

# THE STRAIGHT SHOOTER

## NEWS of ENNIS and the MADISON VALLEY, MONTANA for AUGUST 2019



*Trout live in nice neighborhoods*



➤ **MADISON VALLEY AUGUST “HAPPENINGS”** → So much to do, and so little time! Our summers are short, and we try to cram as much as possible into the season. → During August, you could have gone to the Annual **Virginia City Art Show**, the **Madison Valley Arts Festival**, enjoyed the **Cowboy Poetry** at the Bear Creek Schoolhouse, attended the **Madison County Fair**, checked out **Pony Days** in Pony MT, taken the **Home Tour** sponsored by the Madison Valley Medical Center Auxiliary, bought books at the **Library Book Sale**, bought dessert at the **Pie Sale Fundraiser** at the Library, helped raise money at the annual **Noxious Weed Fundraiser** at the Corral Creek Ranch, enjoyed the old-time vaudeville performances of the **Virginia City Players** and the **Brewery Follies**, asked for an autograph from driver, Steven Torrence, of the record-breaking 2018 **National Hot Rod Assoc. World Champions, Capco Contractor Top Fuel Team**, who brought their 11,000 horsepower dragster to the Ennis School parking lot for all to see. They stopped here to visit their crew chief’s hometown. You could have celebrated the 60<sup>th</sup> anniversary of the big earthquake that created **Earthquake Lake** on August 17, 1959 and could have spent the Labor Day Weekend at the **Annual Fly Fishing Festival** in Peter T’s Park!



➤ **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → Buy great produce and goods at the Farmers Market in Pony on Saturday the 7<sup>th</sup> and 14<sup>th</sup>. → You can attend the Summer Wildlife Speaker Series on Mountain Lions at the Bridger Homestead up Bridger Canyon in Bozeman. For info go to: [www.wcsmontana.org/](http://www.wcsmontana.org/). → There are fall festivals going on, all over Montana. Check them out at: <https://www.funtober.com/festivals/montana/>. → And there are Mahjong and golf tournaments, art walks, school sports and great fishing. → You can still 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!** → Come September, there are fewer visitors and more parking places in town, yet there are still all the same wonderful things to do and see in the Madison Valley.



*The Pony Stamp Mill*

➤ **MONTANA NEWS** → BZN announced new, daily flights and destinations! American Airlines is adding **Philadelphia**, **New York LaGuardia** and **Los Angeles**. AA already provides year-around daily service to **Dallas/Ft. Worth** and winter/summer daily service to **Chicago O’Hare**. → MSU has received a large endowment for the innovative **Hilleman Scholars Program**, where 50 students are selected each year. Find out more at: <http://www.montana.edu/hillemanscholars/> → Sorry,



couldn't find much more happening in Montana, in August! Maybe everyone was out fishing!

➤ **FISHING REPORT → The Madison River Fishing Report for August from The Tackle Shop.**

September is the glory time. The river cools down, along with the weather. The elk are singing their yearly mating songs under turning aspens. the buzz of main street calms down and parking gets a little easier. The flow of the river traffic slows down after Labor Day. Those who are left are dedicated and we don't mind seeing. With the start of school and college football the faucet that is the Madison River turns a quarter turn.



If you're looking to get bent, September might just be the perfect month. We always say, "I hope Heaven looks like Montana in September." The epic hopper and ant bite we have been experiencing in August should continue at least through the first third of the month. The hoppers will be a great food source until the first frost and shortly after. Nobody knows when that will happen, and we all hope that it's not for quite a while. if you have been fishing the last few weeks you know how good it is.

After the hopper bite fades the real meat hunts come to play. September is the month the large brown trout start their migration from Ennis Lake to spawn. When they hit the river, they are aggressive and do not tolerate other fish near them. Think angry guy at the college bar at 2 am, fixing for a fight and fueled by hormones and beer. Streamers become the name of the game. Also, fish are looking to add a little summer weight before the cold starts. Big chunks of protein are irresistible.

