

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for JUNE 2019



Trout live in nice neighborhoods



➤ **MADISON VALLEY JUNE “HAPPENINGS”** → June was busy. There were art walks, concerts, lectures, 5K races, and preparations for an even busier July. → The old **Varney Bridge** was removed. Check out the live camera at: <https://mdt.mt.gov/pubinvolve/varneybridge/camera.shtml>. → The Madison



River Foundation has finished the first of 3 phases of the **3 Dollar Bridge Riparian Restoration**. → Virginia City hosted an **Irish Weekend** and **Montana Mule Days**. → Kids gathered in Lions Park for the Annual **Fathers’ Day Fishing Derby & BBQ**. → There was the **Pony Poker Ride** from the Pony Bar. → And everyone was disappointed when Willie’s Annual Pig Roast was canceled due to problems with liquor laws.

➤ **MADISON VALLEY JULY “HAPPENINGS”** → So much to do, so little time! **FREE Fly-Fishing Lessons** – check with **The Tackle Shop** for days and times, 682-4263. → The **Virginia City Players** and the **Brewery Follies** will be entertaining. → Sign up for the **Jack Creek Preserve Conservation Field Trip** at <http://www.jackcreekpreserve.org/>. → Cowboy Poetry Evening on the 20th at the Bear Creek Schoolhouse. → The **Ruby Valley Brew** in Sheridan will be hosting a Montana Cruise-In with cars, food, music, Farmer’s Market & family fun, from 5-9 on the 11th and 25th. → The Forest Service will be leading their annual **Wildflower Tour** on the 9th, from the Forest Service office in Ennis at 9 AM. → The **Rodeo** will start at 7 PM on the 3rd and again at 6 PM on the 4th. Start your July 4th celebration with a **Pancake Breakfast** at the Firehall from 6 – 10. Stop in at the **Car Show at the Sportsman’s Lodge** from 9 – 1:30. Watch the **Parade** go down Main Street at 10 (but get there early!). Enjoy **Barbeque and music** in Peter T’s Park at 11 AM. Check out the **Veterans Parachuting** onto the football field



at 11:45 and at 12 noon, take in the ceremony at the **Veterans Memorial**. Go to the Rodeo grounds early for the MT Mini Bucks Rodeo at 6 PM and then the **NRA Rodeo** at 7 PM. And finally, head to Virginia City for the **Fireworks** at dusk. → The **Jeffers Garden Market** will be held, on Saturdays, all summer, from 10-12, next to the Trinity Church. → Register at the **Dancing Buffalo Gallery** in VC for the **Road Agent Rally & Car Show**

on the 13th. → Go to the **Beartooth Fishing Lodge** in Cameron on the 27th and 28th for a great afternoon of food, fun, fly-fishing to raise money for the **Montana Hope Project**, from 19-20. → Try something new at the **Annual Dog & Grog Montana Microbrew** at the Bale of Hay Saloon in VC on the 19th & 20th. →

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In the meantime: Find live music at **Willie's Distillery**, **Blue Moon Saloon**, **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 get outside! But watch for bright warning signs where biologists are capturing **Grizzly Bears** with bait traps in the Gravelly and Madison Ranges, during this month. Be Bear Aware.

➤ **MONTANA NEWS** → The Missouri River Corps of Rediscovery is being reenacted as Pony resident, Thomas Elpel journeys from Three Forks MT to St. Louis, MO in a dugout canoe, over the next 6 months. You can read excerpts from his journey every week in the Madisonian. <http://www.madisoniannews.com/>. → Montana businesses received \$729 million in federal contracts in 2018, with over 60% going to small businesses. → Ranchers lost more than 37,000 livestock in Montana during the 2018 winter and received \$11.1 million from the Federal Livestock Indemnity Program.

➤ **FISHING REPORT** → **The Madison River Fishing Report for June from The Tackle Shop.** The end of June has been awesome! And we are looking forward to a great July. The constant showers and rain we have been getting are causing two things – First, we still have snow in the mountains to feed our beloved Madison River and Second, it is keeping the water temps cool. The first rule of fishing is, Fish like cool water, so find that. You do not need to look very far.

As the month starts, salmon flies are still an option. Yup! Most years, the hatch is all but done by the time the parade goes down Main Street in Ennis. This year we will still have a good 10 days into July with the Big Bugs. I cannot lie – I like big bugs. Caddis are also around in droves. If you are out in the evening and do not inhale at least 4 caddis from the air you are not on the river. Caddis big and small are here, just fish them. Those pesky neon green little stone flies along with yellow sallies are all in the soup. If you want to get technical, the PMD's are showing as well. The soup on the Madison looks a lot like the vegetable beef my mom made and not the canned stuff. Lots of good stuff floating around in there, even if you're not sure what it is.



As the month rolls on, we will see the great Parade on the 4th and shortly after the crowds will thin out to a normal summer pace. This is what we live for in Montana. Remember all those super cold months when there was no light and you were stuck inside by the wood stove? Now is the time to make up for that. Get out and enjoy the fishing even in the evening. Pro tip the evening fishing has been off the hook and most anglers are on the deck at the G Bar by 7.

With all this moisture there are mosquitos around. Bring plenty of spray. Lots of great stuff in the store. Come check out our super cool 4th of July in Ennis, the Trout capital of Montana shirt. It is even vented; in case we see real summer. Remember the friendly advice and the coffee are always free. Plus, FREE fly-fishing lessons on Tuesday, Thursday and Saturday at the store at 10 am. Come learn to cast – it's a blast. Good Fishing and God Bless, **FishEnnis**, from John Way, Owner of The Tackle Shop, **The 2017 Orvis Outfitter of the Year!** (Check it out at <http://www.thetackleshop.com>) Ennis, Montana, the **CULTURAL EPICENTER OF TROUT**. 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>.

