

THE STRAIGHT SHOOTER

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



Trout live in nice neighborhoods



➤ **MADISON VALLEY SEPTEMBER “HAPPENINGS”** → There is a lull after Labor Day and it does slow down somewhat, but we were still busy with Farmers’ Markets, Wildlife Speaker Series, golf, fishing, bowling, eating at all our great restaurants, four-wheeling, entertaining company, art walks, hiking, gardening and just enjoying some nice “summer weather.” → The Senior Center hosted an **Empty Bowl Fundraiser** to support the Senior Center and the Meals on Wheels program.



➤ **MADISON VALLEY OCTOBER “HAPPENINGS”** → **Virginia City** rolled up their sidewalks for the season, but you can still hang out at the **Pioneer Bar** and shop at **Rank’s Drugs**. → There are fall festivals going on, all over Montana. Check them out at: <https://www.funtober.com/festivals/montana/>. → Take a class in **Natural Hide Tanning** at a CE class workshop in Ennis on the 14th. → Ennis is THE place to be, the day before rifle season starts! Hundreds of people will show up for the 34th **Annual Hunter’s Feed** on the 25th, from 3 – 5 PM. You can try out an amazing array of wild game meat dishes, all up and down Main Street Ennis. It is free and fun! → 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!**



➤ **MONTANA NEWS** → **Wild pigs are heading to Montana!** These feral pigs, a hybrid species between domesticated pigs and true wild varieties, are gathering on the Canadian-Montana border. Weighing between 125 and 250 pounds, and sometimes breaking the 400-pound mark, wild pigs are incredibly dangerous due to their aggressive nature, speed and pronounced, sharp tusks, according to Texas Wildlife and Parks. They have also been dubbed “ecological train wrecks,” causing soil erosion, water-quality degradation and crop destruction. Montana FWP is asking for help – **“Squeal on Pigs”** by alerting officials to their location and numbers. Call 406-444-2976. For more info: <https://montanawildlife.org/feral-swine-threat-is-real/>.



➤ **HUNTING REPORT** → **The end of summer equals bow-hunting season equals bears in the woods.** Cooler temperatures remind everyone that winter is coming, especially the bears preparing for hibernation. A hungry bear is a dangerous bear. After several recent grizzly bear encounters in the Gravelly Range left four hunters injured, FWP has closed the Cottonwood Creek Road. One of the bears was wounded which makes for even more dangerous conditions in that area. The moral of the story is to be very cautious, don’t hunt alone and use bear spray rather than shooting at a charging bear.



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

A nasty winter storm marked the change from September from October. In fact, as I write this, snow is falling on Main Street again, for the third day! Usually we get an equinox storm that marks the change from summer like weather of early September to the fall cycle. This was the storm on steroids. Gone for now are the yellows and reds of fall colors, the brisk mornings and sunny afternoons and the slow transition. Fall was great all 3-4 days of it we had so far. Seriously, we will return to our regularly scheduled viewing of fall shortly.

What this storm will do is change the fish. They now realize along with the rest of us that winter is coming and its cold. They will start getting hungry for big protein to fatten up. Also, the brown trout that have been getting ready for spawning will kick it in high gear. It's a race to the finish line now.

If you're fishing this month, say goodbye to the terrific hoppers of summer and embrace the dark side. By dark side I mean dark streamers. Think Darth Vader in fly form. The nastier the better. We like black, olive and storm trooper white for fall on the Madison. Make like a sculpin and wiggle it. Keep them tied to stiff tippet like 2X because when they hit it will be like violent, like the death star blowing up.

If a guy wants to find a few more dry fly fish, you are still in luck. The nasty weather brings out the Blue Winged Olives (BWO). Look for these tiny mayflies on overcast days, usually when there is some rain. Water temps need to be in the 46-degree range for the best hatches. This is a *hunt and peck* game. Look for risers in the slicks behind rocks, on inside bends and anywhere that is slower. If you want to follow a bobber, I am sure you will catch some fish. Stone fly nymphs, BWO nymphs and things like worms and eggs will find fish river wide.

Winter is coming but fall is here now, so get out and enjoy some alone time on the river. Big fish are hungry and waiting for you. The weather will soon go back to a more traditional fall, I promise.

