

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY NOVEMBER “HAPPENINGS”** → The **Madison Valley Ranch** (a premier fly-fishing lodge in Jeffers) held two Fall Wine Dinners with outstanding meals and wine paring. Book your summer fishing trips at mvr@3rivers.net.



→ The **Annual Holiday Bazaar** was a huge success despite the snow storm that blanketed the valley! → To follow up on what was in the unearthed **Time Capsule** buried in 1918 at the **Thompson-Hickman Library in Virginia City**, the contents included some documents regarding the history of the family who built the library building and a few old coins, all in an Owl Tobacco tin! The new Time Capsule was buried with a large assortment of photos of VC & the library, magazines, cell phones, some local books, currency and a snake-in-a-can (for fun)! It will be opened in 2118! Make plans to attend the event! Check it out

<https://www.facebook.com/ThompsonHickmanMadisonCountyLibraryVirginiaCity/>

➤ **MADISON VALLEY DECEMBER “HAPPENINGS”** → The **Spirit of Christmas Stroll** will be filling Main Street, Ennis on Friday Dec. 7 from 3 – 8 PM, with Santa, wagon rides, entertainment and refreshments! → **Ladies Night** on the 9th at Shedhorn Sports, 4 – 6 PM. → On Dec. 14 and 15, the annual **Splendid Feast** will be held at the Elling House in VC. <http://virginiacity.com/event/annual-splendid-feast/>. This is a very festive and special event. → Bring a potluck dish to the Historic **Bear Creek School House** in Cameron for the Annual **Christmas Party** on the 19th at 6 PM. → And if you have cabin fever, there is still plenty to do. - You can **ice skate** in VC at the park, 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!** → And if you are determined to **fish**, they are hungry!



➤ **MONTANA NEWS** → Nothing much happened in Montana last month, other than election fever! → November was **National Native American Heritage Month** and Montanans elected **9 Native Americans** to the 2018 state Legislature which is 7% of the Legislature. American Indians make up 6.7% of Montana’s total population. → **Montana colleges** may tighten the rules for **In-State Tuition**. The new proposal would require students to file a MT tax return for all taxable income earned during the 12 months when residence is claimed and document financial independence for at least 12 months. Stay tuned.

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➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop.** December is the 12th month on the calendar and the end of our year. I always feel not much work gets done between Thanksgiving and New Year. There are parties to attend, decorations to put up and then take down, bowl games to watch, the day the fat man in red comes down the chimney, travel to see relatives, and plenty of egg nog hangovers to nurse. Between all this activity it is a wonder anything gets done. This is a crazy month that pulls you in a variety of directions. Hunting season, as we know it, is over and the escape to blood lust is not an option to cure the madness.

It is a good thing that we live in the *cultural epicenter of trout* and the Madison River is a year-long option to gain some sanity, escape the house full of in-laws and test out that new rod the fat man got you. Fishing in December can be tough. Like every activity in Montana, December fishing is dependent on the weather and we generally see some *wild* weather. Snow, cold, short dark days and wind are the Grinch-of-December fishing. If you're free of holiday plans on those few days where it is above freezing, the wind is not nuclear, and the river is free of slush, it is game on, and you can catch the mythical Christmas Trout.

Christmas Trout are like you this time of year. They want things to slow down and not have to move far to get that serving of fruitcake. Think low and slow. By now, the fish have moved into their winter holes – the deeper water where the current is not as strong and they can rest. Think deep buckets, larger holes, and rock holes. Keep your sub surface offerings slow and deep. We like the typical fruitcake winter fare of egg patterns, san juan worms, zebra midges and stone fly nymphs. You will need to lengthen your leader to reach these fish. Remember your leader should be 1.5 times the depth where you think the fish are. Add plenty of split shot to get down. Yes, you will lose some flies this way, but I know a shop where your significant other can buy more for Christmas present!

