



For Sale on Market

# \$245,000

Call 7133771022 Today!

## 445 GRAND CANYON, OGLESBY, TX 76561

1 BEDS, 1 FULL BATH(S)

Thoughtfully designed home that uses rainwater harvesting as the water source. The home's average electricity bill is \$90 per month, with reliable water availability; utility costs are very low, ideal for homesteading or living off the grid. Created with durability, efficiency, and climate resilience in mind. An excellent option for downsizing, a private retreat, or income-producing use. The efficient floor plan offers comfortable everyday living with flexibility for future expansion. Set on a private 5-acre tract and bordered by hundreds of surrounding acres, the property offers exceptional privacy, security, and open space. Ideal for horses, small-scale farming, outdoor recreation, or simply enjoying the quiet and natural surroundings. This property provides a peaceful escape while maintaining practical, long-term value. 2 Hours from Dallas 30 Minutes to Waco 20 Minutes to McGregor 20 Minutes to Gatesville

### GENERAL DESCRIPTION

**Property Type:** Single Family

**Bedrooms:** 1

**Baths:** 1 Full

**Stories:** 2

**Style:** Contemporary/Modern

**Year Built:** 2023

**Building Sqft:** 1,080 /

**Lotsize:** 217,800

**MLS# / Area:** SMABOR-600820



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
Keeping It Realty

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Visit <https://www.har.com/SMABOR-600820> for more information