup>th</sup> annual **Ennis Rodeo Parade** down Main Street. → Following the Parade, grab lunch at the **Ennis Lion’s Club Barbeque** in the Park. → Then get on over to the Sportsman’s Lodge and check out cool cars at the **Car Show & Swap Meet** on the lawn. → And if that’s not enough for you, mosey on up to **Virginia City** at dusk for the best **Fireworks Show** in Madison County! → Start training for the 4<sup>th</sup> **Annual Madison Duathlon** on the Gold Miner’s Trail from Ennis to Virginia City on July 5<sup>th</sup>. Go to [www.Active.com](http://www.Active.com) to sign up. → Enjoy live music and Montana Moonshine at **Willie’s Distillery**, every Friday evening. → The **Virginia City Players** is in fine form this season and don’t miss the hilarious comedy cabaret, the **Brewery Follies** in Virginia City. → On July 9<sup>th</sup> spend the evening at the **Jumping Horse Ranch** tasting wine & food pairings with Marc & Janice Mondavi, along with live music and art show. More info at [www.trinityepiscopalmt.org](http://www.trinityepiscopalmt.org). → The Ennis Rodeo is hosting the High Winds Youth Rodeo Club. Come out and cheer on the kids on July 11<sup>th</sup>. → There is another Moods of the Madison this year, July 17-18<sup>th</sup>, headlining national music, vendors, non-profits and more. Camping available. <http://moodsofthemadison.com>. → Head out to the **Ennis Big Sky Airport** on Saturday the 18<sup>th</sup> for the Summer Fly-In – Wings, Rotors & Wheels Air Fair & free lunch by Choice Aviation! → **Cowboy Poetry Night** is on July 18<sup>th</sup> at the Rodeo



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Grounds starting at 5 PM with live music & cowboy poets from all over SW Montana. → And make plans now to attend the **17<sup>th</sup> Annual Noxious Weeds Fundraiser** on August 1<sup>st</sup> at the T-K Ranch up North Meadow Creek. Call 406.682.3731 for reservations. The **Weed Dinner** is *THE* social event of the year in the Madison Valley! → The popular **“Becoming An Outdoors Woman”** workshop put on by MT Fish, Wildlife and Parks takes place August 7–9, but you can’t wait until August to sign up. Contact them now! Go to [www.fwp.mt.gov](http://www.fwp.mt.gov) and click the Education tab for registration. → There are numerous events happening all around **Montana** this summer - go to <http://www.virtualmontana.com/events/> and <http://www.visitmt.com/things-to-do/events.html> and <http://livelytimes.com/> to check them all out and make your summer plans to be here in Montana, and especially the Madison Valley!



➤ **MONTANA NEWS** → A report released by the U.S. Public Interest Research Group (U.S. PIRG) heralds **Montana state government** as a national leader in providing transparency in government spending. According to the “2015 Following the Money” report, Montana received a 92% rating for spending transparency, up from 86% last year. The report is released during Sunshine Week, a week to promote public access in government. → **Montana’s unemployment rate declined to 3.9%** in May, down 0.1 percentage points from April. Employment levels in Montana are now over the half million threshold for the first time ever. The U.S. unemployment rate increased by 0.1 percentage points to 5.5%. “Montana added roughly 1,500 more jobs last month,” Governor Steve Bullock said. “Our strong growth and low unemployment are driving up wages, meaning more Montanans are working and putting more money in their pockets on payday.” → A report from the Kauffman Foundation shows that for the third year in a row, Montana has been named the **top state for entrepreneurial activity**, with 540 new entrepreneurs for every 100,000 adults in a given month. This was up from last year’s report. The report also showed that Montana’s startup density, which measures the number of startup firms per 100,000 residents, was up from 184.7 last year, to 195.7 in this year’s report. “As Montana’s economy continues to outpace the nation, it is the entrepreneurial spirit that provides much of our state’s success,” Bullock said. “These entrepreneurs have a good idea and the courage to take the risk to make it a reality. I’m pleased that Montana continues to lead the nation in helping these innovators succeed.” The annual ranking was published by the Kauffman Index of Startup Activity, a leading indicator of new business creation in the United States.



