

# THE STRAIGHT SHOOTER

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



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY “HAPPENINGS”** → There was lots of hollerin’ and strange noises coming



out of **Willie’s Distillery**, at their 2nd **Annual Critter Call Competition**. → You can tell it’s **Hunting Season**, with hooves sticking out of pickup trucks lining Main Street and half the population is wearing camouflage. → After a summer-long construction project, there is finally a fancy new rest stop at **Lyons Bridge**. → The **30th annual Hunters Feed & Chili Cook-off** was a big hit with over 500 tasters wandering along Main Street, Ennis tasting wild game dishes. Montana PBS filmed the event for their show, **Backroads of Montana**. The story will air on November 21<sup>st</sup> at 5 PM. More info at: <http://www.montanapbs.org/BackroadsofMontana/>, or watch an episode at: <http://watch.montanapbs.org/program/backroads-montana/>.

→ The **Ennis Mustangs** football team won the home playoff game by a score of 52-14 in the first round of the Class C playoffs and will be going on in the state playoffs. One more way to put Ennis on the map!

➤ **COMING NOVEMBER HAPPENINGS** → On Sunday, Nov. 8<sup>th</sup>, all veterans and their guests are invited to gather for free **Veterans Breakfast** and a special program to honor their service at the Madison Valley Baptist Church at 10:30 am. → The **United States Marine Corps Birthday** is celebrated every year on November 10<sup>th</sup> with a traditional ball and cake-cutting ceremony. On that day in 1775, the Continental Marines were established. This year the event will be celebrated in Ennis with a dinner and fundraiser for the Madison Valley **Veterans’ Memorial**. Every local veteran should have a brick in the wall and Phase II will provide the extra room. Buy a brick or make a donation at: <http://www.mvvetsmemorial.org/>. → The Madison Valley Women’s Club **Holiday Bazaar** will be held from 9 am to 4 pm on Saturday November 28<sup>th</sup>. The Elementary School Gym will be filled with vendors from all over and a large assortment of hand-made Montana products. It is a great place to start your holiday shopping.



➤ **HUNTING REPORT** → Hunters are reporting higher success rates in SW Montana. The numbers



of animals are up and conditions are good for a productive season. The general hunting season for 2015 runs October 24<sup>th</sup> through November 29<sup>th</sup>. Check out the new hunting regulations at:

<http://fwp.mt.gov/hunting/regulations/default.html>.

➤ **MONTANA NEWS** → *Remember when Montana had no speed limits?* Well, starting October 1, Montana joined Idaho, Wyoming, South Dakota and Utah as states that have adopted an **80 mph speed** limit on interstate highways! When asked if an 80 mph limit means you could drive 85 mph without getting stopped, the MT HP says “The speed limit is 80 mph.” So don’t get carried away as fines will increase as well.



➤ **FISHING REPORT** → The **Tackle Shop Madison River Fishing Report for November 1.** November has arrived and most outdoor people are more concerned with the upcoming holidays, filling their elk tag, or college football, but some of the best fishing of the season is upon us. In fact the largest fish of the year are routinely caught during the first part of November. For the angler willing to break away from other outdoor pursuits, think sub surface. Streamers and nymphs are the name of the game for hooking up. Streamer junkies will be throwing all sorts of meat patterns. Our best lately have had some white in the body. Try a whit scupzilla, flash fry, sparkle minnow or urchin. Reports are the fish are chasing so the quick short strip has been best. Fish these on a stout tippet with 1X being the norm. For you bobber lobbbers a standard pats rubber leg with either a san juan, egg pattern, or baetis nymph or zebra midge will keep you hooked up. Do not overlook the yellow or chartreuse egg pattern. The whitefish are spawning and as broadcast spawners are leaving lots of yellow eggs to float down the river. Dry guys need to focus on Blue Winged Olives and midges. Good hatches of BWO’s happen on cloudy, rainy days and a standard parachute will take all risers. Our best luck has been looking for risers behind rocks and on slow inside turns. There are still lots of fish to be had and you are almost sure to have the river to yourself. Get out and fish, winter is coming. Lots of fall sale items in the store. Get a new pair of waders for the chilly water at a great sale price. *Good fishing, John Way.* 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.montanatrou.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.



