

# THE STRAIGHT SHOOTER



## NEWS of ENNIS and the MADISON VALLEY, MONTANA for the month of MAY 2011

*Trout live in nice neighborhoods.*

➤ **ENNIS AND MADISON VALLEY “HAPPENINGS”** → May in Montana is the “in between” winter and summer. The sun comes out and people start planning their gardens. Then it snows and they dig out their shovels and winter coats. It is never boring and ho hum – the changes keep you on your toes. → The Ennis landscape has had several changes since last year that are most likely the result of the economy. John Rolfe, the owner of The Reel Decoy and Pit Stop Pizza has combined the two at the old Reel Decoy location and is now serving just pizza and barbeque. The Claim Jumper Saloon sold and is now the Gravel Bar and Banditos, serving great food in a pleasant atmosphere. The old Bear Claw is under new ownership as the McAllister Inn. The Creamery is closed, the Family General Store is closing and everyone is hoping that Restedvedt’s Meat Market will reopen soon. We all need a good summer season to jump start our economy and our enthusiasm. On a positive note, the Farm To Fork organization has had great success with their new greenhouse and has been selling fresh produce for several weeks now. They have been supplying the Ennis schools and expect to have a bountiful harvest for the summer Farmers Market.



Snowpack in the Madison Range

➤ **MONTANA HAPPENINGS** → If you have been *Montana dreaming*, then go to <http://www.visitmt.com/> and check out all the things this great state has to offer visitors. When the rest of the world is going nuts, Montana is an oasis of sanity. → It is springtime in the Rockies, time for the bears to wake up from their hibernation. There is a great website for kids to learn all about the 800 or so grizzly bears in Montana, at [http://montanakids.com/plants\\_and\\_animals/animals/grizzly\\_bears.htm](http://montanakids.com/plants_and_animals/animals/grizzly_bears.htm).

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➤ **JUNE EVENTS** → June is the beginning of the “season” in the Madison Valley and there is something for just about everyone. →The Farmers Market resumes on June 4<sup>th</sup> in a new location in the Valley Bank parking lot from 9 am – Noon. This is THE place to be every Saturday morning during the summer. It is a social happening – a great place to meet and greet old and new friends. →The Lion’s Club Kids & Father’s Day Fishing Derby will be held in the Lions Club Park on June 19<sup>th</sup>. There are really big fish in that pond! → Get in shape for the 4<sup>th</sup> Annual Madison Marathon, the highest road marathon in America, at 9,587 feet, in the Gravelly Range, on June 24<sup>th</sup>. Registration beings June 1. →. Save the date! Mark it on your calendar! June 24<sup>th</sup> is the Guardians of the River Gala Banquet! The Madison River Foundation’s annual fundraising event and will be held at the famous Old Kirby Place in Cameron. → Or if you would rather exercise than eat, then put your running shoes back on for the Madison County Relay for Life on June 24th, raising money for the American Cancer Society →**This should keep people busy for a while and get them warmed up for an exciting July.**



➤ **FISHING REPORT**→ The high water has caused closures at several fishing access areas but the Madison River is stable - thanks to our dams. Kelly Galloup from the Slide Inn reports that May 28<sup>th</sup> was “another great opener on the Upper Madison. Water clarity remains around 8 inches of visibility.” The Dam was 1,620 CFS, Kirby was 1,910 CFS and Varney was 2,510 CFS, with water levels rising. PPL raised the dam flows so the conditions were changing. It is time to take your fly rod out and plan your next Madison River fishing adventure. ...**check out additional fishing reports at:**



- ✚ Kelly Galloup’s Slide Inn, <http://www.slideinn.com/blog/category/fishing-report/>.
- ✚ Dan Delekt’s report at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- ✚ The Tackle Shop’s Orvis report at [http://www.orvis.com/fishing\\_report.aspx?locationid=5974](http://www.orvis.com/fishing_report.aspx?locationid=5974)
- ✚ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.

➤ **WEATHER**→ **May 2011** was the wettest month in Montana’s history, according to National news. Cooler weather and more moisture has kept area rivers from jumping into flood stage, but spring runoff is really just starting and residents in southwest Montana can anticipate flooding, according to a National Weather Service hydrologist. The Montana “Snotel” – Snow water equivalent percent of average, shows the Madison River Basin at 141% of normal. And this is the lowest in the state! The Smith, Judith & Musselshell River Basins are at 238% of normal! I guess this means our drought in Montana is really, really over. The La Nina is waning and what that means for both temperatures and precipitation in June is still unknown. After days and days of rain, we had snow in Ennis on May 27<sup>th</sup> – big, fat, fluffy flakes, coming straight down – and sticking! The statistics show the May temperatures in Ennis as: a high of 73° and a low of 22°, with an average high of 58° and an average low of 35°. Our recorded **May** precipitation totaled **2.76”**. But in spite of this wild spring weather, I am happy to live in the Madison Valley where I’ve never experienced a tornado, hurricane, tsunami, flood, forest fire, or volcano eruption and the only earthquakes I’ve experienced were nothing compared to Southern California!