Those looking to continue the dry fly year can fish ants until the snow flies. Fish love ants and will take them all year long. Blue winged olives will start making an impression about mid-month and on nasty weather days look for these little buggers to pop. Do not forget about October Caddis. These large, orange-bodied caddis are frustrating. Why are they October Caddis when they hatch in September? Fish them and a large soft hackle and you will find out the benefit of the fall caddis.

September is the month when we can all take a breather. Fall is for fishing. Get out and enjoy it. Stop by the store for the latest flies and lots of good discounts that are going on this month on gear. Remember the coffee and the friendly free advice are always free. Good Fishing and God Bless, **FishEnnis**, from John Way, Owner of The Tackle Shop, Chairman of the Montana Outfitting Board, and **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:**

- ✚ 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** → What a wonderful summer – once it finally arrived! This one of the **greenest** summers I can remember, and the weather has been glorious! Very little “W.” Our daytime high was **90°** and daytime low of **72°**, a nighttime high of **56°** and a nighttime low of **41°** - **very similar to July!**

➤ **REAL ESTATE TIPS** → **HOW MUCH DO POWER LINES AFFECT REAL ESTATE VALUE?** According to an article by Jane Meggitt in HomeGuides, if you are considering purchasing a property located close to overhead power lines, you need to consider the pros and cons. Aesthetics aren't the only problem. Those utility company necessities might allow you to buy the property for less money than a comparable one away from power lines, but they can also affect your resale value. In short, there are a lot of people who won't consider buying a property located close to power lines, even if they can save money on the purchase. Some people worry about the view shed and others worry about health hazards.

1. **Lower Property Values** - Proximity to power lines may lower a property's value by 10 to 30 percent. A 2013 study published in The Appraisal Journal found when comparing homes sales in Portland and Seattle in similar houses abutting and not abutting power lines, houses near power lines did sell for less, but not significantly so. The real question is, just how dangerous are power lines and how do they affect human health?

2. **Electromagnetic Fields** - Countless studies have been conducted on the effect of electromagnetic fields (EMFs) generated by power lines and their effect on people. The problem is that these studies have not come to a definite conclusion. About half of the studies conclude there is no real risk, while approximately just over one-fifth cite DNA damage from long-term EMF exposure and one-third had mixed results. EMFs are rumored to cause cancer, birth defects or miscarriages, low birth weight and heart abnormalities, but again, evidence is inconclusive. Those studies that found some correlation between power lines and cancer don't address what distance is considered safe or how much exposure is needed to cause health problems.

3. **Contact the Utility** - If you fall in love with a property near power lines and resale value isn't a concern, you can lay your fears to rest, or perhaps have them confirmed, by contacting the electric utility and requesting an on-site reading. If you're handy, you can conduct your own readings using a magnetometer. If you decide to buy, you're making an informed decision based on the nearby EMF levels.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month ... 7 Acres with exclusive access to over 2 miles of blue-ribbon fishing in Sun West Ranch, a premier property along the Madison River.** This exceptional gated community offers an unparalleled Montana Ranch lifestyle with 1,600 acres of common area, equestrian center, riding & hiking trails, underground power, phone, satellite, DSL, property & ranch management + strong covenants. **Lot 16** is ideally located, has a beautiful building site surrounded by mature pines with views of the Madison River and mountains. The lot has been surveyed topographically. The survey + a set of architectural plans for a “homestead-style” home are available to a new owner. **\$275,000.** Google Earth Coord. 45.1924591°, -111.6788406°. MLS #220224.



➤ **CURRENT REAL ESTATE NEWS** → **WASHINGTON** (August 29, 2019) – Pending home sales fell in July, reversing course on two consecutive months of gains, according to the National Association of Realtors®. Of the four major regions, each reported a drop in contract activity, although the greatest decline came in the West. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract

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signings, decreased 2.5% to 105.6 in July, down from 108.3 in June. Year-over-year contract signings fell 0.3%, doing an about-face of the prior month's increase.

