

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for OCTOBER 2018



Trout live in nice neighborhoods



➤ **MADISON VALLEY OCTOBER “HAPPENINGS”** → Herds of hungry hunters, locals and visitors showed up for the **33rd Annual Hunter’s Feed**, the day before the opening of the General Hunting Season. It is one of the favorite events of the year! → A **Time Capsule** buried in 1918 at the **Thompson-Hickman→ Library in Virginia City** was unearthed and opened. A new Time Capsule was buried below the 1918 cornerstone of the building, which will be opened in 2118! Make plans to attend the event! → **The Madison Valley Medical Center**, a Critical Access Hospital, received the Cardiac Recognition Award for 2018 from the MT Hospital Association. → **The fires are all out.**



➤ **MADISON VALLEY NOVEMBER “HAPPENINGS”** → The **Madison Valley Ranch** in Jeffers will be hosting two of their **Fall Wine Dinners**, on the 9th and 10th. Contact mvr@3rivers.net for more info. → The **Annual Holiday Bazaar** will be sponsored this year by the Senior Center and will still be held at the School Gym on Saturday the 24th from 10 to 4. → 3 Rivers **Fiber Optic** upgrade in the Upper Madison is scheduled for the 2019 construction season. This will provide great service to a large part of the Reynolds Pass area. → It is slowing down, but there is still plenty 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)**, and the **Gravel Bar**, great shopping and dining, plus first-rate Movies at the **Madison Theatre** and fun at the **Bowling Alley!** →. If you plan to hike, make sure you wear **orange!!**



➤ **MONTANA NEWS** → A federal judge in Montana recently maintained an injunction against an important forest management project in the **Beaverhead-Deer Lodge National Forest**, blocking forest resiliency projects. The Beaverhead-Deer Lodge National Forest is experiencing the devastating consequences of insect infestation and forest health continues to deteriorate. This hurts the environment with more fires and impacts the local economies. <https://allianceforthewildrockies.org/environmentalists-sue-over-fleecer-logging/>. → **Montana’s Economic Highlights:** Mean household income is 12th fastest growth in the nation. ↑Montana has the highest household rate of business



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ownership in the nation. ↑Roughly 45,000 Montana workers are employed by businesses that have been created in the last five years. ↑Real GDP growth over the 2007 to 2017 timeframe outpaced the nation. ↑Montana's manufacturing sector had the third fastest GDP growth among states over the last five years. Go Montana! → Montana has granted awards for upcoming productions **filming in Montana**, including "The Ploughman," "The Black Cowboy," "Feast Montana," "MeatEater," "Zombies in Zootown," and "C.M. Russel and the American West." → Thank you, to the non-resident travelers to Montana who spent **\$3.24 billion** in 2018, up 2.6% from previous year!

➤ **HUNTING REPORT** → General **Big Game Season** opened! Hunters from near and far have the fever. Pickups with legs sticking up are parked on Main Street. Hunters are cautioned that there are more Grizzly Bears in the hunting areas. So, **Be Bear Aware!** → A Grizzly Bear with poor **golf etiquette**, including breaking flag sticks and not replacing his divots, has been captured and relocated away from a Western MT golf course.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop.** November in Ennis is quite unique. Camo and blaze orange are standard clothing, not just in the woods but also around town. Legs of dead ungulates protrude from pickup beds and the big question is, "**Got your elk yet?**" While it is not quite winter, we can experience some nasty November weather. What the camo-clad army does not realize is that on the bluebird days when the game is tucked away in the dark north slopes, they should be on the river fishing.

Just because it is hunting season does not mean the fish stop biting! The browns are in full dress and spawning away. The rainbows are getting fat for a cold winter and the white fish are getting ready for spawning themselves. With all this spawning activity, egg patterns are again a sure bet. Just remember there are active brown trout spawning so be careful of the redds and do not step on or fish over them. Let the fish get jiggy with it by themselves.

Streamers can take some large fish this time of year. Aggressive browns will chase and attack anything that gets in their zone. We like articulated stuff this time of year. Think *Sex Dungeon*, *Butt Monkeys* and *Drunk & Disorderly*. For the guy that just wants to get bent, the nymph game is strong. Yellow eggs, P-tails, lightning bugs, zebra midges, and stone fly stuff along with worms will get the job done. Keep them low and slow.



The dry fly guy can even get in on the November action. BWO's will hatch most of the month on overcast days along with midges. These are both really small, so keep a keen look out. Size 18 purple haze will do just fine.

If you **got your elk** already or your feet are just tired from walking the hills, take a day and soak them in the refreshing waters of the Madison. Pick your days and you will catch a bunch of fish. Lots of end-of-season sales in the store. Hot *Black Rifle* Coffee is always on and FREE, along with the friendly advice! **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:

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- ✚ 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>.



nighttime low of **21°**. We had a little rain, a little snow and lots of sun! And as usual, it was cold and snowy for Halloween! Shivering little Trick-or-Treaters!

