



# Smile on Spring Creek

FREDERICKSBURG, TEXAS

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



# Smile on Spring Creek

Fredericksburg, Texas

±124 Acres | Listing Price: \$8,800,000



## Contact

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Traveling down Highway 290, 10 miles west of Fredericksburg, Texas, it's impossible to miss the ±124 acre ranch known as Smile on Spring Creek. Instead of an X, 25-foot-tall limestone letters affixed by rebar to a steep berm that spell out "SMILE," marks the spot.

The one-of-a-kind property that fronts on Old Harper Road and HWY 290 W provides peaceful, elbow room minutes from Fredericksburg's charming, revitalized downtown that provides plenty of reasons to smile. A rare mix of natural beauty, abundant water and rich history with touches of wonder and whimsy exists within its low-fenced boundaries.











## Acreage

The land, which has been chemical-free and not hunted for more than 20 years, gently undulates. It includes uplands with the deeper, richer soil found in the bottomland, surrounding Spring Creek and a second unnamed spring-fed creek. Both banks of Spring Creek, one of Gillespie County's major year-round creeks, run through the property for about 350 yards, providing private access.

The unnamed creek is within the watershed of the 2± acre stocked pond. The pond, which is supplied by a strong spring, did not dry up during 2023's searing drought.

The native grassland is a haven for wildlife ranging from white-tailed deer, axis deer, raccoons, ringtails and other small mammals to Rio Grande turkeys, songbirds and thriving native bee colonies. The land, in collaboration with a neighbor, has been lightly and occasionally grazed by cattle, sheep and goats to maintain its agricultural valuation. With little effort, the ranch could be transitioned to wildlife valuation.

Pecan, post oak, live oak, Spanish oak, red oak, blackjack oak, black walnut and wild cherry trees are just some of the many species that dot the landscape. Native brush, such as possumhaw holly, provides a natural buffet and plentiful cover for the wild denizens. In addition, edible and medicinal native plants abound. For those seeking the self-sufficiency that comes from living close to the land, Smile on Spring Creek offers an unprecedented opportunity to get back to the basics without giving up the conveniences of modern life.





## Improvements - *The Main Residence*

The Schnerr family staked their claim here in the 1850s and built a one-room rock house. After they completed the home, the Comanches attacked and burned it. The family survived and built a one-room wooden frame house, where they lived until 1904 when they completed the two-story limestone house. Family members lived in the house, which was built from limestone quarried on the property, until about 1950.

The home was abandoned and used as a barn until 1990, when the estate sold the property. The new owner not only restored the home and modernized its infrastructure, but added a stone-clad addition that expanded the footprint to 5,000± sqft. In the original section of the house is crafted from limestone blocks that are 20 inches thick; the addition is a 2 x 4 wood frame covered on both sides by an 8-inch stone veneer.

The thick rock walls keep the home's interior cool in summer and warm in the winter. Because of the home's solidity, storms carry little threat and outside noise is almost non-existent. Today, a home like this would be almost impossible to build because of the craftsmanship required and the prohibitive cost.

The proud matron, bedecked with gingerbread trim, a double-decker front porch and topped with a metal roof, stands as a testament to history and hospitality. A 300-year-old live oak that has witnessed the comings and goings of humans for centuries, towers next to her, casting a wide shade. Texas' past comes to life in the foyer, which the pioneering family, like the other German settlers in the area, designed with practicality in mind. While the space served to welcome guests, it also provided emergency shelter for the family's livestock in severe weather. The beadboard and floors are original. A door hides the stairs that lead upward to the second floor.

The house has three to five bedrooms depending on the owners' preference. The current owner has designated three as bedrooms and used the others as an office and art studio. Original floors, beadboard, cabinetry and rough-hewn limestone walls lend their distinctive character throughout. There are four and a half baths. The spa bath, with its champagne-bubble tub and rain shower, is a surprising delight tucked in upstairs. It provides a private space to relax and recharge.

