

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for MAY 2016



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY “HAPPENINGS”** → The **Blaine Spring Bridge** is being replaced, so avoid the Varney Bridge Route. The **Varney Boat Ramp** replacement project has been postponed until next fall.



→ On May 11-12, area school kids enjoyed the annual **Bear Creek Days** sponsored by the Forest Service. Volunteers assist with hands-on learning about varied outdoor-related things from packhorses to smoke jumpers. → **Ennis High School** graduated 19 students. → The 3<sup>rd</sup> Annual **Tap into Ennis Brew & Spirit Festival** had a great turn out (regardless of the weather!) on May 21<sup>st</sup>. → Riders enjoyed the spring **Horseback Poker Ride** in Virginia City on May 28<sup>th</sup>, ending at the Bale of Hay Saloon, of course! → The

**Continental Divide Restaurant** and **Bear Trap Grill** in Ennis and the **Wells Fargo Steakhouse** in Virginia City have reopened for the season. → We have a new flower shop in Ennis, **Main Street Flowers & Gifts**, 121 Main, 682-3227. → The **Elk** harvest in the Madison Valley and Gravelly Range this past fall season was robust. → The 21 transplanted **Bighorn sheep** are doing well in the Taylor-Hilgard area south of Reynolds Pass. → There was a big crowd for the **Kickoff Parade** to celebrate the season opening of Virginia City on May 28. The gates have opened for summer!

➤ **COMING JUNE HAPPENINGS** → Again, first of all, go fishing. → Then mark your calendars. → Go into training for the 23<sup>rd</sup> **Annual Madison River Run**, a fun 5 K on Saturday, June 4<sup>th</sup>, followed by Willie’s Distillery’s **Annual Spring Pig Roast** with food, music, spirits and fun, the same day, noon to 6 PM. → **Gears for Beers**, a mountain bike poker ride in Virginia City on June 5<sup>th</sup>. → **Brothel Days** on June 18<sup>th</sup> in Virginia City with **Bed Races** at 4 PM and music at the Bale of Hay Saloon. → **The Guardians of the River Gala** Banquet sponsored by the Madison River Foundation will be held on June 25<sup>th</sup>. → **The Pony Trot** on June 28<sup>th</sup> in Pony is a 5K and 10K Fun Run – which probably starts and ends at the Pony Bar!



➤ **MONTANA NEWS** → You can read about bison, coal, elk, medical marijuana, grizzly bears, wolf harvest and more – in the news – in Montana. Details at: <http://mtpr.org/term/montana-news>. Not much else happening, except that Donald Trump and Bernie Sanders were both campaigning in Montana.

➤ **FISHING REPORT** → *as of* June 1, 2016. The Tackle Shop. “For those fly fishers out there, June is where the Madison River becomes Magic. Legendary hatches of Salmon Flies, caddis, PMD’s, Golden Stones and Yellow Sallies are all just a few short weeks away. Warmer weather, long daylight and hungry fish make late June an absolute great time to be on the water. Usually June starts out with a

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bunch of water in the river. Actually right now the Madison River looks more like bad fly shop coffee than a pristine Blue Ribbon River. This will all change. The snow we have left locked up in the mountains will melt, flush through the system and we will be left with the Madison River of our dreams. Expect the first few weeks of the month to be high and off colored. The big question is when will the salmon flies be out near Ennis? We have been fielding phone calls with this same question for the last few months. My prediction is **June 20th** at the Ennis town bridge.

If you're looking to fish now stick with the big stuff. Large stone fly imitations, sculpins and San Juan worms near the bank. These can be fished on rope in the high and off colored water. As the salmon fly nymphs stage to emerge they will move to the bank from mid river. This migration of nymphs sure knocks a bunch loose from the bottom to drift in the current and the fish take notice. Get them down and near the bank and you will be rewarded in the high water.

Once the madness of the salmon fly hatch starts remember some of the smaller hatches. We routinely catch bigger and more fish by trailing our salmon fly with either a caddis or small golden. The big bug gets them up and feeding but fish prefer the smaller bites.