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➤ **HUNTING REPORT** → Montana Gov. Brian Schweitzer has all but declared open season on gray wolves, ordering wildlife officers not to investigate or prosecute ranchers who shoot the endangered animals to protect their livestock, [CNN](#) reports. He's also directed them to kill entire packs if they endanger the state's elk or livestock. Schweitzer, a Democrat, revealed his plan in a defiant letter to Ken Salazar on Wednesday, arguing that Montana's wolf population had "fully recovered." <http://www.newser.com/story/112386/montana-governor-brian-schweitzer-oks-shooting-endangered-wolves.html>.



➤ **REAL ESTATE TIPS - Some Great Staging Ideas!**

If you are ready to move to Montana but have to sell your home, somewhere else first, here are some tips from creative Realtors around the country, which could help you sell it faster.

- 1) **Create a Focal Point** – “Pick out the most visible corner and place a large plant. Set up a spotlight behind it so it lights up the leaves and throws an interesting shadow on another wall.” Izabela Stone, Keller Williams Realty, Apollo Beach, FL.
- 2) **Set up a Chat Room** – “Be sure that the living room furniture is positioned for conversation as well as entertainment.” Rana Lindhorst and Troy Schmidt, Prudential One Realty Centre, Edwardsville, IL.
- 3) **Get Rid of Carpet Dents** – “Furniture often leaves indentations in the carpet. When a piece of furniture is moved, put medium-sized ice cubes in the imprints. As the ice melts, it causes the compacted carpet to expand and erase those imprints.” Shawn Moss, Century 21, C.R. O’Neil & Co.
- 4) **Add Luxurious, Affordable Touches** – “If the master bedroom is too boring, I have my sellers go out and buy a new luxury comforter set with bed skirt, throw pillows, matching valances, etc. The right set will totally transform a boring master bedroom into a luxury hotel suite.” Karen Walton, Share Realty, Midlothian, VA.
- 5) **Add Bathroom Elegance** – “Get some decorative hand towels, tie a sheer ribbon around them and place them on towel racks in all of the bathrooms. This does wonders to dress up the bathrooms of your listings. I also put some dried flowers and candles in complementary colors to add a little more pizzazz.” Haley Hwang, Coldwell Banker, Glenview, IL.
- 6) **Put a Lid on It** – “The best thing you can do for your home, vacant or not, is to close all the drains, sinks, and tubs; close all the lids on all the toilets; close all the closet doors; and let all the sun in. You’ll get amazing immediate results and the cost is zero dollars.” Judith Preston, HomeSmart International, Anthem, AZ.
- 7) **Add a Splash of Color Everywhere** – “Our best staging tip is to add bright, bold colors to the kitchen and bathrooms with accessories, towels, and plants. A vase with red flowers can add interest to the photo when placed on a kitchen island or bar. We like burgundy or black towels in a neutral bathroom and green silk plants in the living areas.” Holly Janney, Realty Executives Associates, Knoxville, TN.
- 8) **Light it Up** – “Replace the light bulbs in the home with higher wattage bulbs. Buyers like ‘light and bright,’ and the brighter light bulbs make all the difference in the world. Inexpensive and easy!” Ann Bishop, Ann & Denny Bishop Group, Realtors, Wichita Falls, TX.
- 9) **Tease Their Noses** – “I believe in appealing to all five senses of a buyer, including smell. I always put something in the oven like apple pie or fresh bread.” Chad C. Caramanna, Shadetree Realty Group Inc., Fellsmere, FL.
- 10) **Expand the Closet** – “One of the most overlooked areas of staging is the closet. I tell my clients to remove the clothes they only wear once in a while. The ideal closet will have significant space (2

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hangars worth) between the hangars.” Joseph F. San Angelo, Coldwell Banker Real Estate, Clifton, NJ.

**11) Say ‘Welcome Home’** – “There’s nothing more pleasing than a front step or porch with bright and cheerful planters filled with plants and flowers. It says ‘welcome to your new home!’” Carol Anderson, Coastline Realty, Cape May, NJ.

**12) Create a Curb Appeal Checklist** – “A top item on the staging list should be curb appeal items. (You can’t get people in if they don’t like the drive-by.): Trim shrubs, fix peeling paint, tidy up and add greens or planters near the entrance.” Lori Geraci, Bannon & Hebert Properties LLC, Middlebury, CT.

**13) Make it Memorable** – “I have two things that I do when staging a home. First, I hang a wreath on the front door. Second, *I hang a black nightgown on the master bathroom door.* The buyer (husband) always remembers that house!” Cissy Snyder, Svetlik Real Estate, Sumter, SC.

**Hmmm....!**

➤ **CURRENT REAL ESTATE MARKET**→ According to the National Association of Realtors®, May 27, 2011, pending home sales fell in April with regional variations following increases in February and March, with unusual weather and economic softness adding to ongoing problems that are hobbling a recovery.

