

THE STRAIGHT SHOOTER

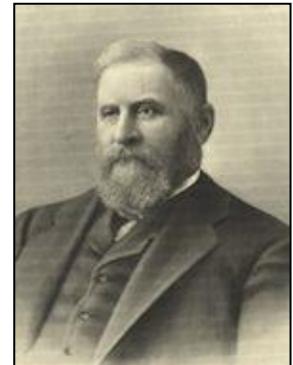
NEWS of ENNIS and the MADISON VALLEY, MONTANA for MARCH 2017



Trout live in nice neighborhoods



➤ **MADISON VALLEY “HAPPENINGS”** → The town celebrated the 189th birthday of founder, **William Ennis**, on Saint Patrick’s Day, with their annual Irish Stew Dinner/Fundraiser, sponsored by the Madison Valley History Association. Read more at: <http://www.madisoniannews.com/wife-of-town-founder-remembered/>. → **Jack Creek and Moore’s Creek** have received funding from the FWP’s *Future Fisheries Improvement Program* for riparian restoration. → **Snowpack** for the Hebgen Reservoir is 133% of normal and the Madison River Basin is at 100%. The Natural Resources Conservation Service (NRCS) has issued an early estimate of the volume runoff forecast for the April to July period which projected Hebgen at 99% of normal and Ennis at 91% of normal. *There should be plenty of good fishing water this year!*



➤ **COMING APRIL “HAPPENINGS”** → The Easter Bunny will be visiting the Lions Club Park on Saturday, April 15th for the annual **Easter Egg Hunt**, from 11 – 12 noon. → And for the adults, there will be a **Wine Paring Dinner** at the Madison Valley Ranch on the 15th. Check their website for details at: <http://www.madisonvalleyranch.com/>. → Be sure to attend the annual **Ennis Lions Club Annual Auction** at the Ennis Rodeo Grounds on April 29th, from 9 am – 10 am, for amazing bargains and to help out the community. → The Elling House in Virginia City will continue to host their **Chautauqua** series every third Saturday in 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! → Plus, you can enjoy live music at the **Norris Hot Springs** every weekend. Check it out at <https://norrishotsprings.com/>. → Plan ahead for the Madison River Foundation’s annual event, **“Catch the Hatch Fundraiser and Celebration”** to be held on June 24th at the Jumping Horse Barn.

➤ **MONTANA NEWS** → Governor Steve Bullock today announced Montana leads the nation in job growth. **“Montana is experiencing strong business and job growth – the fastest in the country last month,”** said Governor Bullock. **“Thanks to a stable business climate that allows both our small and large businesses on Main Streets all across the state to grow and expand, more Montanans have a good-paying job to support their families.”** → Grizzly and black bears are emerging from dens and are on the move in northwest Montana. With the warming weather and increasing day length, more bears will be emerging in the coming weeks. Residents should take down bird feeders, secure garbage inside a closed garage or secure shed, feed pets inside, clean up chicken and livestock feed,



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and in general remove all odorous substances that can draw bears, by April 1. FWP cautions that in Montana it is illegal to intentionally feed ungulates, mountain lions, and bears. They say this includes putting out grain, deer blocks, mineral blocks, sunflower seeds, garbage, meat scraps, bread, *doughnuts*, *brownies*, and other food. *Our bears must be very spoiled!* → Montana legislators are voting on a bill that would exempt Montanans from adjusting to daylight savings time, thus creating **MONTANA STANDARD TIME!** Arizona and Hawaii are the only two states that do not observe daylight savings time.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**, April 1 2017. The light we have been staring at down the tunnel has finally arrived at the station and it is time to fish! April is going to be a great month on the Madison River. Spring comes and releases its treasure slowly in the Madison Valley. As the month rolls along, the fishing gets better and better.