Stop by the store for all the latest intel and an entire empire of dark streamers. The coffee and the friendly advice are always free. Lots of good stuff on sale this time of year. Stock up for next season, get some Christmas gifts for the fly fisherman on your list checked off or just splurge. Remember friendly fly shops know winter is coming as well. 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**. (406) 682-4263 or cell: (406) 370-5206.



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** → Well, we had our 3 weeks of summer and 3 days of fall and 3 days of winter, all in September! Last month was totally schizophrenic. It was a good tease and a reminder that winter is actually coming but we are still hoping for a gorgeous Indian Summer in October. In **September**, our daytime high

was **92°** and daytime low was **38°**; our nighttime high was **58°**, and our nighttime low was **25°**; and **several inches of snow the last 3 days! - So Crazy!**

➤ **REAL ESTATE TIPS → LIVING IN THE WILD WEST.** Many people dream of moving west and building their dream home in the hills, away from people, traffic, rules and regulations. It sounds good and this dream brings a lot of folks to Montana. Many are surprised to learn that even though we do have lots of wide-open spaces and few people, there are still laws, rules, regulations, restrictions and unwritten codes of conduct. Read more: <https://madisoncountymt.gov/DocumentCenter/View/777/Code-of-the-New-West-PDF?bidId=>). There are also conditions that are unfamiliar to people moving from more urban areas: Some of those conditions and common-sense guidelines would be:

1. Not all roads are paved or plowed. Many roads are gravel and may or may not be maintained.
2. Emergency response cannot be guaranteed. Fire and ambulance staff are often volunteers.
3. Utility services may be unavailable or may not operate at urban standards. Many folks live “off the grid.”
4. Properties may have septic systems and wells rather than city services. There is a lot to learn about using and maintaining these systems.
5. Wildlife are great to observe but can become pests around your home. It is against the law to feed wildlife in Montana.
6. Weather is unpredictable. Always be prepared for quick changes. It can snow any month of the year in Montana!
7. Agriculture is all around and a part of western life. The neighbor may be haying at 10:00 at night and it is his right.
8. Montana has an **open range** law which means you must fence livestock out, not in. If you don't want the neighbor's cows in your yard, it is your responsibility to fence them out.
9. Ownership of rural land requires continual stewardship and land management. Especially in the fight against Noxious Weeds. Educate yourself and be responsible for keeping your property weed free.
10. Homes should be built to blend into the landscape rather than stand out. Avoid building on ridgelines. Select architectural compatibility with the rural landscape, in design, materials, colors, and roofs, respectful of the rural character and natural beauty of the community and its environment.
11. Water rights are sacred and need to be understood by property owners. You need to be certain whether you have any water rights on the creek or ditch that runs through your property.
12. Choose a firesafe location for building and keep it free from flammable vegetation, creating a defensible space, to at least 30' from the house.
13. Dark Skies Protection is a way to reduce sky glow and keep our Big Sky clear and beautiful. Avoid unshielded, over bright and dusk to dawn lights.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month ... 4.39-acre lot BORDERING the runway**, at the Ennis “Big Sky” Airport, which allows for “aircraft” commercial activities. Build your hangar here and buy the neighboring 10-acre lot for your residence! The Airport has a 6,600' paved runway with GPS RNAV approach, full-service FBO, Jet A/100LL, heated aircraft hangar, passenger terminal & lounge, rental cars, shuttle service, helicopter shuttle, aircraft rental, charter & scenic flights. FAA Identifier, EKS. Go to: <http://www.airnav.com/airport/keks>. Power & phone to lots. A great place for “fly-in/fly-out” vacations. This subdivision is right up against the Lee Metcalf Wilderness and close to great hunting + fishing on the Madison River. **Lot 20-A, 4.39 acres for \$75,000**, MLS #300635 GoogleEarth Coord. 45.271907°, -111.645997° and **Lot 19-A, 10 acres for \$90,000**, MLS #300629. GoogleEarth Coord. 45.271825°, -111.643934°.