The new addition includes a galley-style kitchen with glass front cabinets that open into the living space and the dining area. The gathering space, designed for entertaining, is anchored by a fireplace with an inset stove.

The party can continue outside on the covered porch and the courtyard surrounding the sparkling swimming pool. Carrying on the use of native materials with the pool deck, retaining walls and picnic area which are all constructed from limestone.









## Improvements – Guest Houses

Guests will be enraptured by the unique lodging options at their disposal. All of the guest houses are within an easy stroll of the main house and the pool. In addition, the property features a 30' x 50' metal storage building and horse stalls for those who enjoy equestrian pursuits.

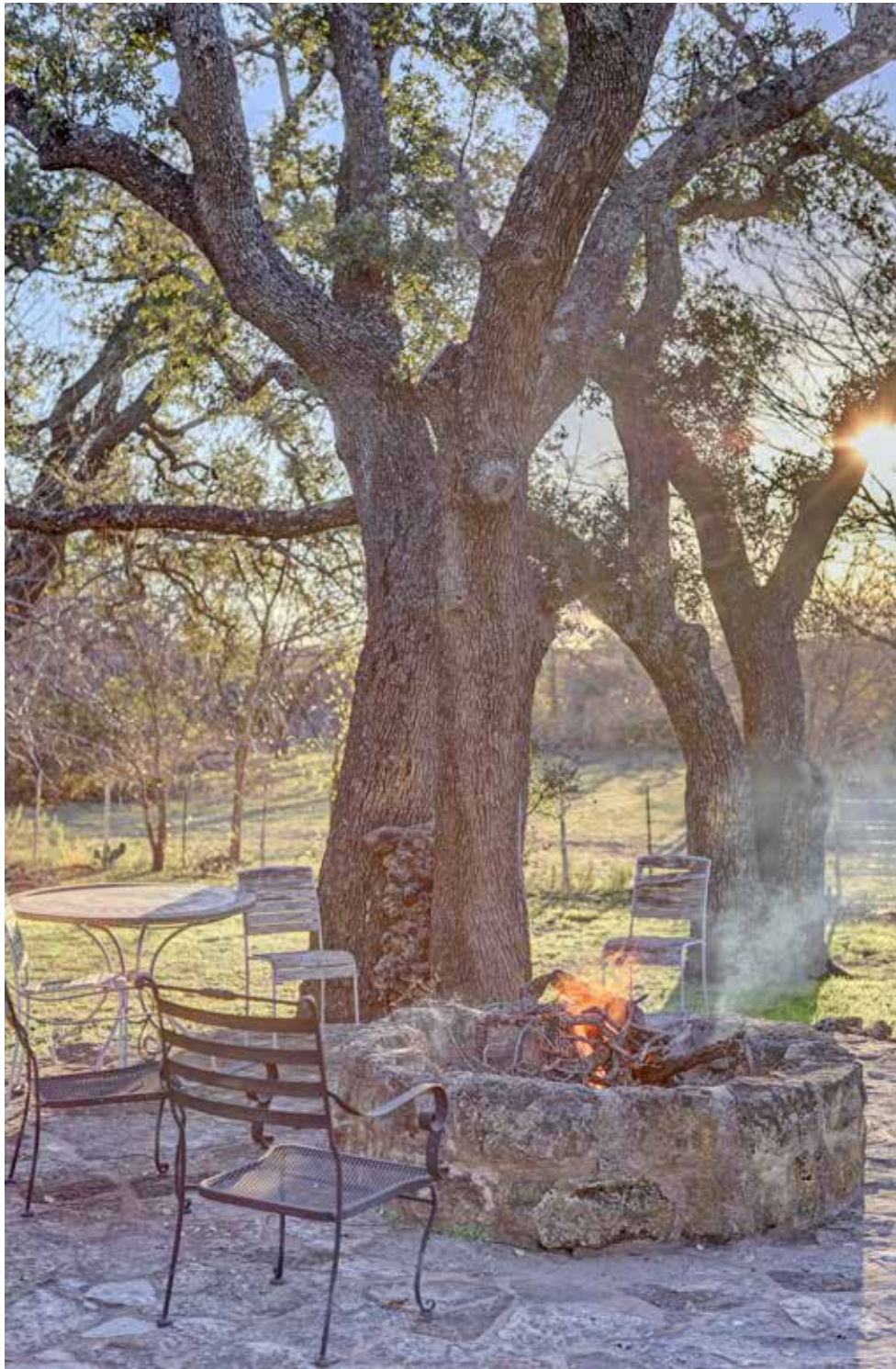
**The Little Rock House** was constructed from the remains of the Schnerrs' original one-room home that was destroyed in the Comanche raid. The historic dwelling includes a kitchenette and a rock fireplace. The current owner uses a dual-purpose sofa bed to provide both seating and sleeping options.

