

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for MARCH 2016



Trout live in nice neighborhoods



➤ **MADISON VALLEY “HAPPENINGS”** → March is the time we celebrate the birthday of our founder, **William Ennis** with an Irish Stew dinner! That was hosted by the Madison Valley History Association along with a few pints! → The Lions Club hosted their annual **Easter Egg Hunt** at the Lions Park for the local kids and at least the eggs weren't buried in snow this year! → Ennis can no longer claim **NO TRAFFIC LIGHTS!** At least temporarily, there are lights at the corner of Main and First Streets where a new culvert is being placed under the road creating one-way traffic. → Ennis School District ranked as a **Top School again in Montana!** Our schools ranked #1 in 2015 and #2 in 2016. This grade takes into account key factors such as the strength of academics, quality of teachers, school resources, the quality of student life, as well as student and parent reviews. So, no worries about moving to Ennis and putting your kids in a small, rural Montana school!



➤ **COMING APRIL HAPPENINGS** → I for one am looking forward to the grand opening of the new clothing store opening where West of the Madison used to be! **Plain Jane's** opens April 1st and promises to be anything but PLAIN! → We are looking forward to the reopening of the **McAllister Inn** on April 1st, after a long break. → The Lions Club is very busy in April. On April 15th, you can order **live lobsters** from the Lions Club for **Mother's Day!** (They do not come from the Madison River). → The Lions Club is also sponsoring a **Poker Tournament** on Saturday April 16th. → And one of their main events is the **Annual Lions Club Auction** on Saturday, April 30th at the Rodeo Grounds.



This is a great opportunity to find some real treasures! → The mystical, annual **Mother's Day Caddis Hatch** will be a highlight of the month, here on the Madison River. Just think of all those hungry trout rising. The anglers will be praying for perfect conditions and a spectacular hatch! Read all about it at: <http://montanaflyfishingguides.com/mothers-day-caddis-hatch-ultimate-guide/>.



➤ **MONTANA NEWS** → Descendants of a bison herd captured and sent to Canada more than a century ago will be relocated to a Montana American Indian reservation next month, in what tribal leaders bill as a homecoming for a species emblematic of their traditions. The shipment of animals from Alberta's Elk Island National Park to the Blackfeet Indian Reservation follows a 2014 treaty among tribes in the United States and Canada. That agreement aims to restore bison to areas of the Rocky Mountains and Great Plains where millions once roamed. Read more about these buffalo at: <http://www.foxnews.com/us/2016/03/27/bison->



[coming-home-to-montana-indian-reservation.html](#). Montana's unemployment continues to hover around 4%. Montana FWP has proposed delisting the Grizzly Bear. This proposed delisting only impacts the Yellowstone Grizzly Bear population. All other populations of grizzly bears in the lower 48 states will remain listed under the Endangered Species Act.

➤ **FISHING REPORT** → *as of April 1, 2016 from John Way at The Tackle Shop in Ennis.* Fishing Report April 1. "I have a fascination or even an affair with April. The fishing is really good, we see more consistent good weather than we have seen in months and, our rivers are relatively lonely. It is always a tossup between April and October as the ultimate fishing months.

Currently the fish are still in the winter mode sucking down eggs and san juans with reckless abandon as if they are the first real food they have seen. This will soon change. Some great hatches are on the horizon this month. We will see the first emergence of Blue Winged Olives, skwalas, nemora stones, and by the end of the month caddis. For a dry fly guy it is all about to start.



If you're looking to get bent now, throw a worm, stone fly nymph or an egg in any dark green water and just give it a little time. It will happen. The fishing has been that good. The fish are happy as they are aware we have plenty of snow up high and good water for the summer and now is the time to celebrate and eat everything that comes by.

As the month rolls along, look for BWO's, Nemora stones, Skwala stones and even some caddis to start making an appearance. Another funny thing about April is the relative solitude a person can have on the Madison. The hordes of summer tourists are not quite here yet. It is funny that we constantly pound the April fishing, but only a fraction of our guests give up the safety and sunshine of summer to hit the motherlode of fish. Their loss is our gain. This is going to be a great month so get out and enjoy it!

