



# LIVE WATER

PROPERTIES

HUNTING | RANCHING | FLY FISHING | CONSERVATION

## SPRING CREEK RANCH

FREDERICKSBURG, TEXAS

26.75 ACRES | \$1,579,000

If a laid-back country lifestyle in Fredericksburg, TX, is your dream, you will want to see Spring Creek Ranch. This classic single-story Hill Country home is 2,517 sqft feet with three bedrooms and two bathrooms. It is situated on  $\pm 26$  private acres inside the established gated community of Spring Creek Estates, which offers sensible restrictions for its 23 property owners.

The property boasts approximately  $\pm 500'$  of Spring Creek, which is historically considered to be year-round water. However, the current drought cycle has suspended the flow, leaving pockets of deep pools for wildlife. A deep-water pocket on this site recently produced a few bass for the listing broker, who also resides in the neighborhood. If bird and wildlife watching are your entertainment, then SCR will not disappoint. The area is teeming with white tail deer, wild turkey, a healthy herd of axis deer, and many species of native songbirds and raptors.

### Contact:

**Mark Harman**

Texas Broker

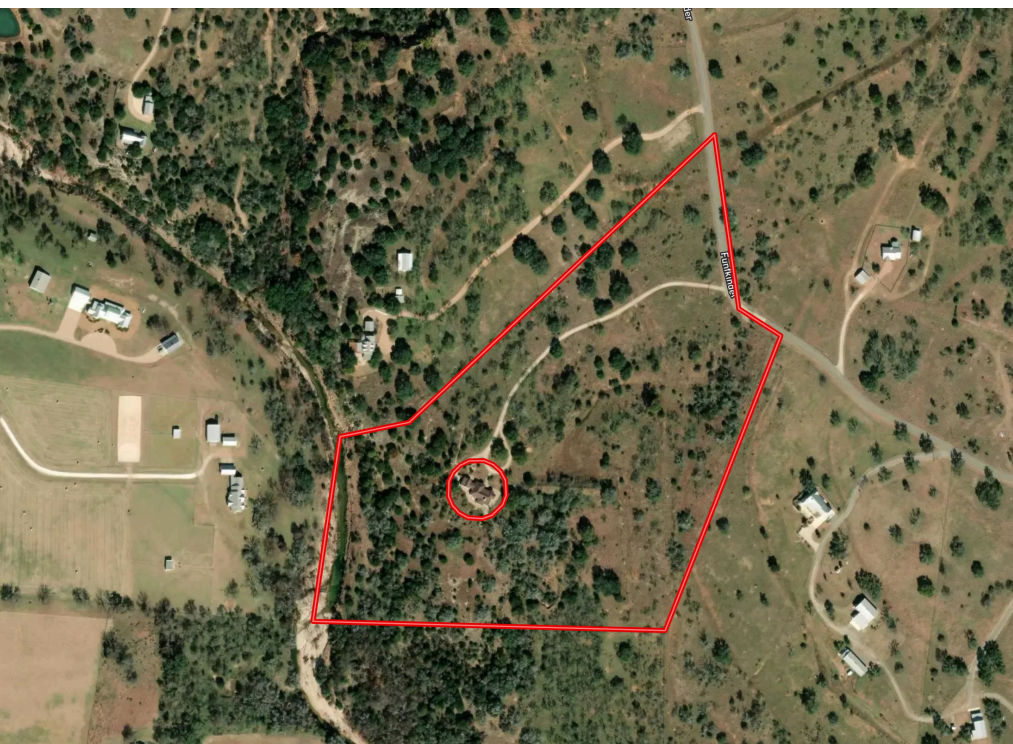
[mark@livewaterproperties.com](mailto:mark@livewaterproperties.com)

214.733.4239

[livewaterproperties.com](http://livewaterproperties.com)







## Property Highlights

- Private residential hill country living in Fredericksburg, Texas
- Quiet and private neighborhood
- 25GPM water well
- Diverse landscape with native trees and brush
- Perimeter fenced  $\pm 26$  acres with two gated entrances
- Abundant wildlife
- Nice views
- Stone fire pit and koi pond
- Paved road access
- Hunting allowed on tract 10
- Sensible HOA restrictions and dues

\*\* This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.