

# THE STRAIGHT SHOOTER

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



*Trout live in nice neighborhoods*



- **MADISON VALLEY “HAPPENINGS”** → We survived summer in the Madison Valley! With such a short season, most of our events are squeezed into May, June, July and August, when the valley is full of visitors and snowbirds. It starts to slow down in September and we need the rest! But we still had a busy Labor Day Weekend, with the annual **Fly Fishing Festival**; the **Horseback Poker Ride & Walk** in Virginia City; an **Artist Reception and Bozeman Symphony** concert at the Elling House Arts & Humanities Center in Virginia City. The **VC Playhouse** and the **Brewery** are done for the year and most of Virginia City closes up after Labor Day. → Attendance is on the rise in the **Ennis Schools** with 36 more kids this year than last year, with a total enrollment of 386. → **Blaine Spring Creek Bridge** reconstruction is expected to be completed in October and the Varney Bridge is schedule for replacement in 2018.



- **COMING OCTOBER “HAPPENINGS”** → General Hunting Season begins on Saturday, October 22 and the **Annual Hunters Feed** in downtown Ennis is always held the day before. Businesses all along Main Street will be offering up their best and most creative wild game dishes for all, from 3 to 5 PM. It's free and fun. Come hungry! → Although it's in November, plan now to attend the annual **Marine Corps Birthday Celebration** on November 10<sup>th</sup> in Ennis. All military services and patriots are welcome!



- **MONTANA NEWS** → Once again, **BOZEMAN, MONTANA** was selected as **#1 of The Best Places to Live in the United States!** Recently, the New York Post reported, “For outdoor enthusiasts, it's hard to beat this Rocky Mountain city of 43,000, a population that keeps growing. World-class skiing, rafting, fishing and hiking are all close by; Yellowstone National Park is an easy day trip; and there's sunshine an average of 300 days a year. Bozeman is also culturally vibrant, with educated residents — Montana State University has a campus here — a strong tech industry and a thriving Main Street.” <http://nypost.com/2016/09/14/the-15-best-places-to-live-in-the-us/>. → **Elk** ratios in the Tobacco Root Mountains and the Gravelly Range are reported to be quite healthy. Hunting should be good this year.



- **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop, as of October 1, 2016.** Mid fall is here and the autumn equinox has passed and we are in the downhill slide to our fishing season on the Madison. The bright colors of the leaves mean that the season as we know it is

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slowly coming to a close. What does this mean in the big scheme of things? Yes, there is still some great fishing to be had. In fact the largest fish of the year are always caught in this next month or so. The brown trout are getting all dressed up in their spawning best to match the foliage and soon they will be on the attack.

No other time of the year is more dedicated to the streamer junkie than October. If you love to throw things that look more like a dead rabbit or chicken, now is the time to dust off the 7 weight and get after it. The fish are aggressive and looking to attack big chunks of protein to fatten up for winter. Most guys are doing best the beginning of the month with dead drifting streamers and bead heads. As the month rolls along and gets cooler the fish will get more aggressive and start attacking moving meat. The faster you can twitch and strip the better. Olive, white and black are always the fall colors of choice but if you're in the mood, try some wild colors - you might just be surprised. Yellow is historically good this time of year as well.

If you're a dedicated bobber lobber and want to throw nymphs, get after it and you will stay bent. BWO type techie nymphs as well as the standards will all catch fish. Also try yellow egg patterns. There are lots of browns spawning in the river along with the broadcast spawning whitefish this time of year. There are lots of eggs floating around and the fish key in on them. For the dry fly guy there is still hope and some good fishing. Keep throwing hoppers and ants at least for the beginning of the month and you will still see fish looking. As we roll along, the BWOs will make an impression on the fish and a rainy non-windy day is what you're looking for. Usually the wetter the weather the better for BWOs.

It looks like the folks at the dam are content on keeping the river at the current level. It is really low and lots of rock and structure sticking up - many of which are being painted from the passing drift boats. Look for the colorful skid marks on the rocks and no, we do not have quartz splashed rocks on the Madison! Many great end-of-season deals in the store on all the gear you want. Get your Christmas shopping done early for the fisherman on your list and save some bucks. Guide trips still going out each day all month. If you're looking to get on the river one last time for some great fishing, give us a call. **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** → We finally got rain! White stuff on the mountain tops hinted of winter. But the month ended with a beautiful sunny week and lots of color! The High for September was **74°** and Low of **29°**. The Farmers' Almanac prediction for Ennis: *"Winter temperatures will be above normal, with precipitation a bit below normal. The coldest periods will be in early and mid- to late December and mid- to late January. Snowfall will be above normal in the north and below normal elsewhere, with the snowiest periods in late November, early and mid-December, and mid-January."* **We shall see!**