**The Dog Trot Cabin** provided shelter to pioneers who settled near Brenham, Texas, in the 1790s. Washington County, home to Brenham, is where the Republic of Texas was born. The cabin was deconstructed and reconstructed onsite. Some of the outer walls have been stuccoed to protect the aging logs. The front and interiors of the cabin retain the rugged character of rough-hewn logs. Divided by a breezeway known as a “dog trot,”

**The North Cabin** features one bedroom and one bath with a clawfoot tub, while **The South Cabin** has one bedroom, one bath and a kitchen. The front porch is positioned to catch the breeze and is ideal for an early morning conversation as the sun rises.

**The Frame House** is a one-bedroom, one-bath house. Its open floor plan opens possibilities beyond guest housing. It could be repurposed as a private gym or yoga studio, an arts and crafts room or perhaps even a computer or media room.









## Location

“Small town charm” is one way to describe Fredericksburg, Texas, and the surrounding areas. From across the nation, people are discovering the appeal of the Texas Hill Country. With more than 1,000 acres of planted vineyards and over 100 wineries in the region, it comes as no surprise that the Texas Hill Country is considered one of the “must-visit” wine destinations in the country. Here locals, snowbirds and tourists alike share in the enjoyment of fine dining, art galleries, shopping, wineries and laid-back luxury. Attracting over 1.5 million visitors annually, Fredericksburg is within easy reach, providing small-town hospitality and metropolitan amenities.



## Hunting & Wildlife

Smile on Spring Creek is a wildlife haven for white-tailed deer, axis deer, Rio Grande Turkey's, fox, bobcats, multiple songbirds and birds of prey. The year around water is a wildlife magnet.





# Whimsy and Wonder

The property is a treasure trove of unique embellishments that enhance everyday living. A custom-made wrought iron gate and arch decorated with twining wrought-iron roses is an example of the whimsical, wonderful details throughout. Three Adirondack chairs painted to commemorate three Longhorns who once lived on the property “graze” near a gate separating the improved homestead from the native pasture.

The planting beds are framed with hand-stacked limestone reminiscent of the fences that early settlers built to contain their livestock. The pathways are hand-laid limestone adding another element in the cohesive design. A small greenhouse that would be at home in a Victorian-era English garden sits to the east of the main house and anchors a planting.

Just beyond the swimming pool, a serenity garden exudes calm and connection. The centerpiece is a stacked limestone art piece designated as “The Filter,” it facilitates transfer from one world to the next.







## Summary

Smile on Spring Creek is a one-of-a-kind property minutes from Fredericksburg, one of Texas' most desirable locations. History, both human and natural, is on display. Live water makes it even rarer. Since its inception, four owners have held the deed, but only three have had the privilege of living here. Once people discover the magic of Smile on Spring Creek, they stay for generations because, as the saying goes, "They don't make them like this anymore."