➤ **WEATHER** → Use the old **Indian Rock Model**: If the Rock is wet, it's raining. If the Rock is snow covered, it snowed. If the Rock is cold, it's cold. And if the Rock has blown way across your yard, you probably live near Cameron! **October** brought a beautiful Indian Summer and more time for the green tomatoes to ripen! We enjoyed a daytime high of **75°** and daytime low of **37°**, a nighttime high of **52°** and

➤ **REAL ESTATE TIPS** → **Security & Safety**. These are the very first things you should do after buying a house (*for obvious reasons*):

1. **Change locks**. Spares could be floating around anywhere.
2. **Hide an extra key in a lockbox**. Thieves look under flower pots.
3. **Reset the key codes for garage doors, gates, etc**. The former owners might've trusted half the neighborhood.
4. **Test fire and carbon monoxide detectors**. Who knows when the last time was. Definitely install them if there are none.
5. **Check the temperature on your water heater**, especially if you have young ones, so it won't accidentally scald. Manufacturers tend to set them high. (but the best temperature setting for hot water is 120 degrees).
6. **Make sure motion lights and other security lights have working bulbs**.
7. **Put a fire extinguisher in the kitchen and each additional floor**.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month...** Unique, custom home on 2 premier lots split by year-around creek, trees and spectacular views. The two lots total 11.6 acres and provide lots of privacy and beauty with plenty of room for horses, barn or guest cabin. Holly Creek forms a small pond on the property. This home has easy, year around access, approx. 8 miles from Ennis. This is a very special home, with lots of upgrades, designed by an artist and built by a craftsman, with love and attention to detail. 5 Snowshoe Trail, Shining Mountains I, Ennis MT 59729. **\$449,000**. MLS # 328351. Interior Photos coming soon! <https://www.itourmedia.com/display/index/936291>.



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➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (October 25, 2018) – Pending home sales rose slightly in September and saw substantial increases in both the West and Midwest, according to the National Association of Realtors®. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, increased 0.5% to 104.6 in September. However, year-over-year, contract signings dropped 1.0%, making this the ninth straight month of annual decreases. Lawrence Yun, NAR chief economist, says that even though we are still seeing year-over-year declines, the latest monthly increase is a good, stabilizing trend. *“This shows that buyers are out there on the sidelines, waiting to jump in once more inventory becomes available and the price is right,”* he said.

Yun continues to point to the lack of inventory of moderately priced homes and affordability as factors restraining the housing market but when viewed through the lens of the last few decades, the current affordability climate is still favorable. *“When compared to the year 2000, when the housing market was considered very healthy and home sales figures were roughly equivalent, the affordability conditions were much lower compared to now. So even though affordability has been falling recently, the demand for housing should remain steady.”*

While the economy is thriving, it has yet to have a substantial impact on the real estate market. However, Yun believes that may be about to change. *“The general condition of the economy is excellent, it simply has not lifted home sales this year,”* said Yun. *“Home prices are still rising, so people who are purchasing are still seeing wealth gains.”*

With rising mortgage rates and high prices, conversations about the possible benefits of renting over buying have begun to pop up; however, Yun believes that homeownership is still the path to long-term financial health. *“Excluding periods of subprime lending, homeownership has consistently led to wealth gains. If people are willing to purchase a home within their budget, they will likely continue to accumulate equity.”*

The PHSI in the Northeast dropped 0.4% to 92.3 in September and is now 2.7% below a year ago. In the Midwest, the index rose 1.2% to 102.4 in September and is 1.1% lower than September 2017. Pending home sales in the South fell 1.4% to an index of 119.6 in September; however, that is 3.3% higher than a year ago. The index in the West increased 4.5% in September to 93.1 and plunged 7.4% 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.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → We are still busy but should see a slowdown soon! **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 **October 2018** are as follows:

- **HOMES:** 81↓ homes listed (\$79,000 to \$4,950,000); 10↑ pending sales (\$210,000 to \$1,950,000); and 72 homes have sold in 2018 (\$117,000 to \$1,100,000), totaling \$26,988,264, at 96.4%↓ of list prices.
- **LAND:** 277↓ vacant lots listed (\$25,500 to \$3,150,000; with 30↑ pending sales (\$25,000 to \$973,000); and 98 lots have sold in 2018 (\$17,400 to \$1,100,000), totaling \$8,748,900, at 91.2%↑ of list prices.
- **RANCHES:** 4↓ ranches listed (\$1,495,000 to \$4,495,000); 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 (\$115,000 – \$585,000); and 5 commercial properties have sold in 2018 (\$49,500 to \$498,000), totaling \$1,311,500, at 94.2% of list prices.

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

➤ **MONTANA TRIVIA** → *Did you know that... You can spend the night in a cell at the Old Montana Prison in Deer Lodge?* The prison was built by convict labor in the late 1800s. The gray sandstone walls of this immense structure are 24 feet high and buried 4 feet deep to prevent escape by tunneling. The first prisoner was incarcerated in 1871 and the last, more than 100 years later. The prison offers tours and you can even sign up for special **"Lock Down"** events to experience what life was like in the old pen! The prison hosts a legendary haunted house around Halloween, with tours 'till midnight. The Old Montana Prison is located inside the **Old Montana Prison Complex**, which houses five unique museums inside its historic prison walls. The complex includes the Old Montana Prison, Powell County Museum, Frontier Montana Museum, Yesterday's Playthings and the Montana Auto Museum. One fee covers all museums. Discover yesteryear when you step into the **first Territorial Prison in the western United States.** <https://www.visitmt.com/listings/general/museum/old-montana-prison.html>.

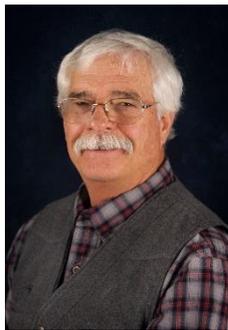


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USEFUL WEBSITES TO REMEMBER→

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.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/ - 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.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 - 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 Big Sky MLS
www.eralandmark.com – Our Main Office website, covering Bozeman, Livingston, Big Sky & Ennis
<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.homesandland.com – Search for homes for sale and rent, home values and mortgage rates