There is lots of great fishing on the not too distant horizon and it is a great time of year to be on the Madison River. This is what we live for all year long, so get out and fish. It may not get any better than late June, all summer.

Want to take better fly-fishing photos? We are doing two fly-fishing photo workshops this summer with Pro, Jess McGlothlin. A full day of fishing the Madison River and lots of good photography instruction. One day is women only, the other is coed. Stop in the store or check out the website for this limited availability event.

**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** → May weather was quite pleasant in the Madison Valley -- quite different from the



cold & rainy weather we experienced along the coast of Spain, during that time! Just proves the Madison Valley is the BEST place to be! With 1.68" of precipitation, the valley is beautifully green and the peaks are still snowcapped. Our snowpack peaked in early April and cool temps have helped preserve it. We're lookin' good for the summer. The recorded **May** high in Ennis was 77° and the low was 26°. *It's probably safe to plant your flowers!*

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➤ **REAL ESTATE TIPS → Water Rights.** Nancy Zalutsky of **Water Sage** provides the latest information on water rights in her Blog at <http://www.watersage.com/blog/>. Many people are looking to purchase property or may already own properties that have wells, springs, ditches, streams, ponds, lakes or rivers on them. **Why should they care about water rights? What can they do or can't they do with the water? How do you find out what you need to know? So much to know.**

1. **Ownership.** All water in Montana is owned by the state of Montana. A water right is a type of property right allocated by the state to individuals to use water.
2. **Added Value.** Water amenities add value to real estate. Water rights on those amenities add even more value. They are valuable real property that may be as valuable as the land itself. It should be included in all appraisals and valuations. How would you evaluate your water rights for sale?
3. **Legal Documentation.** Can your water rights sustain a legal challenge? Do your legal documents reflect your actual water use? How would you defend your rights in Water court proceedings?
4. **Recording.** Are your water rights recorded with the MT Department of Natural Resources & Conservation? You can check them at <http://dnrc.mt.gov/divisions/water/water-rights>. This means your well, too!
5. **Rights.** You cannot assume that property has water rights even if there are ponds or irrigation on site or a stream running through it. Many people unknowingly purchase a property with illegal water.
6. **Wells.** In Montana, well drillers must file a well log with the Ground Water Information Center (GWIC) but that does not create a water right. The owner of a small, private well, is not required to file for a water right for the well and the use can continue. But the owner will not have a water right with a priority date and this could leave the unregistered well owner at the end of the priority line. It is best to record you well with the DNRC.
7. **Ditch/Canal Associations.** Some water is purchased from a water users or ditch association, or could even come from an unauthorized diversion or through a private agreement with a neighbor. Make sure you have a written agreement AND a legal, authorized diversion.



**WATER. This is just a drop in the bucket. There are many resources available. Make it a priority.**

➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month* → CABIN IN THE MOUNTAINS.** Spend your next vacation in this wonderful, **FURNISHED**, low-maintenance cabin in a



forested setting with the **South Boulder River** running through the property. This immaculate 2,350 SF home has 3 BR, 2 BA, 1-car garage and storage shed on one side of the road and a large 2-car garage/shop on the other side of the dead-end road, plus a new Happy Hour deck down by the river – all this on 2.212 acres. Great place for hunting, fishing and mountain recreation in the Forest Service land all around, or just for getting away. 8A & 8B Whispering Pines Way, Mammoth (Cardwell) MT. **\$335,000.** MLS #209367.

➤ **CURRENT REAL ESTATE NEWS → WASHINGTON (May 26, 2016) —** Pending home sales rose for the third consecutive month in April and reached their **highest level in over a decade**, according to the National Association of Realtors®. All major regions saw gains in contract activity last month except for the Midwest, which saw a meager decline. The **Pending Home Sales Index (PHSI)** a forward-

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looking indicator based on contract signings, hiked up 5.1 % to 116.3 in April from an upwardly revised 110.7 in March and is now 4.6 % above April 2015 (111.2). After last month's gain, the index has now increased year-over-year for 20 consecutive months.