New inventory is showing up at the store daily and discounted Spring Special Guided Float trips are only \$350 (*per trip*) for the entire month. Go ahead and treat yourself and realize why April can be so intoxicating." *John Way.* <http://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** → March went out like a lamb, but there were several "Lion" days! There were 13 days of rain and/or snow and it would seem that our snowpack has been boosted substantially. We shall see. The monthly precipitation was only **.43"**, way above last month but still below the average of **.56"**. The recorded **March** high in Ennis was **62°** and the low was **15°**.



➤ **REAL ESTATE TIPS → 4 Must-Know Tips for Buying, Selling in 2016.** *What do buyers and sellers need to know to be smart about the housing market in 2016?* “The 2016 housing market is forecasted to be mainly a seller’s market, filled with increasing home prices, relatively low inventory and fierce competition between buyers,” says Jonathan Smoke, chief economist for Realtor.com®. Realtor.com® just released this guide for house-hunters and home sellers on what’s most important for buying and selling a home this year. Here’s what they had to say.

Top Tips for Buyers in 2016

1. Don’t wait. More than 85 percent of buyers who say they plan to buy a home in the next year say they will wait until the spring or summer of 2016, shows a recent Realtor.com® survey. But buyers who start their hunt early will likely face less competition and have just as many homes for-sale to consider.

2. Shop around for a mortgage. Buyers shouldn’t take the first rate-quote they receive and should talk to more than one lender. A lower interest rate could equate to thousands in savings over the life of the loan. Mortgage rates are largely expected to rise over this year. Realtor.com® is predicting mortgage rates to reach 4.65 percent by the end of this year (they’re currently just under 4 percent).

3. Don’t discount buying new. New-home construction is expected to surge this year, with an expected 16 percent increase in new home sales year-over-year. Buying new most likely means less competition and a wider selection of homes. But a caveat: New-homes typically cost more.

Top Tips for Sellers in 2016

1. List during prime-buying season. Realtor.com®’s data shows that the prime home buying season usually begins in April and reaches a peak in June. “Sellers who list their home during the prime spring and summer months benefit from a larger population of buyers and potential bidding wars, which often result in higher prices and faster closings,” according to Realtor.com®’s report.

2. Price to sell. Home prices nationwide are expected to rise 3 percent year-over-year, with a few markets like Stockton, Calif., and Las Vegas expected to see a whopping 10 percent increase this year alone. Home sellers would be wise to take their local REALTOR®’s advice to price their home adequately for the market and based on comparables.

3. Consider an incentive. Is there something extra a seller could throw in to entice buyers? Sellers who are open to negotiate beyond just price may find more success in hooking a buyer. Thirty-seven percent of all sellers offered some type of an incentive last year.

Source: [Move Inc.](#)

AND REMEMBER TO DO YOUR SEARCHING ON REALTOR.COM!

➤ **FIND A HOME FOR YOUR SOUL ... Featured Property of the Month → A REAL MONTANA DREAM HOME!** Over 3,000 SF of elegant but rustic space with 3 BR, 2.5 BA, office, indoor/outdoor wood-burning fireplace, gourmet kitchen, party deck, cabin for playhouse/guesthouse, 1400 SF heated garage/shop, mature landscaping, includes furniture & furnishings, privacy and beautiful views – all on 5+ acres bordering an 1,800 acre game preserve. Just 10 minutes from Ennis in the very desirable area of Jeffers. 38 Cottonwood Lane, Ennis, MT 59729. **\$895,000.** MLS #199572. Watch the Virtual Tour at: <http://view.paradym.com/3479765>.



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON (March 28, 2016) —** Pending home sales rose solidly in February to their highest level in seven months and remain higher than a year ago, according to the National Association of Realtors®. Led by a sizeable increase in the Midwest, all major regions except for the Northeast saw an increase in contract activity in February. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, rose 3.5 percent to 109.1 in February from a

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downwardly revised 105.4 in January and is now 0.7 percent above February 2015 (108.3). Although the index has now increased year-over-year for 18 consecutive months, last month's annual gain was the smallest.