➤ **FISHING REPORT** → **The Tackle Shop Fishing Report Madison River** for July 1, 2015. “The summer weather is here and the river is heating up. As the month rolls along be aware of increased temperatures in the river. Try to only fish in the morning when the water temps are lowest and please don’t play your fish to exhaustion. This will end up killing the fish even though it swims away. We are seeing hatches of caddis, yellow sallies, PMD as well as golden stones. We have been having our best luck lobbing bobbers with an olive pats rubber leg and a combination of CDC prince, Lime juice, psycho may, and psycho prince or robin nymphs. These need to be fished on 4X as the fish are starting to get particular. For those dry or die guys try keeping your imitations to a caddis or mayfly and concentrate on the slicks behind rocks. We have been having our best luck with purple elk hair caddis, furminski caddis, as well as purple haze and parachute adams. These need to be fished on 4X. As the month rolls along start throwing terrestrials like a small cinnamon ant near the banks. Let’s hope that the weather cools off and the powers at the dam get their work done so we have cool water come August. There is still good fishing to be had but you need to pick your times. Fish early in the mornings and come



to town for ice-cream in the afternoon. Remember your wide brimmed hat and sunscreen. See John's full reports and more at: <https://www.thetacklesop.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** → June was **real** summer though unseasonably warm! Beautiful warm days and cool evenings, perfect for enjoying all of the outdoor recreation in the valley. Fire danger is high and the skies are smoky from fires around the region. The recorded high in Ennis for the month of June was **98°** with a low of **40°**. Total precipitation for June was **.71"** green fields turning to golden.



➤ **REAL ESTATE TIPS** → **10 Cheap Ways to Increase a Home's Value**, from the National Association of Realtors®. Remember to look at your home critically, through the eyes of a Buyer, for a different perspective.

1. **OCD** – Organize, Clean and De-Clutter. For around \$400 you can hire a professional cleaning service to clean your entire home. Also de-clutter your rooms to make them look like they have more space, which is a big selling point. Either sell your stuff, give it away, or put it in storage.
2. **LIGHT UP** the house. Spending as little as \$100 - \$400 on new lighting fixtures can lighten up your home's best features.
3. **MAINTENANCE & INSPECTION** – For as little as \$100 an hour, you can bring in a local home inspector to give you tips and suggestions on how to make small changes that will help increase your home's value and avoid ending up on the Home Inspection Report.
4. **LANDSCAPING** is the first impression – Increase your curb appeal by cleaning up your yard and plants. If unkempt, it gives a perception to a buyer that the rest of your house is just as unkempt.
5. **UPDATE FLOORING** – Consider shampooing or replacing your carpets, adding hardwood floors or repairing your floors. Dirty carpets contain dirt, germs and odors and can turn off buyers at the front door. More people are choosing to go carpet-less.
6. **FRESH PAINT** – Paint not only the walls but also the baseboard and trim with a neutral color. Lighten and brighten any room with a fresh coat of paint.
7. **UPGRADE the ROOF** – Without having to replace your roof, you can simply add a cupola which adds elegance and curb appeal, add gutters if necessary, and have small repairs done that will lengthen the life of the roof.
8. **FRESHEN the EXTERIOR** – Anything to help add to your curb appeal is worth investing in, so power-wash and paint or stain the outside of your house for added value.
9. **KITCHEN and BATHROOM REMODELING** – Paint or refinish your cabinetry instead of replacing it. An updated kitchen and bathroom with stainless steel fixtures, replacing countertops, adding fresh paint, new hardware for the cabinets and new lighting can add an extra \$2,000 - \$3,000 to your home's value.
10. **HIGH QUALITY PHOTOS** of your home. 90% of buyers start by looking on the internet so make sure you stage your home for the best photos that your Realtor or photographer can take.

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➤ **FEATURED PROPERTY OF THE MONTH** → **SPHINX MOUNTAIN SUBDIVISION** is the



**best bargain in the valley!** The owners have just listed their remaining inventory of **20-acre parcels** in this subdivision south of Cameron, between the highway and the Madison River. Lots range from **\$30,000 to \$65,000**, depending upon location. Property owners have access to the river through a strip of BLM. **We have not seen prices this low for 20-acre lots since 2002!**

➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (June 29, 2015) — Pending home sales continued to rise in May and are now at their **highest level in over nine years**, according to the **National Association of Realtors®**. Gains in the Northeast and West were offset by small decreases in the Midwest and South. The Pending Home Sales Index, (PHSI) a forward-looking indicator based on contract signings, climbed 0.9 percent to 112.6 in May from a slight downward revision of 111.6 in April and is now 10.4 percent above May 2014 (101.9). The index has now increased year-over-year for nine consecutive months and is at its highest level since April 2006 (113.7).

Lawrence Yun, NAR chief economist, says contract activity rose again in May for the fifth straight month, increasing the likelihood that home sales are off to their best year since the downturn. "The steady pace of solid job creation seen now for over a year has given the housing market a boost this spring," said Yun. "It's very encouraging to now see a broad based recovery with all four major regions showing solid gains from a year ago and new home sales also coming alive." Yun does warn that this year's stronger sales amidst similar housing supply levels from a year ago have caused home prices to rise to an unhealthy and unsustainable pace.

