

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ MADISON VALLEY JULY “HAPPENINGS” → Our “season” starts at the beginning of July and



doesn't stop 'till after Labor Day. This year was no exception, as we experienced the biggest crowds for the **July Fourth Rodeo Parade** and all the other holiday events. **Willie's Distillery** won the Best Overall Town Entry in the Parade! → The rest of the month was filled with events, such as the annual **Wild Flower Tour** of the Gravelly Range, Family Archery Day at **Jack Creek Preserve**, the **Montana Folk Festival in Butte**, the **Ennis Air Fair** at the Airport, the

Annual **Madison Marathon**, **Cowboy Poetry** at the Bear Creek School House, the Fifth Annual **Bozeman Trail Chuck Wagon Cook Off** in Virginia City, the **Old Time Fiddler's Association Concert** at the Elling House in VC, the **Dog & Grog MT MicroBrew Festival** in Virginia City, and **Ruby Valley Brew**, a new brewery, opened up in Sheridan. → And to keep things exciting, a swimmer was attacked by **otters** in Cliff Lake and Montana experienced its largest **earthquake** in 40 years, when a 5.8 magnitude quake hit around Lincoln MT! Exciting month!



➤ COMING AUGUST “HAPPENINGS” → First comes the 19th Annual **Noxious Weed Fund Raiser** – THE social event of the year! Plan on attending Sat. the 5th at the MZ Ranch in Norris. More info at www.madisonvalleyranchlands.org. → Rainbow Valley Lodge is again hosting a **Farm Dinner** on the 5th. 682-4264. → Go to Virginia City on the 6th for The **Road Agent Rally Car Show** and the **Bale Beer Fest** at the Bale of Hay Saloon. → The **Madison County Fair** will be held the 9-12th at the fairgrounds in Twin Bridges. More info at <http://madisoncountymt.gov/205/Fairgrounds>. → Calling all art lovers! Mark your calendar for the 42nd Annual **Virginia City Art Show** on the 11-13th and the 22nd



Annual **Madison Valley Arts Festival** on the 12th. → Find some great bargains at the 23rd Annual **Shedhorn Sports Rendezvous Sale** on the 18th-20th. → Check out 6 outstanding homes in the valley during the Madison Valley Medical Center Auxiliary “**Home Tour**” on the 19th. Tickets available at the hospital. → The Annual **True Value Tent Sale** will take place on the 26th. → And thanks to a partnership of Forest Service, US Fish & Wildlife and the Madison Valley Ranchlands Group, you can now

call for free **Livestock Carcass Removal!** 682-4253 or 539-1989. → Sad News. The Madison River Foundation has announced there will be no **Fly Fishing Festival** this year, but the Tackle Shop is stepping in and will co-host a BBQ in the park on Sept. 1 with music, games, vendors, fly casting and **The Costa Slam Fly Fishing Movie** at the Madison Theatre!

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729

Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

➤ **MONTANA NEWS** → The largest fire in the nation is burning here in Montana but is finally 80% contained. However, 19 other fires are burning around the state as this hot, dry weather continues with crews from 34 states here to help fight the fires. Everyone is urged to use extreme caution. In the meantime, FEMA is sending aid to help pay for Montana firefighting and volunteers are gathering hay and supplies to help out ranchers struggling with their losses. → Due to the high water temps, Hoot Owl Restrictions have been declared for 7 sections of SW MT rivers, including sections of the Big Hole, Beaverhead, Gallatin, East Gallatin, the Lower Madison and the entire Jefferson River. This means **No Fishing** from 2 PM to midnight. For updates, go to http://fwp.mt.gov/news/newsReleases/closures/waterbodies/nr_0113.html.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop.** August is here which means we have made it half way through our Montana Summer. While town is still extremely busy and the entire western part of the state feels like the population triples this time of year. Lots of great folks from around the world enjoying what we get to live.

With the good snow pack of this winter we are still seeing good flows river wide and this should continue all summer. We have seen some hot weather and I am sure August has some in store for us. The water is warmer than we would want but the fish are still on the feed. Hoppers and ants will make a bigger impact on the trout's diet shortly. Keep this in mind and fish an ant every day moving forward. Lots of nocturnal stones, caddis and may flies still bopping around and the fish are still looking at them. Expect these to slowly disappear and the fish turn to terrestrials.



Streamer time is just around the corner. The baby whitefish are moving from the shallows out into the river as well as the sculpins are making their presence known. White streamers and sculpins patterns will be the standard rig by mid month. We like slinky streamers like the Mini Loop for the sculpins and for the baby whitefish we like the lazer legal or white sparkle minnow. Stock up now as you will need these shortly. All in all life is good on the Madison. Fish are still hungry, the hills are not on fire, and everyone is having a great time. Get out and drown some flies. Look for end of summer sale specials in the store all month. Save up to 30% on all the gear you really want. From John Way, at The Tackle Shop, at <http://www.thetackleshop.com>.