➤ **WEATHER** → October was unbelievably mild and beautiful – possibly the best month of the year! With 20 days of sun and chilly nights, it was a picture-perfect fall. The recorded **daytime** high in Ennis for the month of October was **82°** with a low of **50°** and a **nighttime** high of **50°** and a low of **25°**. Total precipitation for the month was just **.63”**, below the average of **.76”**. **But we have snow on the mountains!**

➤ **REAL ESTATE TIPS** → **WINTERIZING A VACANT HOME.** Home owners generally know what things need to be done before the snow flies to prepare their property from freezing temperatures and other winter risks. But a vacant home is a bigger problem and needs more attention. Second home owners and those just going on a winter vacation need to take certain steps to protect a vacant home:

1. **Hire a plumber.** The plumber will drain all areas where water is stored, like water heaters and hot tubs, and will use an air compressor to expel water from the pipes throughout the house. With the

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water removed, the pipes are protected and your house is protected from expensive water damage. The heat may be turned off safely or left on at a low level.

2. **Drain outdoor garden hoses.** Water hoses must be disconnected from the home and drained of water to prevent damage to both the hoses and the spigots where they attach to the house. Left undrained, the water inside will freeze and burst not only the hose, but often the spigot as well.
3. **Close up all openings to the house.** To prevent animals and insects from entering the home for shelter, you will need to close up all openings throughout the house. These include dryer and air vents.
4. **Have the gutters cleaned and repaired.** Gutters must be free of debris and attached properly to the house to funnel water away from the roof, siding and foundation. When debris accumulates, the gutter may stop up the gutter may stop working properly and the weight of ice can pull the gutter away from the home, damaging the siding and leading to potential ice hazards where water collects at the base of the house.
5. **Remove anything touching the side of the house.** Water and insects can accumulate in firewood and debris, causing damage to the siding and leading to potential infestations. Keeping everything away from the house about 4 feet creates a safe barrier and prevents water damage. This includes shrubbery and other landscaping.
6. **Use moth balls to keep insects out of the house.** They are effective at keeping insects away. Use them anywhere you think insects may be a problem.
7. **Make the home appear occupied at a glance.** Set up lights on timers, have the landscaping tended to and the driveway cleared of snow, periodically, to discourage unwanted visitors.
8. **Fuel up.** If LP, propane gas or oil heat is used, ensure the fuel levels in the tank are checked periodically to prevent running out of fuel.
9. **Lock it up.** Secure all external doors and windows with high-quality locks, hinges and door frames.
10. **Stop mail and newspapers.** If you have home delivery, try to avoid having anything delivered to the house.
11. **Check on the home.** An unoccupied home, even when the lights come on and the driveway is plowed, can be appealing to burglars, squatters or just kids looking for mischief. Ask a neighbor or hire a property manager for regular checkups.



➤ **FIND A HOME FOR YOUR SOUL ... Featured Property of the Month** → **COTTAGE IN THE HILLS!** Spectacular views from this charming cottage with 3 BR, 2 BA, family room and **two** 2-car garages on 8.856 acres, less than 5 miles from Ennis but in the country. Great layout in this unique home. Property has lots of privacy and elbow room. 104 Old Virginia City Highway, Ennis. **\$299,500.** (MLS # 209502).



➤ **CURRENT REAL ESTATE MARKET** → WASHINGTON (October 29, 2015) — Pending home sales cooled in September for the second straight month and to their second lowest index reading in 2015, according to the National Association of Realtors®. All four major regions experienced a pullback in activity in September. The Pending Home Sales Index (PHSI) a forward-looking indicator based on contract signings, declined 2.3 percent to 106.8 in September from a slightly downwardly revised 109.3 in August but is still 3.0 percent above September 2014 (103.7). With last month's decline, the index is now at its second lowest level of the year (103.7 in January), but has still increased year-over-year for 13 straight months.

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Lawrence Yun, NAR chief economist, says a combination of factors likely led to September's dip in contract signings. "There continues to be a dearth of available listings in the lower end of the market for first-time buyers, and Realtors® in many areas are reporting stronger competition than what's normal this time of year because of stubbornly-low inventory conditions," he said. "Additionally, the rockiness in the financial markets at the end of the summer and signs of a slowing U.S. economy may be causing some prospective buyers to take a wait-and-see approach."