*"Super-low mortgage rates have not yet consistently pulled buyers back into the market,"* said Lawrence Yun, NAR chief economist. *"Economic uncertainty is no doubt holding back some potential demand, but what is desperately needed is more supply of moderately priced homes."*

Yun expects GDP growth to ease to 2.0% in 2019 and 1.6% in 2020, but growth predictions are somewhat uncertain due to trade tensions. With slower economic growth, interest rates will remain low. Though home sales will get a short-term boost from lower mortgage rates, existing-home sales are likely to be flat at 5.34 million in 2019 given the level of sales in the first seven months of the year. Amid tight inventory conditions, the median price of existing-home sales will continue increasing, but at a slower pace of 4% in 2019, to \$269,000, and 3% in 2020, to \$278,500.

Low inventory numbers impact the nation's overall economy, according to Yun. *"A boost to home building would greatly improve economic growth,"* he said. *"More free-market prices on construction materials without government interference about where homebuilders have to get their supply will also help produce more and grow the economy. The housing industry cannot grow without more supply."*

July Pending Home Sales Regional Breakdown: All regional indices are down from June. The PHSI in the Northeast fell 1.6% to 93.0 in July and is now 0.9% lower than a year ago. In the Midwest, the index dropped 2.5% to 101.0 in July, 1.2% less than July 2018. Pending home sales in the South decreased 2.4% to an index of 122.7 in July, but that number is 0.1% higher than last July. The index in the West declined 3.4% in July to 93.5 but still increased 0.3% above 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** → August was busy with closings, as a result



of all the earlier sales activity. It is starting to slow down as vacations are over, schools are back in session. The next tourist hatches will be retirees and then the hunters. Fishermen will still be here enjoying fewer people on the river and great conditions. **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 2019** are as follows:

- **HOMES:** 84↑ homes listed (\$85,000 to \$2,990,000); 17↓ pending sales (\$365,000 to \$1,175,000); and 55 homes have sold in 2019 (\$70,000 to \$4,500,000), totaling \$24,887,300 at 96.2%↑ of list prices.
- **LAND:** 251↑ vacant lots listed (\$9,000 to \$2,200,000; with 25↑ pending sales (\$34,900 to \$366,000); and 97 lots have sold in 2019 (\$12,500 to \$2,900,000), totaling \$10,710,950 at 92.2%↓ of list prices.
- **RANCHES:** 7 ranches listed (\$599,000 to \$15,900,000); 0 pending sales, and 0 ranches have sold in 2019.
- **COMMERCIAL:** 15 listed (\$99,000 to \$950,000); 3↓ pending sales (\$69,000 – \$165,000); and 6 commercial properties have sold in 2019 (\$90,000 to \$950,000), totaling \$2,369,000, at 91% 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 60 years ago, the second largest earthquake to occur in the lower 48 states in the 20<sup>th</sup> century happened here in the Madison Valley? It was near midnight on August 17<sup>th</sup>, 1959 when an earthquake near the Madison River triggered a massive landslide. The slide moved at 100 mph and in less than 1 minute, over 80 million tons of rock crashed into the narrow canyon, blocking the Madison River and forming Earthquake Lake. This earth-changing event, known as the Hebgen Lake Earthquake, measured 7.5 on the Richter scale. Twenty-eight people lost their lives in the event. In 1967, the Forest Service’s Earthquake Lake Visitor Center opened its doors for the first season of operation. Today, the center provides interpretive services for more than 50,000 visitors annually. The natural attractions and the easily seen effects of the strongest earthquake in the Rocky Mountains has made this area one of the outstanding scenic and geological study areas in the west. The Earthquake Lake Visitor Center is located 27 miles northwest of West Yellowstone, Montana on US Highway 287. It is 44 miles south of Ennis, MT and 99 miles southwest of Bozeman, MT. [https://en.wikipedia.org/wiki/1959\\_Hebgen\\_Lake\\_earthquake](https://en.wikipedia.org/wiki/1959_Hebgen_Lake_earthquake).



## ***SEE YOU IN MONTANA!***

***Be not afraid.***



### **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.

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



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

Debbie Reilly-Richardson  
Office Administrator

**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/](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 Big Sky MLS  
[www.eralandmark.com](http://www.eralandmark.com) – Our Main Office website, covering Bozeman, Livingston, Big Sky & Ennis

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<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

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