Check out other fishing reports at:

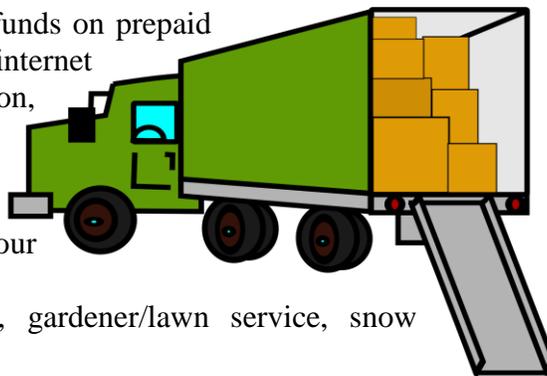
- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Dan Delekta at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- ✚ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- ✚ Joe Dilschneider's Montana Trout Stalkers at <http://www.montanatrout.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

➤ **WEATHER** → This July weather may end up in the record books, as the hot, dry temps were relentless. Except for a few thunder storms and quick showers, the month was mostly dry with a daytime high of **94°** and nighttime low of **45°** and just **.37"** of precipitation. It is still pretty green "up country" (*as they call the upper Madison Valley, from the West Fork to Reynolds Pass.*)

➤ **REAL ESTATE TIPS** → **MOVING? Moving is a big job!** But the further you plan in advance, the smoother it will go. Here is a checklist to remind you of some things you will need to do:

- ✓ Call moving companies for estimates.
- ✓ Purge! Remove and dispose of unnecessary possessions.
- ✓ Obtain a floor plan (with room dimensions) of your new home to help you decide which furnishings you want to keep and where they will go.
- ✓ Start a file of moving-related papers and receipts.
- ✓ Choose a mover and sign contract, or make other arrangements for the actual move.
- ✓ Contact your homeowner's insurance co. about coverage for moving and secure more, if needed.
- ✓ Contact insurance companies (auto, homeowner/s medical and life) to arrange for coverage in your new home.
- ✓ Create a file of important papers, such as auto license, registration and title; any medical, dental and school records; birth certificates; wills, deeds, stock certificates, and other important financial documents, all in one place.
- ✓ Send change of address notification to: P.O, banks, credit card companies, relatives & friends, insurance agent, lawyer, tax/financial advisor, medical providers, magazine subscriptions, etc.
- ✓ Notify utility companies of date to discontinue/transfer service and/or establish service at your new home.
- ✓ Also arrange for final readings and bills, including refunds on prepaid services. Including: electric, heating oil/propane/gas, internet service; telephone, television, trash collection, water/sewer.
- ✓ Notify your state's department of motor vehicles of your new address.
- ✓ If moving from a rental, arrange for refund of your security deposit.
- ✓ Discontinue additional home services (housekeeper, gardener/lawn service, snow removal, and pool cleaner, if applicable.)
- ✓ Arrange special transport for your pets and plants.
- ✓ Schedule time to sign closing documents if buying or lease documents, if renting.
- ✓ Arrange for obtaining keys, etc, for new home.
- ✓ Contact your moving company and review arrangements for your move.
- ✓ Pack essential moving boxes – important documents, travel clothes, personal items and prescription medications – to take with you.
- ✓ Confirm all final arrangements with your mover and other service providers.
- ✓ Happy moving day!



➤ **FIND A HOME FOR YOUR SOUL ... Featured Property of the Month** → **WONDERFUL**



HOME WITH GREAT VIEWS! Big windows to the view of mountains, floor-to-ceiling river stone, wood-burning FP, 2 BR, 2 BA + ATV storage & greenhouse + 2-car garage converted to a Bunk House with custom, double bunkbeds, ¾ BA and room for your guests to relax. All on 7+ acres, close to

REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729

Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana

(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

areas for hunting, hiking, snowmobiling, lake and river fishing. Just 10 miles from Ennis. **\$329,000.** MLS # 219668. <http://www.itourmedia.com/display/index/362854>.

➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (July 31, 2017) — After declining for three straight months, pending home sales reversed course in June as all major regions, except for the Midwest, saw an increase in contract activity, according to the National Association of Realtors®. The **Pending Home Sales Index (PHSI)**, a forward-looking indicator based on contract signings, climbed 1.5 % to 110.2 in June from an upwardly revised 108.6 in May. At 0.5%, the index last month increased annually for the first time since March.

[Lawrence Yun](#), NAR chief economist, says the bounce back in pending sales in most of the country in June is a welcoming sign. *"The first half of 2017 ended with a nearly identical number of contract signings as one year ago, even as the economy added 2.2 million net new jobs,"* he said. *"Market conditions in many areas continue to be fast paced, with few properties to choose from, which is forcing buyers to act almost immediately on an available home that fits their criteria."* Added Yun, *"Low supply is an ongoing issue holding back activity. Housing inventory declined last month and is a staggering 7.1 percent lower than a year ago."*

Yun does note that there could potentially be a sliver of increased hope in the months ahead for prospective first-time buyers, who continue to struggle reaching the market. Sales to investors last month were the lowest of the year (13%), which helped push all cash transactions to 18% – the smallest share since June 2009 (13%).