# Property Details

Fredericksburg, Texas | ±124 Acres

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## IMPROVEMENTS

±5,000 sqft two-story main residence

Three guest houses within walking distance from the main house

## ACREAGE

±124 acres

Year-round live water source

## LOCATION

10 miles west of Fredericksburg, TX on US 290 and Old Harper Rd

## CONTACT

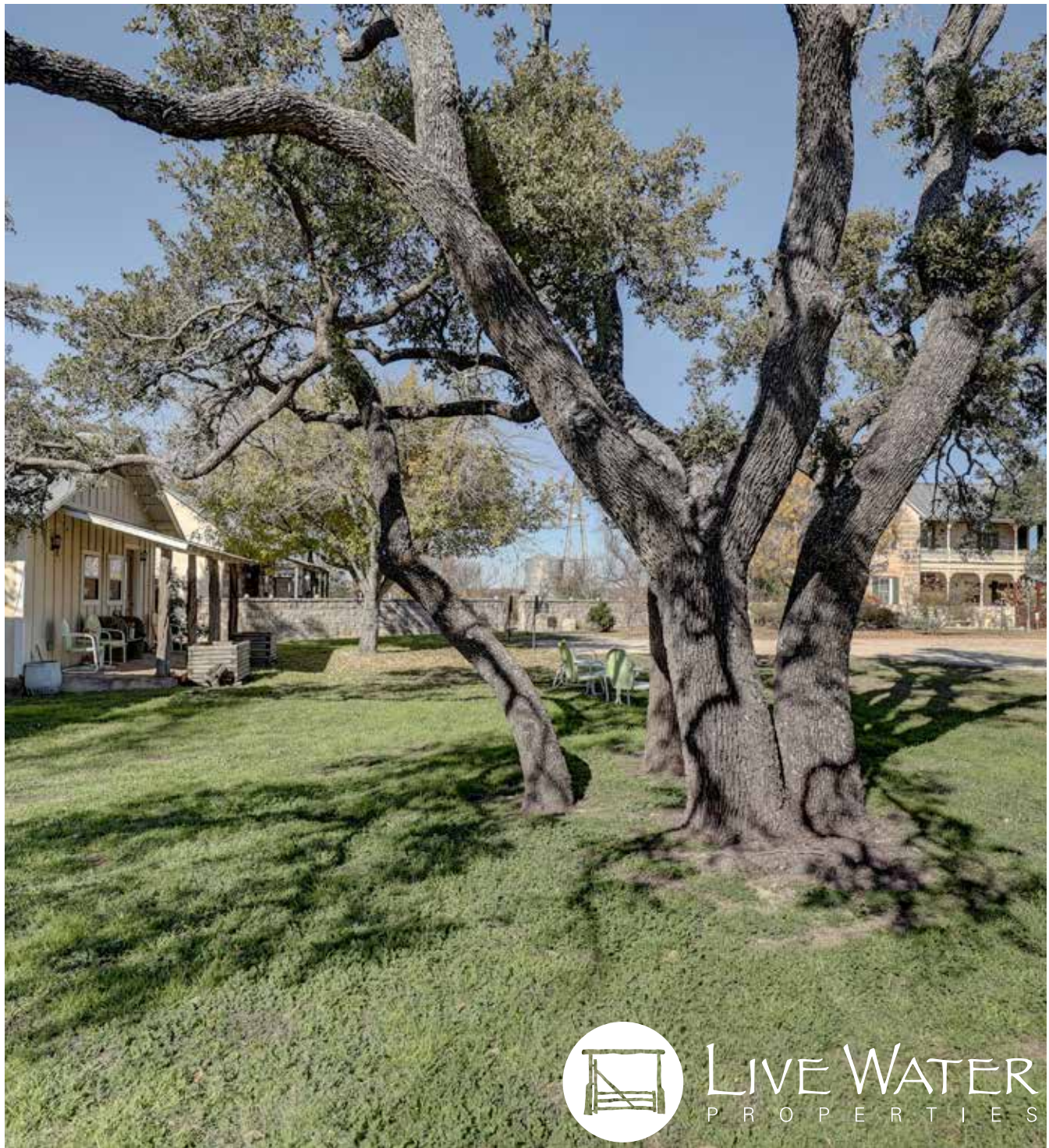
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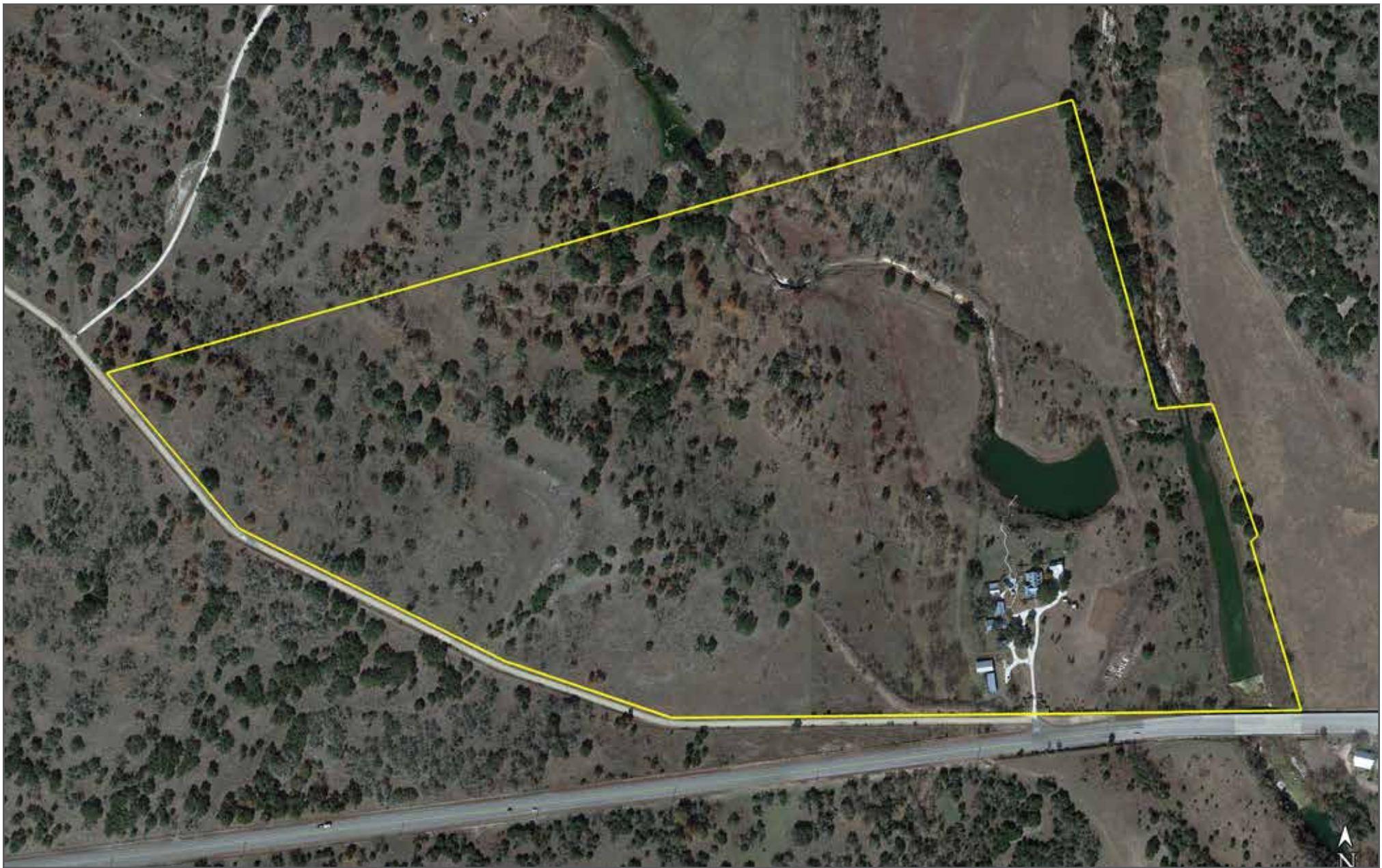
### Notes:

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## Smile on Spring Creek - Aerial Map

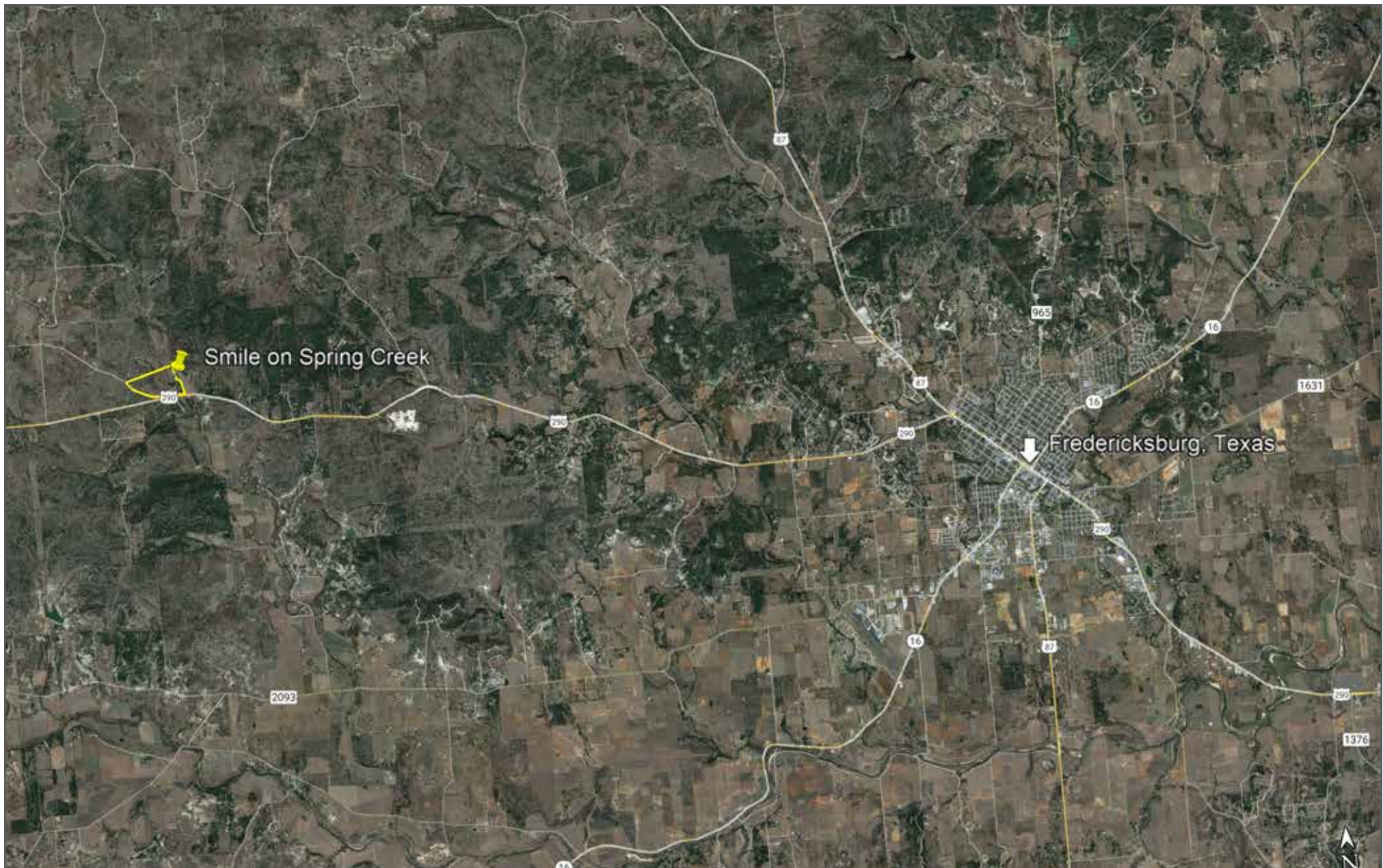
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## Smile on Spring Creek - Location Map

••Maps are for visual aid only accuracy is not guaranteed.



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