Lawrence Yun, NAR chief economist, says pending sales made promising strides in February, rising to the highest index reading since last July (109.8). "After some volatility this winter, the latest data is encouraging in that a decent number of buyers signed contracts last month, lured by mortgage rates dipping to their lowest levels in nearly a year and a modest, seasonal uptick in inventory," he said. "Looking ahead, the key for sustained momentum and more sales than last spring is a continuous stream of new listings quickly replacing what's being scooped up by a growing pool of buyers. Without adequate supply, sales will likely plateau."

According to Yun, the one silver lining from last month's noticeable **slump in existing-home sales** was that price appreciation lessened to 4.4 percent, which is still above wage growth but certainly more favorable than the 8.1 percent annual increase in January. "Any further moderation in prices would be a welcome development this spring," adds Yun. "Particularly in the West, where it appears a segment of would-be buyers are becoming wary of high asking prices and stiff competition."

Existing-homes sales this year are forecast to be around 5.38 million, an increase of 2.4 percent from 2015. The national median existing-home price for all of this year is expected to increase between 4 and 5 percent. In 2015, existing-home sales increased 6.3 percent and prices rose 6.8 percent. The PHSI in the Northeast declined 0.2 percent to 94.0 in February, but is still 12.6 percent above a year ago. In the Midwest the index shot up 11.4 percent to 112.6 in February, and is now 2.5 percent above February 2015. Pending home sales in the South increased 2.1 percent to an index of 122.4 in February but are 0.4 percent lower than last February. The index in the West climbed 0.7 percent in February to 96.4, but is now 6.2 percent below 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 and <http://retradio.com>.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → March was another busy month. People are planning their summer trips and trying to line up real estate to see during their visits. They usually wait until the day they are leaving, after all the fun! They will have plenty to choose from this year. **The Southwest Montana Multiple Listing statistics** for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **March 2016** are as follows:



- **HOMES:** 102↑ homes are listed (\$59,700 to \$2,950,000); 12 pending sales (\$22,500 to \$999,900); and 9 homes sold in 2016 (\$146,000 to \$534,500), totaling \$2,697,279, which was 93% of asking prices.
- **LAND:** 312 vacant lots are listed (\$1,500 to \$925,000); 8 pending sales (\$7,000 to \$195,000); and 12 lots sold in 2016 (\$5,000 to \$250,000), totaling \$856,799, which was 87% of asking prices.
- **RANCHES:** 4↓ listed (\$495,000 to \$9,950,000); 0 pending sales, and 0 ranches sold in 2016.
- **COMMERCIAL:** 25↑ listed (\$56,000 - \$2,950,000); 0 pending sales; and 1 commercial property sold in 2016 (\$585,000), which was 98% of asking price.

"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 you know how to live with wildlife!** It feels like we live in Wild Kingdom, with deer and antelope everywhere, along with occasional moose, elk, bear, mountain lion and other creatures. We learn to cohabitate with them, steer clear of their newborns, drive slowly through the herds on the roads, respect their space and protect what we don't want them to eat in our yards! → Evidently Buffalo do not like cell phones! Heed the warning at: <http://www.kpax.com/story/31592383/report-majority-of-yellowstone-bison-attacks-tied-to-cell-phone-photos>.



➤ **MONTANA TRIVIA** → *Did you know... that our own William Ennis drove four elk hitched to a surrey at the Great Elks Convention in Salt Lake City in 1902?* That's the year that the Butte Mines Band of 100 pieces led the parade. Today, the Elks Lodge #390 in Virginia City, MT is still active and meeting regularly. The **Benevolent and Protective Order of Elks** have 27 associations throughout the state of Montana. How many people know that this American fraternal order was founded in 1898 as a social club in New York City? Today it is one of the leading fraternal orders in the United States, claiming nearly one million members.



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



Ron Gay, Sales Associate with ERA Landmark Arrow Real Estate

*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
<http://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

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
<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 - Skiing Yellowstone Park Trails

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
<http://www.realtor.com/> - The world's #1 Real Estate website. The source for all properties on 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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