➤ **REAL ESTATE TIPS → DO-IT-YOURSELF → HOME ENERGY SURVEY CHECKLIST**, from The Real Estate Buyer's Agent Council (REBAC), a subsidiary of the National Association of REALTORS® (NAR). When a home has particular energy-related problems, homeowners (or potential buyers) can begin the diagnostic process. Although it is not a replacement for professional evaluation, the DIY approach can uncover problems for quick fixes or further investigation. Inspect the items on the list and make notes about problems. The list and notes will serve as a to-do list for tackling problem areas and prioritizing repairs and upgrades. *To learn more about REBAC & resources, please visit REBAC.net.*

- ✓ **Gaps** along baseboards, flooring edges, junctures of walls and ceilings, anywhere that two different building materials meet can be sources of energy loss
- ✓ **Insulation** around electrical outlets and switch plates. Turn off power to an electrical outlet or switch, use a power tester to double-check to ensure that no current is flowing to the outlet, remove the cover plate and probe around the opened outlet with a stick or screwdriver; resistance indicates presence of insulation.
- ✓ **Windows and doors**—rattling indicates an air leak source
- ✓ **Fireplace flue**—if you can feel a draft, the fireplace flue may be open, or there may be gaps in the closed position
- ✓ **Cellar door and attic hatch**—the hatch should have the same amount and type of insulation as the attic floor
- ✓ **Hot or cold spots** on floors or in rooms—indicates possible insulation issues
- ✓ **Drafts** through mail slots and pet doors—to reduce energy loss, seal these openings
- ✓ **Exhaust** fans and hoods, dryer-vents—ensure appropriate airflow in moisture-heavy spaces
- ✓ Foundation seals, siding, mortar between bricks (especially building corners)—these are all areas that require periodic maintenance and are prime sources of air leaks
- ✓ **Worn or improperly installed caulking and weather stripping**—remove and replace
- ✓ **Storm windows** installed—creates extra layer of insulation
- ✓ **Vapor** barrier underneath insulation tightens the seal on the building envelope and improves insulation's performance
- ✓ **Attic** vents should not be blocked by insulation
- ✓ **Wrapping on water heater, hot water pipes, and furnace ducts** is good, providing an extra layer of insulation
- ✓ **Replacement of furnace air filters**—most homeowners don't replace them regularly, but doing so improves indoor air quality and extends the life of your furnace
- ✓ **Ducts and seams**—dirt streaks indicate leakages that should be sealed
- ✓ **Lighting**—to improve energy efficiency replace incandescent bulbs with CFL or LED bulbs
- ✓ **Schedule annual HVAC** inspections to maintain the best performance from your furnace and air conditioner
- ✓ **Gaps** or settling in wall insulation should be filled, most easily with blown-in insulation.



➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month*** → Find peace & quiet, with end-of-the-road privacy, great views,

trees, good grass & seasonal ditch. Wonderful building sites on this 3.7-acre lot, partially fenced for horses. Located near the Varney Bridge fishing access, approximately 10 miles from Ennis, with year around access, power & phone. Everything ready for building your dream house. Bull Wheel Ranch, Lot 16. **\$44,900.** <http://videos.era.com/lot-16-bull-wheel-ranch-ennis-mt-59729/MLS-211111>.



➤ **CURRENT REAL ESTATE NEWS** → **Pending Home Sales Retreat in August.**

WASHINGTON (September 29, 2016) — After bouncing back in July, pending home sales cooled in August for the third time in four months and to their lowest level since January, according to the National Association of Realtors®. The [Pending Home Sales Index](#), (PHSI) a forward-looking indicator based on contract signings, declined 2.4% to 108.5 in August from a downwardly revised 111.2 in July and is now slightly lower (0.2 %) than August 2015 (108.7). With last month's decline, the index is now at its second lowest reading this year after January (105.4). [Lawrence Yun](#), NAR chief economist, says suffering supply levels have taken the wind out of the momentum the housing market experienced earlier this year. "Contract activity slackened throughout the country in August except for in the Northeast, where higher inventory totals are giving home shoppers greater options and better success signing a contract," he said. "In most other areas, an increased number of prospective buyers appear to be either wavering at the steeper home prices pushed up by inventory shortages or disheartened by the competition for the miniscule number of affordable listings." According to Yun, evidence is piling up that without more new home construction the current housing recovery could stall. Housing inventory has declined year-over-year for 15 straight months; properties in August typically sold 11 days quicker than in August 2015 and after increasing 5.1% last month, existing-home prices have risen year-over-year for 54 consecutive months. "There will be an expected seasonal decline in new listings in coming months, which could accelerate price appreciation and make finding an affordable home even more of a struggle for would-be buyers," added Yun.

