

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for FEBRUARY 2017



Trout live in nice neighborhoods



➤ **MADISON VALLEY “HAPPENINGS”** → Ennis “Big Sky” Airport reports a huge growth in number of reservations, due to growth of the airport, including rental cars, hotel, food and operations. A recent economic impact study by the MDT estimated income of \$2,832,000 from visitor spending alone, as a result of our airport! → The Madison Valley has been inundated with young people hoping to make



a difference in 2017. All volunteers are from the **AmeriCorps** programs. It is a wonderful opportunity for the kids and the community. It could be of interest to someone you know! <https://www.nationalservice.gov/>. → An important and historic landmark in Ennis is now just a memory. The home of **Jane Jeffers Rybus**, on the corner just east of the old First Madison Valley Bank and next to the library, was demolished today. So much history goes with it, as Ennis continues to change. → Several **Valentine’s Day** events took place around the county. → Otherwise, it was pretty quiet in the valley.

➤ **COMING MARCH “HAPPENINGS”** → The Elling House in Virginia City will continue to host their **Chautauqua** series every third Saturday in March and April. See more on Facebook at <https://www.facebook.com/The-Elling-House-Arts-Humanities-Center-117490418261518/>. → And **Willie’s Distillery** continues their live music in their tasting room, every Friday evening at 5:30! All winter long! → Plus, you can enjoy live music at the **Norris Hot Springs** every weekend. Check it out at <https://norrishotsprings.com/>. → The **Weed Committee of the Madison Valley Ranchlands Group** is looking for photographs of the valley for their 2018 calendar. This is the 15th annual contest. For more info, contact weedcommittee@madisonvalleyranchlands.org. Deadline is March 31st. → Enjoy skiing, and snowshoeing plus a Farm to Table Luncheon and a presentation on community and public lands at the Jack Creek Preserve on March 4th at 10 am. For more info, www.jackcreekpreserve.org. → *Calling all artists!* You are invited to submit entries for the juried show during the annual **Madison Valley Arts Festival** to be held in the Park on August 12th. Contact the jury committee chairman at pinecreekcarol@yahoo.com or <http://www.ennisartsassociation.org/>. Deadline is April 14th. → ERA Landmark Arrow Real Estate is sponsoring a presentation by Independent Power Systems on **Alternative Energy Options** on March 22nd at 5 PM at the Ennis Library. Seating is limited.

➤ **MONTANA NEWS** → The **Montana Cowboy Hall of Fame** has selected a former Madison Valley resident, Jules Klint “Duke” Gustafson, to be inducted. Duke married a Jeffers gal and had a colorful and active career all over Montana. But Duke moved back to the Madison Valley to spend his final days. → A **tree from Montana** will grace the west lawn of the U.S. Capital in Washington this December. The

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Kootenai National Forest has the honor of providing the **National Christmas Tree** this year. → A bill is pending in the Montana legislature that would establish **hunting, fishing and trapping** as a “**right essential to pursuing life’s basic necessities.**”

➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**, March 1, 2017. It is all about to start, here on the Madison River. The last gasps of full winter are still gripping us but March is the month of transition and awakening for the Madison. Yes, it still feels like winter now, but by the end of the month we will be in *full fishing mode*. Nothing gets anglers more excited than the promise of a great new season just around the corner. At the start of the month, winter still reigns and the fishing opportunities are limited to good days with no wind. But very shortly things will change and the good fishing days will greatly outnumber the bad weather days. To start the month, keep your fishing in the deeper holes with the typical winter fare of a stonefly and either an egg, worm or midge. All of this on a stout tippet of 2X and plenty of lead to hit the bottom. As the month warms up, keep feeding them the same stuff but the fish will get more active and your cast-per-fish ratio will increase. Also, we will be staring down the first real hatches of the year in Blue Winged Olives. If we get some warmer days that are overcast, look for little sailboats along with the midges. By the end of the month, they should make an appearance. At that time, keep throwing the standard stone fly, worm, egg or midge larva but throw in a p-tail or psycho may.

We have survived the winter so far and are staring down the tracks at a fast-approaching light of spring. Our snow pack is over 100% and the water year is looking good. This is the real start of our season and it is going to be a good one. Remember, starting today, you will need a new fishing license. Stop by the store as we have them in stock along with lots of cool new gear arriving daily. Go get a fly wet! *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** → The big winter thaw caused some flooding on Jack Creek Bench Road and a spring-like reprieve! The high for February was 51° with 16 days over 40°! But there were some cold days with a low of 0°. The mountains look pretty bare for this time of year. But we will get more winter before we see a true spring.

➤ **REAL ESTATE TIPS** → **WELL MAINTENANCE:** The U.S. Environmental Protection Agency (EPA) rules protect public drinking water systems but do not apply to privately owned wells. As an individual water system owner, it is up to you to make sure that your water is safe to drink. Spring is the time to check your well to make sure there are no mechanical problems and to test for some basic contaminants. Several water quality indicators (WQIs) and contaminants that should be tested for in your water are listed below:

- **Total Coliforms** – Coliform bacteria are microbes found in the digestive systems of warm-blooded animals, in the soil, on plants, and in surface water. If total coliform count is high, then it is very possible that harmful diseases like viruses, bacteria, and parasites might also be found in the water.
- **Fecal Coliforms / *E.coli***: Fecal coliform bacteria are a specific kind of total coliform. *E.coli* is part of the fecal coliform group and may be tested for by itself.
- **Basic p H**: The p H level tells you how acidic or basic your water is. The p H level of the water can change how your water looks and tastes. If the p H of your water is too low or too high, it could damage your pipes, cause heavy metals like lead to leak out of the pipes into the water, and eventually make you sick.