**Lawrence Yun**, NAR chief economist, says vast gains in the South and West propelled pending sales in April to their highest level since February 2006 (117.4). "The ability to sign a contract on a home is slightly exceeding expectations this spring even with the affordability stresses and inventory squeezes affecting buyers in a number of markets," he said. "The building momentum from the over 14 million jobs created since 2010 and the prospect of facing higher rents and mortgage rates down the road appear to be bringing more interested buyers into the market."

On the topic of mortgage rates, which have remained below 4 % in 16 of the past 17 months, Yun says it remains to be seen how long they will stay this low. Along with rent growth, rising gas prices — and the fading effects of last year's cheap oil on consumer prices — could edge up inflation and push rates higher. For now, he foresees mortgage rates continuing to hover around 4 % in coming months, but inflation could potentially surprise the market and cause rates to increase suddenly. Adds Yun, "Even if rates rise soon, sales have legs for further expansion this summer if housing supply increases enough to give buyers an adequate number of affordable choices during their search."

Following the housing market's best first quarter of existing-sales since 2007 (5.66 million) and a decent increase (1.7 %) in April, Yun expects sales this year to climb above earlier estimates and be around 5.41 million, a 3.0 % boost from 2015. After accelerating to 6.8 % a year ago, national median existing-home price growth is forecast to slightly moderate to between 4 and 5 %.

The PHSI in the Northeast climbed 1.2 % to 98.2 in April, and is now 10.1 % above a year ago. In the Midwest the index declined slightly (0.6 %) to 112.9 in April, but is still 2.0 % above April 2015. Pending home sales in the South jumped 6.8 % to an index of 133.9 in April and are 5.1 % higher than last April. **The index in the West soared 11.4 % in April to 106.2, and is now 2.8 % 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 1.1 million members involved in all aspects of the residential and commercial real estate industries.*

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → **May** was busy, even though we were gone for most of it! Our associate, Ron Gay, was doing deals and our Office Manager, Debbie, kept things moving and shaking. We hit the ground running and are getting ready for the busy summer. **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 **May 2016** are as follows:

- **HOMES:** **118**↑ homes are listed (\$59,700 to \$2,950,000); **12** pending sales (\$144,500 to \$1,000,000); and **21** homes sold in 2016 (\$18,000 to \$900,000), totaling \$6,902,500, which was 93% of asking prices.
- **LAND:** **321**↑ vacant lots are listed (\$1,500 to \$925,000); **12** pending sales (\$29,500 to \$450,000); and **21** lots sold in 2016 (\$600 to \$250,000), totaling \$1,033,850, which was 88% of asking prices.
- **RANCHES:** **6** listed (\$698,500 to \$9,950,000); **0** pending sales, and **0** ranches sold in 2016.

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- **COMMERCIAL:** 24↓ listed (\$56,000 - \$2,950,000); 1 pending sales (\$595,000); 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

➤ **MONTANA TRIVIA** → *Did you know that Montana has the highest per capita percentage of veterans in the country?* With 102,986 veterans out of a population of 1,013,097 (2013), that is **10%**. The VA has a 24-hour crisis line and Montana has its own crisis line staffed by VA-trained volunteers from the non-profit group Spartan’s Honor. For more info: <http://montanadma.org/montana-veterans-affairs>. One local group doing an outstanding job of helping veterans is a group called **Warriors and Quiet Waters**, out of Bozeman. Read about them at: <http://warriorsandquietwaters.org/about/>. Through the experience of fly fishing in Montana, WQW is a catalyst for positive change in the lives of post-9/11 combat veterans. For a week in June, these wounded warriors will be fly fishing on the Madison River along with devoted volunteers. It can be a life-changing experience for many of these veterans. Montana loves our Vets.



The Madison Valley Veterans Memorial →

← Memorial Day Celebration at the Ennis Cemetery.



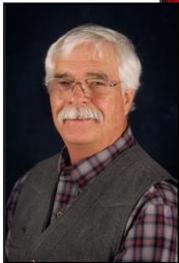
## SEE YOU IN MONTANA!

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