The [Pending Home Sales Index](#), a forward-looking indicator based on contract signings, dropped 11.6 percent to 81.9 in April from a downwardly revised 92.6 in March. The index is 26.5 percent below a cyclical peak of 111.5 in April 2010 when buyers were rushing to beat the contract deadline for the home buyer tax credit. The data reflects contracts but not closings, which normally occur with a lag time of one or two months.

[Lawrence Yun](#), NAR chief economist, said the dip in contracts may be due to temporary factors. “The pullback in contract signings is disappointing and implies a slower than expected market recovery in upcoming months,” he said. “The economy hit a soft patch in April from sharply rising oil prices, widespread severe weather with the heaviest precipitation in 20 years, and a sudden rise in unemployment claims. Even with very favorable affordability conditions, job growth and a pent-up demand from abnormally low household formation during the past three years, the recovery will continue to be uneven and sluggish given the ongoing credit constraints,” Yun said.

➤ **LOCAL REAL ESTATE MARKET STATISTICS** → So what do those national statistics mean for our area? Housing sales in the West are still higher than for the rest of the country, with less of a percentage drop. People still love the West and Montana in particular. The Wilderness Lodge, a local resort in the mountains near Cliff & Wade Lakes, had a full house Memorial Day weekend. Even with the bad weather, people are here and they will be looking for real estate – *bargains*, that is. We are seeing more wheeling & dealing and more cash sales. May has been a very busy month for Arrow Real Estate. We have received offers on several properties, have two under contract and we are working on several other potential sales. Several high priced, luxury properties have



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sold in the valley this year which is a good indication that there is still money for the “right” real estate. The **Southwest Montana Multiple Listing** statistics for the Madison Valley (including Ennis, Cameron, McAllister, Virginia City, Harrison, Pony, Whitehall and Cardwell), for the month of **May 2011**, are as follows:

- **LAND: 356 vacant lots listed, 3 pending sales, 9 lots sold year-to-date.**
- **HOMES: 150 homes listed, 7 pending sales, 13 homes sold year-to-date.**
- **FARMS AND RANCHS: 3 listed, 0 pending sales, 1 ranch sold, year-to-date.**

➤ **YOU KNOW YOU’RE FROM MONTANA WHEN...***you slept through the night, unawakened by a siren.*

➤ **MONTANA TRIVIA** → Did you know that Madison County was the last county in the United States to adopt the Federal Food Stamp Program? In January 1975, a Federal judge ruled that Madison County, Montana must participate in the Federal Food Stamp Program, even though a majority of the county residents didn’t want any part of it. Montanans are proud, independent and like to take care of themselves and their own.

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



**Toni and Don Bowen,  
Brokers/Owners,  
Arrow Real Estate**



**Jay Willett and Karen Swedman  
Brokers, Arrow Real Estate  
also Property Managers and Owners of  
Apex Management**



**APEX MANAGEMENT** offers full service property management in the Madison Valley. Whether you are interested in using your home as a vacation rental or a long-term rental, or looking for assistance in finding a rental, you can expect quality service with a positive attitude. See our website at: [www.apexmontana.com](http://www.apexmontana.com) or call us at **(406) 682-7112**. Apex Management is **not** a part of Arrow Real

*Check out the List of **USEFUL WEBSITES**  
relating to the Madison Valley, on the following page →*

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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.mvmcf.org> – the Madison Valley Medical Center Foundation website  
<http://www.mvvetsmemorial.org> – The Madison Valley Veterans Memorial website  
<http://ennis.communityblogs.us/2008/11/17/ennis-community-blog/> - comments and events in Ennis  
<http://adayinthelifeofalemon.blogspot.com/> - famous local sculptor, David Lemon's site  
<http://my-montana-moments.blogspot.com/> - Artist Penny Hall's photo journal of her MT experience  
<http://ennismontanahomesandland.blogspot.com> – Ennis, Montana Happenings, from **Arrow Real Estate**

**MADISON COUNTY:**

<http://madison.homestead.com/index.html> - 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

**SKIING:**

[www.moonlightbasin.com](http://www.moonlightbasin.com) – Check out latest snow conditions on the hill 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

**REAL ESTATE:**

[www.arrowreal.com](http://www.arrowreal.com) – A wealth of resource information, local listings and a portal to the SW MT MLS  
[www.houselogic.com](http://www.houselogic.com) – Helpful information from the National Association of Realtors

**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.slideinn.com/blog/category/fishing-report/>, Kelly Galloup's Slide Inn  
<http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>, Dan Delecta's site  
[http://www.orvis.com/fishing\\_report.aspx?locationid=5974](http://www.orvis.com/fishing_report.aspx?locationid=5974), The Tackle Shop's Orvis report  
<http://www.madisonvalleyranch.com/blog/>, The Madison Valley Ranch  
<http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>, Madison River Fishing Company.

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