➤ **WEATHER** → June was interesting. We kept wondering what happened to summer! Especially frustrating for gardeners! But June is the most beautiful month, with the valley so green up to snow-capped mountains. And the cool temps and rain are keeping that snow at bay so that it melts slowing instead of all at once. We had lots of exciting thunderstorms! Our daytime high was **81°** and daytime low of **48°**, a nighttime high of **53°** and a nighttime low of **34°**.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month... *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. Featured in Log Home Living Magazine, April/May 2019. Great Value at



\$545,000. 57 Echo Trail, Madison River Ranches, Cameron MT 59720. MLS #321331.
<http://www.arrowreal.com/propDisplay.php?mlsID=321331>

➤ **CURRENT REAL ESTATE NEWS** → **WASHINGTON** (June 27, 2019) – Pending home sales increased in May, a positive variation from the minor sales dip seen in the previous month, according to the National Association of Realtors®. Three of the four major regions saw growth in contract activity, with the West experiencing a slight sales decline. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, climbed 1.1% to 105.4 in May, up from 104.3 in April. Year-over-year contract signings declined 0.7%, marking the 17th straight month of annual decreases.

Lawrence Yun, NAR chief economist, said lower-than-usual mortgage rates have led to the increase in pending sales for May. *“Rates of 4% and, in some cases even lower, create extremely attractive conditions for consumers. Buyers, for good reason, are anxious to purchase and lock in at these rates.”* Yun said consumer confidence about home buying has risen, and he expects more activity in the coming months. *“The Federal Reserve may cut interest rates one more time this year, but there is no guarantee mortgage rates will fall from these already historically low points,”* he said. *“Job creation and a rise in inventory will nonetheless drive more buyers to enter the market.”*

Yun said that while contract signings and mortgage applications have increased, there is still a great need for more inventory. *“Home builders have not ramped up construction to the extent that is needed,”* he said.

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"Homes are selling swiftly, and more construction will help keep home prices manageable and thereby allow more middle-class families to attain ownership opportunities."

May Pending Home Sales Regional Breakdown - The PHSI in the Northeast rose 3.5% to 92.0 in May and is now 0.5% below a year ago. In the Midwest, the index grew 3.6% to 100.3 in May, 1.2% lower than May 2018. Pending home sales in the South inched up 0.1% to an index of 124.1 in May, which is 0.7% higher than last May. The index in the West dropped 1.8% in May to 91.8 and decreased 3.1% 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** → June was crazy busy, and properties are selling fast. If you are looking for property in the Madison Valley, don't wait! **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 **JUNE 2019** are as follows:

- **HOMES:** 82↑ homes listed (\$119,000 to \$2,990,000); 22↑ pending sales (\$89,000 to \$989,000); and 29 homes have sold in 2019 (\$150,000 to \$4,500,000), totaling \$15,639,300 at 97.6 % ↑ of list prices.
- **LAND:** 243↑ vacant lots listed (\$12,000 to \$2,200,000; with 15↑ pending sales (\$24,000 to \$2,999,999*); and 69 lots have sold in 2019 (\$12,500 to \$325,000), totaling \$5,061,950 at 89.7% ↓ of list prices.
- **RANCHES:** 5↑ ranches listed (\$1,495,000 to \$15,900,000); 1 pending sale (\$2,999,999*), and 0 ranches have sold in 2019.
- **COMMERCIAL:** 13↑ listed (\$121,000 to \$950,000); 3 pending sales (\$115,000 – \$1,000,000); and 4 commercial properties have sold in 2019 (\$130,000 to \$700,000), totaling \$1,329,000, at 91% of list prices.

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

➤ **MONTANA TRIVIA...Did you know...** *The famous western writer, Zane Grey, first chronicled the Code of the West?* The men and women who came to this part of the country during the westward expansion of the United States were bound by an unwritten code of conduct. Old West values like integrity, self-reliance and accountability guided their decisions, actions and interactions. Their survival depended upon their ability to cooperate with their neighbors – an attitude of collective responsibility to society and finding non-partisan solutions to environmental problems and other important issues. In keeping with that spirit, Madison County hopes to educate newcomers and citizens of Madison County who wish to follow in the footsteps of those rugged individualists by living in the rural area of Madison County. To that end, the county created The Code of the New West which provides information to help you make an educated and informed decision about purchasing property or buying a home in our country. You can find this booklet at: <http://www.madisoncountymt.gov/DocumentCenter/View/777/Code-of-the-New-West-PDF?bidId=>.



Photo from Distinctly Montana

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SEE YOU IN MONTANA!



Our ERA Landmark Arrow Real Estate Team

Toni and Don Bowen, Broker Associates and Accredited Buyer Broker Representatives, with over 75 years of real estate experience, between them – covering residential, commercial, vacant land, recreational & ranch properties in the Madison Valley.



**Debbie Reilly-Richardson,
Office Administration**



*Thank you in advance for
your personal referrals.*

*They are the lifeblood of
our business and the
greatest compliment you
can give us.*



*WE'RE NOT JUST HERE TO MAKE A LIVING ---
WE'RE HERE TO MAKE A DIFFERENCE!*

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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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