- **Nitrate**: Nitrate is naturally found in many types of food. However, high levels of nitrates in drinking water can make people sick.
- **Volatile Organic Compounds (VOCs)**: VOCs are industrial and fuel-related chemicals that may cause health effects at certain levels. Which VOCs to test depends on where you live. Contact your local or environmental department or the EPA to find out if they are a problem in your region.

For more information, go to <https://www.cdc.gov/healthywater/drinking/private/wells/testing.html>

➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month* → FISHING CABIN ON THE MADISON RIVER!** This is the perfect little cabin by the river, with great views, peace and quiet. Fish the Madison River or take the short drive to Yellowstone Park, then relax on the deck, watching the river go by with the mountains in the background. Enjoy the cozy cabin with a glass of wine by the wood stove and fall asleep to the sound of the river. The cabin is 572 SF with 2 BR/1 BA, full kitchen, w/d, and loft for supplies and/or kids. It is furnished – just bring your fly rod! This is the true Montana Dream! And it is currently the ONLY cabin on the Madison River for sale! 61 Moonwater Lane (near Reynolds Pass Bridge), Cameron, MT 59720. **\$465,000**. MLS #212741.



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (February 27, 2017) — Insufficient supply levels led to a lull in contract activity in the Midwest and West, which dragged down pending home sales in January to their lowest level in a year, according to the National Association of Realtors®.

The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, decreased 2.8% to 106.4 in January from an upwardly revised 109.5 in December 2016. Although last month's index reading is 0.4% above last January, it is the lowest since then. Lawrence Yun, NAR chief economist, says home shoppers in January faced numerous obstacles in their quest to buy a home. "The significant shortage of listings last month along with deteriorating affordability as the result of higher home prices and mortgage rates kept many would-be buyers at bay," he said. "Buyer traffic is easily outpacing seller traffic in several metro areas and is why homes are selling at a much faster rate than a year ago. Most notably in the West, it's not uncommon to see a home come off the market within a month."

According to Yun, interest in buying a home is the highest it has been since the Great Recession. Households are feeling more confident about their financial situation, job growth is strong in most of the country and the stock market has seen record gains in recent months. While these factors bode favorably for increased sales in coming months, buyers are dealing with challenging supply shortages that continue to run up prices in many areas.

"January's accelerated price appreciation is concerning because it's over double the pace of income growth and mortgage rates are up considerably from six months ago," said Yun. "Especially in the most expensive markets, prospective buyers will feel this squeeze to their budget and will likely have to come up with additional savings or compromise on home size or location."

Existing-home sales are forecast to be around 5.57 million this year, an increase of 2.2 percent from 2016 (5.45 million). The national median existing-home price this year is expected to increase around 4 percent. In 2016, existing sales increased 3.8 percent and prices rose 5.1 percent.

"Sales got off to a fantastic start in January, but last month's retreat in contract signings indicates that activity will likely be choppy in coming months as buyers compete for the meager number of listings in their price range," added Yun.

The PHSI in the Northeast rose 2.3% to 98.7 in January, and is now 3.6% above a year ago. In the Midwest the index fell 5.0% to 99.5 in January, and is now 3.8% lower than January 2016. Pending home sales in the South inched higher (0.4%) to an index of 122.5 in January and are now 2.0% above last January. The index in the West dropped 9.8% in January to 94.6, and is now 0.4% lower than a year ago.

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** → Still busy! 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 **February 2017** are as follows:

- **HOMES:** 84 homes are listed (\$29,990 to \$5,600,000); 18 pending sales (\$104,000 to \$2,675,000); and 5 homes sold (\$75,000 to \$448,000), totaling \$1,472,000, which was **95%** of asking prices.
- **LAND:** 291 vacant lots are listed (\$7,000 to \$1,650,000); with 6 pending sales (\$28,900 to \$1,200,000); and 8 lots sold (\$30,000 to \$195,000), totaling \$630,000, which was **93%** ↓ of asking prices.
- **RANCHES:** 2 listed (\$3,700,000 to \$9,950,000); 2 pending sales (\$1,200,000 to \$6,750,000), and 0 ranches sold.
- **COMMERCIAL:** 31 listed (\$44,500 - \$2,950,000); 0 pending sales; and 2 commercial properties sold (\$73,000 to \$235,000), totaling \$308,000, which was **87%** of asking prices.



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

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➤ **A MESSAGE FROM MONTANA** → Instead of the usual Trivia, something important to share.

THE HIGHEST OF DISTINCTIONS IS SERVICE TO OTHERS.

The truly successful person doesn't use others, other people use them. If you can contribute to others, no matter how small your talent, you too can become successful. The measure of anyone is the number of people that they serve. Service to others is the essence of success. No one achieves success without being of service. All great men and women became successful because they gave some talent or ability in the service of others.

SEE YOU IN MONTANA!

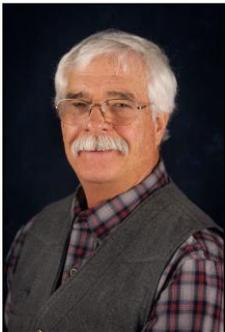


Don & Toni Bowen, *Broker Associates and Accredited Buyer Representatives, with over 75 years of combined real estate experience - covering residential, commercial, vacant land & ranch properties in the Madison Valley. We are in the business of "match making."*



Office manager,

Debbie Reilly-Richardson



Ron Gay, Sales Associate



***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/ - 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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