

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for AUGUST 2018



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → The second busiest month of the year! → Starting with the **Greater Yellowstone Adventure Series**, continuing with the **Madison Triathlon**, ending at the Pony Bar! → Then the **Twentieth Annual Noxious Weed Dinner & Fund Raiser** (*THE social event of the year!*) → **The Mule Deer Foundation Banquet** at the Ennis Rodeo Grounds. → The 23<sup>rd</sup> Annual **Madison Valley Arts Festival** and the **Virginia City Art Show**. → **Bale Beer Fest** at Virginia City’s Bale of Hay Saloon. → The Jack Creek Road was opened up for the **Moonlight Music Fest** in Big Sky with top name headliners. → The week-long **Madison County Fair**, started in 1889, is still a major event. → The always popular **Annual Hospital Auxiliary Home Tour**. → But, the main attention-getter for the month were the smoke and fires – the **Virginia Creek Fire** in South Meadow Creek, the **Wigwam Fire** south of Shining Mountains III (*evacuation required*) and the large **Monument Fire**, still burning, south of Johnny Ridge Road near Black Butte. Fire crews from Montana, So. Cal. and from around the US set up a tent city at the Rodeo Grounds, fighting the fires and reporting daily to the locals. A very welcomed, well-organized and successful effort! We love Fire Fighters! → The **Fly Fishing & Outdoor Festival** ran over the Labor Day Weekend, into September – a great way to start into Fall! → And **School** started, way too soon!



➤ **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → Runners continued the GYAS with the grand finale - the **Tour de Gravelly**, a 57-mile bike race from Ennis over the mountains to the Ruby Valley. → The **Labor Day Horseback Poker Ride and Walk** in Virginia City will be happening. → Take your kids and enjoy **Family Fishing Day** at the Woodson Ranch in Laurin, on Sept. 3<sup>rd</sup>. → If you’ve never been, make sure to plan a tour of the **Lewis & Clark Caverns!** Still open through Sept. 30<sup>th</sup>. <https://www.visitmt.com/listings/general/state-park/lewis-clark-caverns-state-park.html>. → And still more to do! - You can find live music at **Willie’s Distillery**, the **Blue Moon Saloon**, the **Pony Bar**, **Norris Hot Springs (Water of the Gods)**, **Bale of Hay Saloon** and the **Gravel Bar** (*soon to have a new brewery, too!*), great shopping and dining, plus first-rate Movies at the **Madison Theatre** and fun at the **Bowling Alley!** → Make sure to take in the **Virginia City Players** and the **Brewery Follies**, running through September 22, over the hill in Historic Virginia City. → Early risers head up to Ennis Lake at 7 AM on Thursday mornings for **SUP Pilates Land/Water Fitness** class at Kobayashi Beach. \$15/class. Bring your own paddle board or rent. → And if you still have any energy left, stop in at the Ranger Station for a map of all the **hiking trails** in the area!

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➤ **MONTANA NEWS** → Montana is now in HIGH fashion following a feature story in the August **Vogue Magazine**, highlighting a great local road trip – including Butte, Bozeman, Big Sky, Ennis and Sheridan! Read all about us at: <https://www.vogue.com/article/bozeman-butte-big-sky-the-ultimate-southwest-montana-road-trip>. → Boasting more than 350 member-companies across the state, the **Montana High Tech Business Alliance** offers companies promotion, opportunities to connect with other tech companies, and support in helping their businesses expand. So now is the time to come to Montana and start your new tech business! <https://mthightech.org/montana-entrepreneurship-ecosystems/>. → Be cautious when **traveling off-road** as vehicles can quickly spark grass fires. Carry a bucket, shovel and fire extinguisher with you and avoid parking on dry grass or brush.

➤ **HUNTING REPORT** → An exciting new program, targeted to mid-career hunters with 5 or more years in the field, is now being offered. The **Montana Master Hunter Program** is a 50-hour course, focusing on ethics, access and education for hunters. Read more about this amazing program at <http://mtmasterhunter.com>. → Montana FWP's interactive **Hunter Planner web map** is a great resource for planning a hunting adventure. With a wealth of information on hunting and access opportunities, hunters can spend a bit less time preparing, and more time in the field. [http://fwp.mt.gov/news/newsReleases/hunting/nr\\_2335.html](http://fwp.mt.gov/news/newsReleases/hunting/nr_2335.html). → MT FW Commission has been holding public hearings regarding delisting of **Grizzly Bears** to maintain population size to about 800 bears. This has now been temporarily halted.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**. September is a month of transition on the Madison River. Some years it is an extension of summer with warm days. Years like the last one, winter started early in September and did not leave till May, causing an abrupt end to warm. Most years we see the gradual transition from summer to fall. Warm days and cold nights with the intermittent storm. What will this year bring? El Nino might make a difference, but we will see.