If you're a dry fly guy you are now on a hunt. Good hatches of midges are possible on the right day. It's almost like looking for Rudolph or trying to get a photo of a molting yeti. If magic strikes you can catch that Christmas Trout on a dry. If you watch a bunch of Hallmark movies you know Christmas Magic does exist. Just believe.

The thing I like most about December is that around the 22nd we have our shortest day of the year. That means that every day after that we are building daylight, hope and energy. Less social engagements and more fishing are on the horizon, and that is the real Christmas magic.

Lots of great gifts for the fisherman on your list are on sale at The Tackle Shop. And like Amazon, we ship anywhere. The hot, Black Rifle Coffee is always on and the friendly advice is always free.

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>.

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➤ **WEATHER** → The prediction for the upcoming “Winter” suggests it will be “...warmer than normal, with slightly below-normal precipitation. The coldest periods will be in **late November, mid- and late December, early & late January, and mid-February.**” Sounds like a pretty cold winter to me! **November** weather was good for people but not so good for the hunters, as conditions were mild, keeping the animals up higher. We had a daytime high of **59°** and daytime low of **28°**, a nighttime high of **42°** and nighttime low of **7° (BRR!)**, with only .66” of precipitation.



➤ **REAL ESTATE TIPS** → **Save Your Back and Arrange your Furniture Virtually!** Whether you already own furniture or are planning to buy some new pieces, wouldn't it be nice to be able to visualize how your furniture would look, without lugging it around from one room to another? In today's technology-enabled world, there are **many apps for that!** Now, you can take a few photos (best to take in bright light) and virtually re-arrange furniture without torturing your back in the process. Some of the currently available apps are free, some require in-app purchases or subscriptions, and others require installing virtual reality (VR) or augmented reality (AR) engine apps before downloading the end-user apps. Check out:



~ **Homestyler** – Takes a photo of your space and creates a 3D rendition, which you can use to place furnishings, décor, etc. It also offers pre-loaded rooms and furniture.

~ **Houzz** – This decorating and shopping site offers a “**View in My Room**” option on its product pages, which lets you see how a product will look in YOUR house, using your phone's camera. Available through iTunes and Amazon.

~ **Housecraft** – This “**AR toybox for your home**” lets you create room layouts that can be transported to different rooms (or houses!), allowing you to resize items and determine the optimal dimensions of key furniture pieces. This app is not tied to a specific vendor and is only available for iOS devices.

~ **Wayfair, IKEA Place and Pottery Barn** have “retailer-specific” apps to help you visualize their products in your home.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month...** Build your dream home on 5 or 10 acres located on the edge of a bench overlooking Wigwam Creek, the Bar 7 Ranch and over 50 miles of unobstructed views of the valley and 2 mountain ranges. Choose one or both adjoining lots bordering the creek and ranch, with power, year around access and exclusive access for property owners to private fishing at Haypress Lakes & access to BLM for hunting and recreation. Just minutes away from fishing the Madison River at Varney Bridge and just 10 miles from Ennis. Hayfield Loop Trail, Shining Mountains II, Ennis MT 59729. Lots 59 & 60 are each 5+ acres and **\$75,000 each**. MLS # 328743 & 328744.



➤ **CURRENT REAL ESTATE NEWS** → WASHINGTON (November 29, 2018) – **Pending home sales declined slightly in October** in all regions but the Northeast, according to the National Association of Realtors®. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract

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signings, decreased 2.6% to 102.1 in October, down from 104.8 in September. However, year-over-year contract signings dropped 6.7%, making this the tenth straight month of annual decreases.

Lawrence Yun, NAR chief economist, said that ten straight months of decline certainly isn't favorable news for the housing sector. *"The recent rise in mortgage rates have reduced the pool of eligible homebuyers,"* he said. Yun notes that a similar period of decline occurred during the 2013 Taper Tantrum when interest rates jumped from 3.5% to 4.5%. After 11 months – Nov.2013 to Sept.2014 – sales finally rebounded when rates decreased. *"But this time, interest rates are not going down, in fact, they are probably going to increase even further,"* Yun noted.