"It appears the ongoing run-up in price growth in many areas and less homes for sale at bargain prices are forcing some investors to step away from the market," said Yun. *"Fewer investors paying in cash is good news as it could mean a little less competition for the homes first-time buyers can afford. However, the home search will still likely be a strenuous undertaking in coming months because supply shortages in most areas are most severe at the lower end of the market."*

Heading into the second half of the year, Yun expects existing-home sales to finish around 5.56 million, which is an increase of 2.6% from 2016 (5.45 million). The national median existing-home price this year is expected to increase around 5%. In 2016, existing sales increased 3.8% and prices rose 5.1%.

The PHSI in the Northeast inched forward 0.7% to 98.0 in June, and is now 2.9% above a year ago. In the Midwest the index decreased 0.5% to 104.0 in June, and is now 3.4% lower than June 2016. Pending home sales in the South rose 2.1% to an index of 126.0 in June and are now 2.6% above last June. The index in the West grew 2.9% in June to 101.5, but is still 1.1% below a year ago.

The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.2 million members involved in all aspects of the residential and commercial real estate industries.

➤ **LOCAL REAL ESTATE MARKET STATISTICS →** July was exhausting, with so many visitors in town hoping to find their dream properties. New listings are popping up every day, but affordable housing continues to be a big problem here, just as it is in Bozeman, Big sky and the surrounding areas. Also the demand for rentals is very high and practically no supply. The **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **July 2017** are as follows:

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
Now associated with **ERA LANDMARK Real Estate**, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

- **HOMES:** 107↑ homes listed (\$74,900 to \$7,500,000); 23↓ pending sales (\$69,900 to \$2,950,000); and 45↑ homes sold (\$26,500 to \$2,475,000), totaling \$13,750,900.
- **LAND:** 317↑ vacant lots listed (\$22,000 to \$3,300,000); with 18↑ pending sales (\$21,000 to \$385,000); and 49↑ lots sold (\$59,000 to \$1,875,000), totaling \$6,545,160.
- **RANCHES:** 4 listed (\$3,150,000 to \$14,950,000); 0 pending sales, and 2 ranches sold (\$1,000,000 to \$5,350,000), which was 80%↓ of asking price.
- **COMMERCIAL:** 29↑ listed (\$44,500 - \$987,000); 1 pending sale (\$2,950,000); 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

➤ **MONTANA TRIVIA** → *Did you know...*there is a wonderful road trip called **The Loop**, that will take you from Whitehall or Three Forks on I-90 through Twin Bridges, Sheridan, Alder, Laurin, Nevada City, Virginia City, Ennis, Norris, Harrison, and Pony? Although Ennis and the Madison Valley are the center of the **Universe**, there is a lot more to see around this Loop and a little farther, on to Bozeman, Big Sky and Yellowstone Park! U.S. Highway 287 is a federal highway that stretches from Texas to Montana and is popularly known as the **Backroad to Yellowstone**. This is one of the best vacation spots in Montana, as the highway covers the shortest but most breath-taking scenic route from Yellowstone to Glacier. This alternate trip is overlooked by those using Google to find their route! Those searching for adventure on a Yellowstone vacation should know about the unspoiled Madison Valley and all we have to offer! Just within this Loop there is so much to explore that you will easily run out of days before you run out of things to see and do. From cowboy towns and rodeos, fishing and hiking, to fine dining and shopping, this is a great place to start exploring. Check it out on <http://backroadtoyellowstone.com/>.

SEE YOU IN MONTANA!

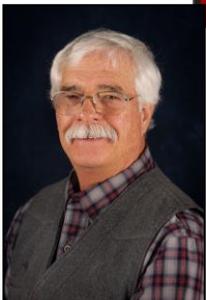


Don & Toni Bowen, Broker Associates and Accredited Buyer Representatives, with over 75 years of combined real estate experience - covering residential, commercial, vacant land & ranch properties in the Madison Valley. **We are in the business of "match making."**



Office manager,

Debbie Reilly-Richardson



Ron Gay, Sales Associate



ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
 Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
 (406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen

*Thank you in advance for your personal referrals.
They are the lifeblood of our business and the greatest compliment you can give us.*

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

*ERA LANDMARK ARROW REAL ESTATE→ 219 E. Main Street→ POB 546→ Ennis, MT 59729
Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290→ www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen*

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

ERA LANDMARK ARROW REAL ESTATE → 219 E. Main Street → POB 546 → Ennis, MT 59729
Now associated with ERA LANDMARK Real Estate, with offices in Bozeman, Big Sky, Livingston & Ennis, Montana
(406) 682-4290 → www.arrowreal.com → www.eralandmark.com → arrow@3rivers.net. Don & Toni Bowen