"Housing affordability remains a pressing issue with home-price growth increasing around four times the pace of wages," adds Yun. "Without meaningful gains in new and existing supply, there's no question the goalpost will move further away for many renters wanting to become homeowners."



The PHSI in the Northeast increased 6.3% to 93.9 in May, and is now 10.6% above a year ago. In the Midwest the index declined 0.6% to 111.4 in May, but is still 7.8% above May 2014. Pending home sales in the South decreased 0.8% to an index of 127.8 in May but are still 10.6% above last May. The index in the West rose 2.2% in May to 104.5, and is 13.0 percent above a year ago. On Wednesday, July 1, Yun will be sharing his mid-year analysis on the housing market and what to expect for the rest of 2015 in a write-up on NAR Research's **Economists' Outlook blog**.

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*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're still busy, still listing, still closing. And July 4<sup>th</sup> is the official start of our summer season! **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 **June 2015** totals are as follows:

- **LAND:** 365↑ vacant lots are listed (\$3,000 to \$2,250,000); 13 pending sales (\$7,000 to \$175,000); and a total of 30 lots have sold so far in 2015 (\$7,500 to \$1,200,000), totaling \$3,102,199, which was 91% of asking prices.

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- **HOMES:** 116↑ homes are listed (\$22,500 to \$3,375,000); 17 pending sales (\$159,000 to \$1,999,000); and 45 homes have sold so far in 2015 (\$44,000 to \$1,800,000), totaling \$13,545,600, which was 91% of asking prices.
- **RANCHES:** 10↑ listed (\$344,000 to \$9,950,000); 1 pending sale, and 1 ranch sold in 2015 (\$5,500,000) which was 66% of asking price.
- **COMMERCIAL:** 26 listed (\$54,500 - \$2,950,000); 0 pending sales; and 2 commercial properties sold in 2015 (\$51,500 - \$247,500), totaling \$299,000, which was 87% of asking price.

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

➤ **YOU KNOW YOU'RE FROM MONTANA....** *When you would rather go to a rodeo than a ballgame!* You would rather sit in dusty bleachers in the hot sun, rain and wind just to see the cowboys (and girls) compete in this unique western event. According to western lore, it is believed that rodeo was born in 1864 when two groups of cowboys from neighboring ranches met to settle an argument over who was the best at performing everyday ranching tasks. That gathering is considered to be the first rodeo and it started the evolution of the true American sport. Through these daily chores, the sport of rodeo evolved. It can be said that rodeo is the only sport derived from an industry, and probably the only one that ever will. So grab your cowboy hat, get your boots on and saddle up. Try your hand at Bareback Riding, Saddle Bronc Riding, Bull Riding, Steer Wrestling, Tie Down Roping, Team Roping, Ladies Barrel Racing, Ladies Breakaway Roping, Junior Barrel Racing and Junior Breakaway Roping. I particularly like the Calf Dressing event, where ladies try to put a tee shirt on a calf! You can see it at <https://www.youtube.com/watch?v=Buhgen3tfuQ>.



➤ **MONTANA TRIVIA** → *Did you know... there are 43 rodeos scheduled in Montana from June through October in 2015?* Rodeos are a Montana tradition, but Wikipedia claims, "The rodeo was not originally a sporting event, but an integral part of cattle-ranching in areas of Spanish influence. The working rodeo was retained in parts of the US Southwest even after the US-Mexico War. In fact, it was important enough to merit legal status in California: "An Act to Regulate Rodeos (April 3, 1851)...Every owner of a stock farm shall be obliged to give, yearly, one general Rodeo, within the limits of his farm, from the first day of April until the thirty-first day of July, in the counties of San Luis Obispo, Santa Barbara, and San Diego; and in the remaining counties, from the first day of March until the thirty-first day of August...in order that parties interested may meet, for the purpose of separating their respective cattle." To experience a piece of authentic Montana and a hankering good time, head to a local rodeo in one of our Western Montana communities. As a spectator you can reminisce of times long ago and the tradition of the cowboy that lives on in Montana. You'll feel the raw emotion and marvel at the athleticism and passion in every event. For more information, go to: <http://rodeosusa.com/rodeo/montana/> and <http://www.northernrodeo.com/schedule.html> and <http://www.rodeoz.com/maps/montana-rodeos>.

**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."**



Office manager, **Debbie Reilly-Richardson**

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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

### 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

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