While the short-term outlook is uncertain, Yun stressed that he is very optimistic about the long-term outlook. The current home sales level matches sales in 2000. *"However, mortgage rates are much lower today compared to earlier this century, when mortgage rates averaged 8 percent. Additionally, there are more jobs today than there were two decades ago,"* said Yun. *"So, while the long-term prospects look solid, we just have to get through this short-term period of uncertainty."*

All four major regions saw a decline when compared to a year ago, with the West seeing the most pronounced drop. Yun said that decline is not at all surprising. *"The West region experienced the fastest run-up in home prices in a short time and therefore, has essentially priced out many consumers,"* Yun said. He suggests that the Federal Reserve should be less aggressive in raising rates. He cites the collapse in oil prices and the decrease in gasoline prices. *"The inflationary pressure is all but disappearing. Given that condition, there is less of a need to aggressively raise interest rates. Looking at the broader economy and keeping in mind that the housing sector is a great contributor to the economy, it would be wise for the Federal Reserve to slow the raising of rates to see how inflation develops."*

Yun pointed to year-over-year increases in active listings from data at realtor.com® to illustrate a potential rise in inventory. Yun expects existing-home sales this year to decrease 3.1% to 5.34 million, and the national median existing-home price to increase 4.7%. Looking ahead to next year, existing sales are forecast to decline 0.4% and home prices to drop roughly 2.5%.

The PHSI in the Northeast rose 0.7% to 92.9 in October and is now 2.9% below a year ago. In the Midwest, the index fell 1.8% to 100.4 in October and is 4.9% lower than October 2017. Pending home sales in the South fell 1.1% to an index of 118.9 in October, which is 4.6% lower than a year ago. The index in the West decreased 8.9% in October to 84.8 and fell 15.3% 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 slowing down now, as people are busy with the holidays and we are between seasons. **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 **November 2018** are as follows:

- **HOMES:** 72↓ homes listed (\$79,000 to \$4,950,000); 5↓ pending sales (\$319,000 to \$695,000); and 79 homes have sold in 2018 (\$117,000 to \$1,800,000), totaling \$30,530,624, at 96.3% ↓ of list prices.
- **LAND:** 260↓ vacant lots listed (\$25,500 to \$3,150,000; with 21↓ pending sales (\$25,000 to \$383,000); and 109 lots have sold in 2018 (\$17,400 to \$1,100,000), totaling \$9,298,000, at 91.6% ↑ of list prices.
- **RANCHES:** 4 ranches listed (\$1,495,000 to \$4,495,000); 0 pending sales, and 1 ranch has sold in

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2018, so far! (\$2,650,000), at 93% of list price.

• **COMMERCIAL:** 22↓ listed (\$75,000 to \$800,000); 3 pending sales (\$115,000 – \$585,000); and 5 commercial properties have sold in 2018 (\$49,500 to \$498,000), totaling \$1,311,500, at 94.7% of list prices.

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

➤ **MONTANA TRIVIA** → *Did you know that... Montana is the ONLY State in the Union where Two people do NOT need to be present for a marriage?* In the United States, proxy marriages are provided for in law or by customary practice in Texas, Colorado, Kansas, and Montana. Of these, Montana is the only state that allows double-proxy marriage! Different states have different requirements, but in Montana, proxy marriages are available if one partner is either on active military duty or is a Montana resident. So, if you want a Montana marriage license, check out this interesting option. Now, for a small fee, you too can be married by double proxy in the State of Montana!
<https://www.stripes.com/news/married-in-montana-servicemembers-take-advantage-of-state-s-double-proxy-law-1.91942>

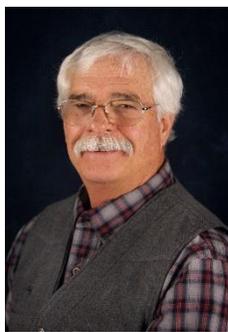


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**Ron Gay
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They are the lifeblood of our business and the greatest compliment
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USEFUL WEBSITES TO REMEMBER→

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

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