Despite contract activity softening from the more robust levels seen earlier this year, Yun believes the housing market will still likely be one of the brighter spots in the economy in coming months. "With interest rates hovering around 4 percent, rents rising at a near 8-year high, and job growth holding strong — albeit at a more modest pace than earlier this year — the overall demand for buying should stay at a healthy level despite some weakness in the overall economy."

The PHSI in the Northeast fell 4.0 percent to 89.6 in September, but is still 3.9 percent above a year ago. In the Midwest the index declined 2.5 percent to 104.7 in September, but remains 4.3 percent above September 2014.

Pending home sales in the South decreased 2.6 percent to an index of 118.3 in September and are now 0.1 percent below last September. The index in the West inched back 0.2 percent in September to 104.4, but is still 6.6 percent above a year ago.

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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** → It is still happening. People are still calling, emailing and looking at property – land and homes. We're even getting several new listings, which is unusual for this time of year. Real estate sales in Montana aren't so seasonal any more. No more winter breaks, to catch up and catch our breath. But it's good to see the activity. It feels like the Madison Valley has been RE-discovered! **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 **October 2015** are as follows:

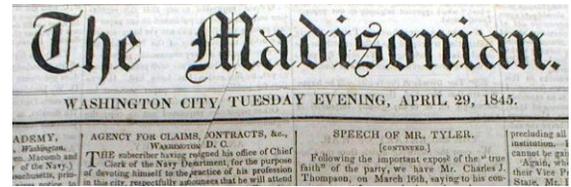


- **LAND:** 338 vacant lots are listed (\$1,500 to \$2,250,000); 18 pending sales (\$7,000 to \$595,000); and a total of 77 lots have sold so far in 2015 (\$1,200 to \$1,200,000), totaling \$6,012,099, which was 89% of asking prices.
- **HOMES:** 103 homes are listed (\$65,000 to \$2,950,000); 18 pending sales (\$22,500 to \$887,000); and 72 homes have sold so far in 2015 (\$44,000 to \$1,800,000), totaling \$24,486,300, which was 92% of asking prices.
- **RANCHES:** 6 listed (\$485,000 to \$9,950,000); 1 pending sale (\$1,295,000), and 1 ranch sold in 2015 (\$5,500,000) which was 66% of asking price.
- **COMMERCIAL:** 24 listed (\$56,000 - \$2,950,000); 1 pending sale (\$395,000); and 2 commercial properties sold in 2015 (\$51,500 and \$247,500), totaling \$299,000, which was 84% of asking prices.

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

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➤ **YOU KNOW YOU'RE FROM MONTANA....***when your local newspaper's national and international coverage fits on one page, but devotes six pages to local sports!* I guess Montanans have different priorities! The Montana Newspaper Association is eighty-seven newspapers strong and they are guided by fundamental aspirations: 1. Promote the value of a free press to democracy. 2. Promote the newspaper industry and newspaper readership across Montana. 3. Defend and protect the First Amendment. 4. Defend and expand public access to government records. 5. Collect and preserve the records of Montana journalism. 6. Focus on professional development, specifically journalism education. Our own local newspaper, **The Madisionian**, is Montana's oldest publishing weekly newspaper, established in 1873! And still going strong – check it out at [www.madisoniannews.com](http://www.madisoniannews.com).



➤ **MONTANA TRIVIA** → *Did you know... Montana had no daytime speed limit throughout its history, until 1974. That's when Congress passed a 55 mph daytime highway speed limit aimed at saving fuel.* After the federal government threatened to withhold highway funding for states that refused to comply, Montana enacted a \$5 fine for “wasting a natural resource” for drivers caught exceeding the speed limit. Tickets for these speeding violations never went on drivers’ records under the MT law. Drivers kept wads of \$5 bills in their glove compartments and had one ready to hand an officer, along with their driver’s license, when stopped. Then in 1987, states were allowed to raise their speed limits to 65 mph. In 1995, Montana operated with only its basic rule, which required motorists to drive in a “**reasonable and prudent manner,**” based on weather and road conditions during the day. That rule was struck down by the MT Supreme Court in 1998 and in 1999 the state set a 75 mph speed limit for daytime driving on interstate highways. Now 16 years later, MT has raised the limit to 80 mph! **Look out!**



## SEE YOU IN MONTANA!



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



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.**

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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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