As the month starts we and the fish are still in summer mode. Hoppers and ants are the name of the game on the Madison River. If you have not gotten into this year's epic dry fly terrestrial fishing, your time is winding down, so get after it. Not sure why we have tons of hoppers this year but the fish like it. I have



*Panty Dropper!*

heard rumors that the snow cover, cool spring and less weed spraying contribute to the epic hopper season. I say keep fishing them till the snow flies and the fish get tired of eating them. When that will happen is anyone's guess. Usually we get a storm system about mid-September that marks the true start to fall and that is when the hopper and ant bite will probably end. Till that day comes, party on. Morrish hopper, chubbies, panty dropper, and any ant pattern will keep you bent all afternoon. Remember to use 4X as the fish are getting wise to the thicker stuff. Once the fish make a change, it will be streamer season - my second favorite time of year. Each year we see some really big fish on streamers at the end of September. Browns are moving up from the lake and are all dressed up for the spawning party, and angry. Natural color streamers in the zonker and sculpins family will take some fish. Think Shelia, mini loop, sculpzilla, and Sculpin.

September is a great month to fish. Crowds in town and on the river thin out and the fish start to get hungrier. They only have limited time to get rid of their summer bikini-ready body and pack on some weight for winter. Great specials on all fishing gear at the store. Come get your Christmas shopping done early for the angler on your list. And we hope you enjoyed the 2018 Fly Fishing Festival Aug 31 -

September 1. *FishEnnis*, from John Way, The Tackle Shop in Ennis, **The 2017 Orvis Outfitter of the Year!** Check it out 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>

➤ **WEATHER** → August was interesting. No rain until the 20th, but lots of smoke hiding our mountains. The rain finally came and helped stop the fires (which were started by lightening) and clear the air. Our mountains are back! August had a daytime high of **100°** and daytime low of **55°**, a nighttime high of **63°** and nighttime low of **39°**. The total precipitation for August was .78" with the average being 1.23", so we need to do some rain dancing!



➤ **REAL ESTATE TIPS → 7 QUESTIONS TO ASK YOUR REAL ESTATE AGENT BEFORE YOU WORK WITH THEM.** – Real estate agents are sales people. Some are good at what they do, and some are not so good. How can you tell if your agent has it together? Here are some questions to ask to find out if your Realtor is right for you:

1. **Do You Work with a Lender?** An experienced Realtor will help speed up the process by helping you find reliable lenders to prequalify the buyer.
2. **How Long have You Been in the Business and What Was Your Most Satisfying Sale?** Some Realtors are new to the game and may not know much about their business, the market or the area. Their attitude about selling can be quite telling.
3. **Do You Have an Assistant, and, if so, What do They Do?** Assistants can be very helpful in handling the details of a transaction and provide information and may be the one to talk to when the buying process gets hectic.
4. **Do You Work Full-time or Part-time? Why?** For some Realtors, selling is more of a hobby than a passion or profession. You can find out if they're there for the money or if they're there because they care about helping people find the right property.
5. **Can You Give Me the Names of a Couple of Past Clients I could Speak to About Their Experience with You?** Online reviews are great, but they only go so far, and you only get one side of the story. Many of those reviews are there because an agent has paid for that promotion. Not because they are better. It is best to talk with a real client about their experience with this agent.
6. **Are You a Member of the Multiple Listing Service in Your Area?** Access to the inventory available on the MLS is key to helping clients find a suitable property and streamlines the search process based upon the buyer's criteria.
7. **What are your Favorite Areas and Why?** Your Realtor should be passionate about the area in which they sell property. They should know the town, the local subdivisions and their unique differences. They should know about the school system, the businesses and local resources. If they suggest taking you to properties out of their territory, ask them to refer you to someone more familiar with that area.

➤ **FIND A HOME FOR YOUR SOUL ... Featured Property of the Month...PREMIER LOG CABIN ON 20 ACRES** with spectacular views and Madison River access! This is NOT your typical log cabin—but a work of art! Exquisite example of high-end craftsmanship and design in a 2,500 SF vacation home with 2 BR, 2 BA, large deck and unfinished, daylight basement. Home includes custom log furniture. Close to great fishing on the river, National Forest trails, Cliff & Wade Lakes, Yellowstone Park and all the other recreational opportunities in this area. **\$545,000. 57 Echo Trail, Madison River Ranches, Cameron MT 59720.** MLS #321331. <http://www.arrowreal.com/propDisplay.php?mlsID=321331>, [http://www.arrowreal.com/pdf/brochure/Brochure\\_321331.pdf](http://www.arrowreal.com/pdf/brochure/Brochure_321331.pdf).



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (August 29, 2018) — Pending home sales stepped back in July and have now **fallen on an annual basis for seven straight months**, according to the National Association of Realtors®. The **Pending Home Sales Index (PHSI)**, a forward-looking indicator based on contract signings, decreased 0.7% to 106.2 in July from 107.0 in June. With last month's decline, contract signings are now down 2.3% year-over-year.