At the start of the month, nymphing is the name of the game. The late winter early spring fare of stoneflies, worms, eggs and midge larva will keep you bent. San Juan's, crystal meth and zebra midges should be on everyone's "*must fish*" list. As we go along, look for Blue Winged Olives and skwala stone flies to make a big splash and get the fish looking up more frequently. When this happens, shiny tight bodies mayfly stuff and larger stones will work sub surface. Also have plenty of purple haze, Para BWO's and chubby Chernobyl in your box. April is a great month to fish and in fact, it is the favorite of many of our guides. Hungry trout, cold water and solitude make it really a great time to get out. The river is in good shape with all the accesses open except the Ennis Town, which should be open mid-month. Our snow pack is still holding above 100% with several wet storms in view. Let's all hope for a wet spring to ensure a good water year.

Stop by the store for the latest fishing gear arriving daily. The coffee and deals are always hot. Get out and drown a few flies. *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 did come in like a Lion and go out like a "cool" lamb. We had several balmy days that gave us hope for spring, plus plenty of windy, cloudy and rainy ones as well. But that is springtime in the Rockies! The high for March was 66° with a low of 22°. The reservoirs are full and we're looking forward to a beautiful summer.

➤ **REAL ESTATE TIPS** → **THE DOES AND DON'Ts OF FINANCING A HOME.** If you plan to buy your first home, or purchase a property for which you need additional cash, you likely will need a mortgage. In fact, before you even start looking at houses, you should look into your mortgage prospects. If you have good credit, a healthy income and money in the bank, you'll be able to secure mortgage preapproval quickly and proceed straight to the home buying process. But if you have less-than-stellar

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credit, are self-employed or have little cash to bring to the table, you'll want to start the process way before you look at houses – maybe more than a year before.



The free credit report you can get annually, while it helps you identify problems, won't show you the same credit score your mortgage officer will see. The score is invariably higher than what you get when someone in the mortgage company runs it. That makes meeting with a mortgage officer (or two or three) at the start of the process crucial. In competitive markets, agents won't even show homes to buyers without mortgage preapproval.

Once you start the process of preparing to qualify for a mortgage, here are a few **DON'T'S**:

1. Change jobs, quit your job or become self-employed
2. Buy or trade a vehicle
3. Increase debt/balances or miss payments
4. Spend money you have set aside for closing
5. Omit debts or liabilities from your loan application
6. Buy furniture or appliances or make a new credit application
7. Originate credit inquiries (e.g., no new loans, credit cards, or lines of credit)
8. Make large deposits or transfer funds
9. Change bank accounts
10. Co-sign any loan

➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month*** → **GOLF COURSE PROPERTIES!** Golf season is starting in Ennis! Imagine living on a wonderful and affordable golf course, close to town. Where else can you play 9 holes for \$22 or 18 holes for \$33??! Several lots available ranging from **.51 acres to .81 acres** with community water and fabulous views. Prices ranging from **\$39,500 to \$98,500**. Check them out on our website at www.arrowreal.com under "Properties; Land; Valley Garden Golf Village." *Check out Madison Meadows Golf Course at <http://www.madisonmeadowsgolfcourse.com/>.*



➤ **CURRENT REAL ESTATE NEWS** → **WASHINGTON** (March 29, 2017) — Pending home sales rebounded sharply in February to their highest level in nearly a year and second-highest level in over a decade, according to the National Association of Realtors®. All major regions saw a notable hike in contract activity last month. The **Pending Home Sales Index**, (PHSI), a leading indicator based on contract signings, jumped 5.5% to 112.3 in February from 106.4 in January. Last month's index reading is 2.6% above a year ago, is the highest since last April (113.6) and the second highest since May 2006 (112.5).

Lawrence Yun, NAR chief economist, says February's convincing bump in pending sales is proof that demand is rising with spring on the doorstep. "*Buyers came back in force last month as a modest, seasonal uptick in listings were enough to fuel an increase in contract signings throughout the country,*" he said. "*The stock market's continued rise and steady hiring in most markets is spurring significant interest in buying, as well as the expectation from some households that delaying their home search may*

mean paying higher interest rates later this year." Added Yun, "Last month being the warmest February in decades also played a role in kick-starting prospective buyers' house hunt."