Earlier this month, [NAR released a new study](#) that revealed single-family home construction is not keeping pace with job creation and is lacking overall in 80% of measured metro areas. When combined with the scant supply levels for existing homes, these tight inventory conditions continue to hamper affordability in many of the largest cities in the country – especially those in the West. "Given the current conditions, there's not much room for sales to march again towards June's peak cyclical sales pace," said Yun. Following last month's decline, Yun expects existing-home sales in 2016 to be around 5.36 million, a 2.1% increase from 2015 and the highest annual pace since 2006 (6.48 million). The national median existing-home price growth is forecast this year to rise around 4%.

**Regional Breakdown:** The PHSI in the Northeast rose 1.3% to 98.1 in August, and is now 5.9% above a year ago. In the Midwest the index decreased 0.9% to 104.7 in August, and is now 1.7% lower than August 2015. Pending home sales in the South declined 3.2% to an index of 119.8 in August and are now 1.5% lower than last August. The index in the West fell 5.3% in August to 102.8, and is now 0.6% lower than 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** → There was a short lull in September, then it picked up again and we are still chugging away. The local inventory of homes under \$500,000 is noticeably decreased and it's harder to find many choices for buyers. **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 **September 2016** are as follows:

- **HOMES: 108↓** homes are listed (\$65,000 to \$5,600,000); **18** pending sales (\$115,000 to \$749,000); and **60** homes sold in 2016 (\$18,000 to \$1,750,000), totaling \$19,608,075, which was **93%↓** of asking prices.

- **LAND:** 347↓ vacant lots are listed (\$1,500 to \$3,900,000); 11 pending sales (\$44,900 to \$925,000); and 71 lots sold in 2016 (\$600 to \$375,000), totaling \$5,042,250, which was 91%↑ of asking prices.
- **RANCHES:** 3↑ listed (\$3,700,000 to \$9,950,000); 1 pending sale (\$698,500), and 1 ranch has sold in 2016 (\$3,025,000), which was 92% of asking price.
- **COMMERCIAL:** 32↑ listed (\$44,500 - \$2,950,000); 1 pending sale (\$165,000); and 3 commercial properties have sold in 2016 (\$345,000 to \$585,000), totaling \$1,335,000, which was 98% of asking prices.

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

➤ **MONTANA TRIVIA** → *Did you know that ... Nearly one-third of the land in Montana is publicly owned?* **National Public Lands Day** is celebrated annually at public lands in the **United States** on a Saturday in late September. A signature event of the **National Environmental Education Foundation**, it promotes both popular enjoyment and **volunteer** conservation of **public lands**. Three federal agencies and 700 volunteers launched the first NPLD in 1994. By 2010, participation grew to 170,000 volunteers at over 2,000 sites across the country. In addition to NPLD being a fee-free day (free entry) at many federally managed lands, volunteers who participate at federal land sites are rewarded with coupons for free entry into their favorite federal public land areas that have entrance fees. Saturday, September 24, 2016 was the 23rd annual celebration of **National Public Lands Day**, which gave Montanans a chance to visit and explore the Treasure State's bountiful public lands free of charge. Many volunteers took part in projects, such as trail work or cleaning up a favorite outdoor area. More than 30 percent of land in the United States is publicly owned, from National Forests to Bureau of Land Management lands, to State Parks. Find out more about how you can participate by visiting <https://www.neefusa.org/public-lands-day>, use #NPLD or #PublicLandsDay to post.

## SEE YOU IN MONTANA!

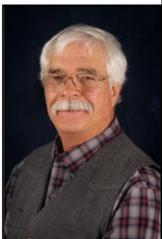


**Don & Toni Bowen**, Broker Associates and Accredited Buyer Representatives, with over 75 years of real estate experience, between them - covering residential, commercial, vacant land & ranch properties in the Madison Valley. *We are in the business of "match making."*



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.ennisartsassociation.org> – The Ennis Arts Association website for all artists!  
<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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