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➤ **CURRENT REAL ESTATE NEWS → WASHINGTON** (September 26, 2019) – Pending home sales increased in August, a welcome rebound after a prior month of declines, according to the National Association of Realtors®. Each of the four major regions reported both month-over-month growth and year-over-year gains in contract activity. The Pending Home Sales Index (PHSI),* www.nar.realtor/pending-home-sales, a forward-looking indicator based on contract signings, climbed 1.6% to 107.3 in August, reversing the prior month's decrease. Year-over-year contract signings jumped 2.5%. An index of 100 is equal to the average level of contract activity.

"It is very encouraging that buyers are responding to exceptionally low interest rates," said Lawrence Yun, NAR chief economist. *"The notable sales slump in the West region over recent years appears to be over. Rising demand will reaccelerate home price appreciation in the absence of more supply."*

All regional indices are up from July, with the highest gain in the West region. The PHSI in the Northeast rose 1.4% to 94.3 in August and is now 0.7% higher than a year ago. In the Midwest, the index increased 0.6% to 101.7 in August, 0.2% higher than August 2018. Pending home sales in the South increased 1.4% to an index of 124.4 in August, a 1.8% bump from last August. The index in the West grew 3.1% in August 2019 to 96.4, an increase of 8.0% from a year ago.

Yun noted that historically low interest rates will affect economic growth, especially home buying, going forward. *"With interest rates expected to remain low, home sales are forecasted to rise in the coming months and into 2020,"* said Yun. *"Unfortunately, so far in 2019, new home construction is down 2.0%. The hope is that housing starts quickly move into higher gear to meet the higher demand. Moreover, broader economic growth will strengthen from increased housing activity."*

The National Association of Realtors® is forecasting home sales to rise 0.6% in 2019 and another 3.4% in 2020. Housing starts are predicted to increase by 2.0% in 2019 and jump an additional 10.6% in 2020, which in turn raises GDP to growth at 2.0% in 2020.

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 →** September slowed down enough to catch our breath and regroup. Residential & land listings are down, as expected. **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 **SEPTEMBER 2019** are as follows:

- **HOMES:** 74↓ homes listed (\$85,000 to \$2,990,000); 14↓ pending sales (\$249,500 to \$899,000); and 66 homes have sold in 2019 (\$70,000 to \$4,500,000), totaling \$29,242,200 at 95.2%↓ of list prices.
- **LAND:** 231↓ vacant lots listed (\$9,500 to \$2,200,000; with 26↑ pending sales (\$9,000 to \$366,000); and 116 lots have sold in 2019 (\$12,500 to \$2,900,000), totaling \$12,080,850 at 95%↑ of list prices.
- **RANCHES:** 8 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); 2↓ pending sales (\$165,000 – \$305,000); and 8 commercial properties have sold in 2019 (\$54,000 to \$950,000), totaling \$2,538,000, at 91% of list prices.

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

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➤ **MONTANA TRIVIA...Did you know ... that there are 14,968 active mining claims in Montana?** And there are 1,439 active claims just in Madison County, which ranks third in the number of claims in the state. The top commodities mined in Montana are gold, silver and lead. There are 7,750 records of mines in Montana. There are mining claims for sale and are generally in remote locations. Mines and mining claims are administered by the Bureau of Land Management and are the definitive source of information. There are Patented and Unpatented Mining Claims and it is important to know the difference. A Patented Mining Claim is one for which the Federal Government has passed its title to the claimant, making it private land. A person may mine and remove minerals from a mining claim within a mineral patent. However, a mineral patent gives the owner exclusive title to the locatable minerals. It also gives the owner title to the surface and other resources. This means: You own the Land as well as the minerals. An Unpatented Mining Claim is a particular parcel of Federal land, valuable for a specific mineral deposit or deposits. It is a parcel for which an individual has asserted a right of possession. The right is restricted to the extraction and development of a mineral deposit. The rights granted by a mining claim are valid against a challenge by the Used States and other claimants only after the discovery of a valuable mineral deposit. This means: You are leasing, from the government, the right to extract minerals. No land ownership is conveyed. <https://thediggings.com/usa/montana>; <https://www.blm.gov/programs/energy-and-minerals/mining-and-minerals/locatable-minerals/mining-claims>; <http://www.1881.com/minedef.htm>



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.



*Debbie Reilly-Richardson
Office Administrator*

*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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