Looking ahead to the busy spring months, Yun expects to see continued ebbs and flows in activity as new supply struggles to replace listings that are going under contract at a very quick pace. This is especially the case at the lower- and mid-market price ranges, where choices are minimal and prices are being bid higher by multiple offers.

"The homes most buyers are in the market for are unfortunately the most difficult to find and ultimately buy," said Yun. "The country's healthy labor market is translating to greater job security, but affordability is not improving because home prices in some areas are still outpacing incomes by three times or more because of tight supply. How much new and existing inventory there is on the market this spring will determine if sales can reach their full potential and finally start reversing the nation's low homeownership rate."



Existing-home sales are forecast to be around 5.57 million this year, an increase of 2.3% from 2016 (5.45 million). The national median existing-home price this year is expected to increase around 4%. In 2016, existing sales increased 3.8% and prices rose 5.1%. The PHSI in the Northeast rose 3.4% to 102.1 in February, and is now 6.6% above a year ago. In the Midwest the index jumped 11.4% to 110.8 in February, but is still 0.6% lower than February 2016. Pending home sales in the South climbed 4.3% to an index of 127.8 in February and are now 4.2% above last February. The index in the West increased 3.1% in February to 97.5, but is still 0.2% higher 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** → This has to be one of, if not THE, busiest winters we have seen! And if this is any indication of the rest of the year, the stampede is on! The pendulum is on the upswing and it is a good time to list and a good time to buy. 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 2017** are as follows:

- **HOMES:** 86↑ homes are listed (\$65,000 to \$5,600,000); 18 pending sales (\$104,000 to \$2,675,000); and 12 homes sold (\$26,500 to \$448,000), totaling \$3,157,500, which was 95% of asking prices.
- **LAND:** 286↓ vacant lots are listed (\$21,000 to \$1,650,000); with 11 pending sales (\$7,000 to \$195,000); and 12 lots sold (\$28,900 to \$195,000), totaling \$773,400, which was 94%↑ of asking prices.
- **RANCHES:** 1 listed (\$9,950,000); 1 pending sale (\$6,750,000), and 1 ranch sold (\$1,000,000), which was 83% of asking price.
- **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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➤ **MONTANA TRIVIA** → *Did you know...* that Montana has 122 golf courses to choose from! There is a directory at: <http://www.pga.com/golf-courses/details/mt>, which lists the courses by city so you can find one just about anywhere you go in Montana. The cities with the most golf courses are Billings, Missoula, and Bozeman. Our local course, Madison Meadows, didn't make the top ten but it is reputed to be a very challenging little 9-hole course and spectacular scenery! And for a personal tour of Montana courses, check out: <http://www.travellady.com/Articles/article-montanarefined.html>. But then you could try something different like **Cow Pasture Golf** while you're in Montana. The next time you're over fishing the Big Hole River, you might want to stop in at the local watering hole in Wisdom and find out when the **Big Hole Cow Pasture Golf Tournament** is scheduled. The Golf Channel put together a video of this popular event that takes place annually outside this small Western Montana town. The event includes a prize for the most unusual golf cart, attire and longest drive. Losers of the event get a cow patty wrapped in cellophane. For more information, write to PO Box 193, Wisdom, MT 59761 or phone 406-689-3800.

SEE YOU IN MONTANA!

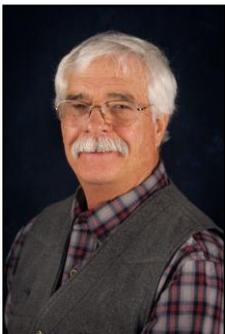


Don & Toni Bowen, *Broker Associates and Accredited Buyer Representatives, with over 75 years of combined real estate experience - covering residential, commercial, vacant land & ranch properties in the Madison Valley. We are in the business of "match making."*



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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