Lawrence Yun, NAR chief economist, says the housing market's summer slowdown continued in July. *"Contract signings inched backward once again last month, as declines in the South and West weighed down on overall activity,"* he said. *"It's evident in recent months that many of the most overheated real estate markets – especially those out West – are starting to see a slight decline in home sales and slower price growth."* Added Yun, *"The reason sales are falling off last year's pace is that multiple years of inadequate supply in markets with strong job growth have finally driven up home prices to a point where an increasing number of prospective buyers are unable to afford it."*

**Earlier this week, NAR released commentary reflecting on the past decade since the beginning of the Great Recession. Although supply and affordability headwinds are the biggest issue right now, Yun said it is important to note just how much the housing market has recovered since the depths of the financial crisis. Today, thanks to several years of solid job growth, as well as safe lending and regulatory policy reforms, foreclosures sit near historic lows and record high home values have helped millions of households build substantial wealth.**

*"Rising inventory levels – especially if new home construction finally starts picking up – should help slow price appreciation to around two-and-four percent, which will help aspiring first-time buyers, and be good for the long-term health of the nation's housing market,"* said Yun. Yun expects existing-home sales this year to decrease 1.0% to 5.46 million, and the national median existing-home price to increase around 5.0%. Looking ahead to next year, existing sales are forecast to increase 2 % and home prices around 3.5%.

The PHSI in the NE climbed 1.0% to 94.6 in July but is still 2.3% below a year ago. In the Midwest the index inched up 0.3% to 102.2 in July but is still 1.5% lower than July 2017. Pending home sales in the South declined 1.7% to an index of 122.1 in July and are 0.9 % below a year ago. The index in the West decreased 0.9% in July to 94.7 and is 5.8% below a year ago.

*The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.3 million members involved in all aspects of the residential and commercial real estate industries.*

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → Lots of visitors in town so lots of potential buyers. And historically, sales increase in the Fall as buyers become more serious about finding their piece of Montana. **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 **August 2018** are as follows:

- **HOMES:** 99↓ homes listed (\$89,000 to \$4,950,000); 11↓ pending sales (\$189,000 to \$449,500); and 60 homes have sold in 2018 (\$117,000 to \$1,100,000), totaling \$22,817,224, at 96.4%↑ of list prices.
- **LAND:** 318↓ vacant land listings (\$20,000 to \$12,000,000); with 19↑ pending sales (\$29,900 to \$240,000); and 82 parcels sold in 2018 (\$17,400 to \$1,100,000), totaling \$7,527,900, at 91.8%↑ of list.
- **RANCHES:** 6↑ ranches listed (\$695,000 to \$14,950,000); 0 pending sales, and 1 ranch has sold in 2018, so far! (\$2,650,000), at 93% of list price.
- **COMMERCIAL:** 25↑ listed (\$75,000 to \$800,000); 2↑ pending sales (\$189,000 – 585,000); and 4 commercial properties have sold in 2018 (\$49,500 to \$498,000), totaling \$1,132,500, at 95%↑ of list prices.

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

➤ **MONTANA TRIVIA** → *Did you know that... Lewis and Clark never saw the Caverns at the Lewis and Clark State Park?* The caverns have been familiar to Native Americans since long before their discovery by Europeans. The Lewis and Clark Expedition camped within sight of the caverns in 1805, when they camped along Antelope Creek. The cavern was first discovered by non-Native Americans in 1882 by two locals. However, their discovery did not become well known until 1892, when local rancher, Tom Williams, saw steam coming from the caverns while hunting. In 1898, Williams finally explored the caverns. Williams wanted to begin giving tours to the caverns but in 1900 a court battle over ownership ensued and the railroad won. In 1908, the railroad gave the land to the federal government. The cave was first developed for tours around 1900 by Dan A. Morrison, who called it Limespur Cave. The site was first officially established as "**Lewis and Clark Cavern National Monument**" in 1908, but was not fully surveyed and declared until 1911, by President Taft. The Park is located approximately 45 miles west of Bozeman, Montana, and 60 miles northwest from the NW corner of Yellowstone National Park. The caverns are also notable in that much of the work done to make the cave system accessible to tourists was performed by the New Deal-era Civilian Conservation Corps. It was disbanded as a national monument in 1937 and transferred to the state of Montana. On April 22, 1938, Morrison Cave was declared Montana's first State Park. The site was formally dedicated in May 1941. The park was listed on the National Register of Historic Places in 2018.



**SEE YOU IN MONTANA!**



**Our ERA Landmark  
Arrow Real Estate Team:  
Debbie Reilly-Richardson, Office Manager  
Jonathan Nutt, Broker Associate  
Ron Gay, Sales Associate  
Toni Bowen and Don Bowen, Broker Associates & Accredited  
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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://ennisarts.org/> - The Ennis Arts Association website for all artists!  
<http://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

### MADISON COUNTY:

<https://madisoncountymt.gov/525/Emergency-Information> - 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.nps.gov/yell/index.htm> - Yellowstone National Park – for all things Yellowstone Park  
<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.homesandland.com](http://www.homesandland.com) – Search for homes for sale and rent, home values and mortgage rates