

# THE POINTE — RIVER FRONTAGE

Washington County, NE

FOR SALE

**PROPERTY:** 41.4 (+/-) Acres in Three Parcels  
**ASKING PRICE:** \$1,395,000 for Three Parcels

**B** **BLACK DIRT**  
LAND SALES



<b>Location</b>	Parcel 1 — 20636 Chippewa Cree Lane, Herman, NE Parcel 2 — 20850 Chippewa Cree Lane, Herman, NE Parcel 3 — A portion of the S 1/2, Section 24, Township 20, Range 11 East, Burt County
<b>Price</b>	\$1,395,000 for three parcels
<b>Real Estate Taxes — 2023</b>	Parcel 1 – \$12,142.22   Parcel 2 – \$3,341.04   Parcel 3 - \$968.72
<b>Contact</b>	<b>Carrie Duffy • 402.290.7847 • <a href="http://blackdirt.us">blackdirt.us</a></b>

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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## PARCEL 1



### THE POINTE MAINHOUSE 20636 Chippewa Cree Lane | Herman, NE

<b>3</b>	<b>4</b>	<b>4,700</b>	<b>2001</b>
Beds	Baths	S.F.	Year Built

- Includes approximately 11 acres
- Three-story
- 4 Car attached heated garage
- Free standing utility shed
- Free standing, heated detached Garage/ outbuilding with generator for the property

### THE POINTE GUESTHOUSE/ CARETAKERS HOUSE 20690 Chippewa Cree Lane | Herman, NE

<b>3</b>	<b>1</b>	<b>1,120</b>	<b>1950</b>
Beds	Bath	S.F.	Year Built

- Ranch Style
- 2 Car Attached Garage

### REMODELED AND REDUCED!

Proudly presenting The Pointe House, an incredible one-of-a-kind architectural masterpiece sitting on nearly 11 acres overlooking the Missouri River. Located just 45 minutes from Omaha, this luxurious retreat includes an additional ranch style home (guesthouse/ caretaker's house), a golf cart shed & an outbuilding (new Dec. 2021). This home was designed to bring the scenic outdoors inside with walls of windows throughout & several outdoor spaces including a massive deck overlooking the river. This 4700 sq. ft. home was built to the highest quality & has many unique features including: an elevator, a 4th story viewing deck, geothermal, a generator & more. An outdoorsman's dream, it is the perfect recreational spot for fishing, water sports & hunting. This property truly has it all!

NOTE: Seller is interested in selling adjacent properties (also listed) which has an additional 30.43 acres including a river front cabin and productive farmland.

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## PARCEL 2



### THE POINTE CABIN

20850 Chippewa Cree Lane | Herman, NE

<b>3</b>	<b>2</b>	<b>1,594</b>	<b>1976</b>
Beds	Baths	S.F.	Year Built

- Ranch Style
- Including approximately 14.86 acres
- 1,200 s.f. detached heated outbuilding

This property features 14 acres, a heated outbuilding and a cabin overlooking the Missouri River. You will love escaping away to this retreat that has picturesque views, mature trees, and total privacy.

The house features 3 bedrooms and 2 bathrooms. All 3 bedrooms have walk-in closets, and the primary bathroom has double sinks, a shower and bidet included. You have two massive decks on both sides of the house plus a screened in porch. Family room has been added on and has a wall of windows overlooking the river. Includes a 1,200 sq. ft. heated outbuilding/garage. There are multiple campsite hookups already in place.

Note: This sale is subject to the sale of 20636 Chippewa Cree Lane selling, the seller is interested in selling them both together



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## PARCEL 3

### THE POINTE FARMLAND

A portion of the S 1/2, Section 24,  
Township 20, Range 11 East, Burt County

**15.57**

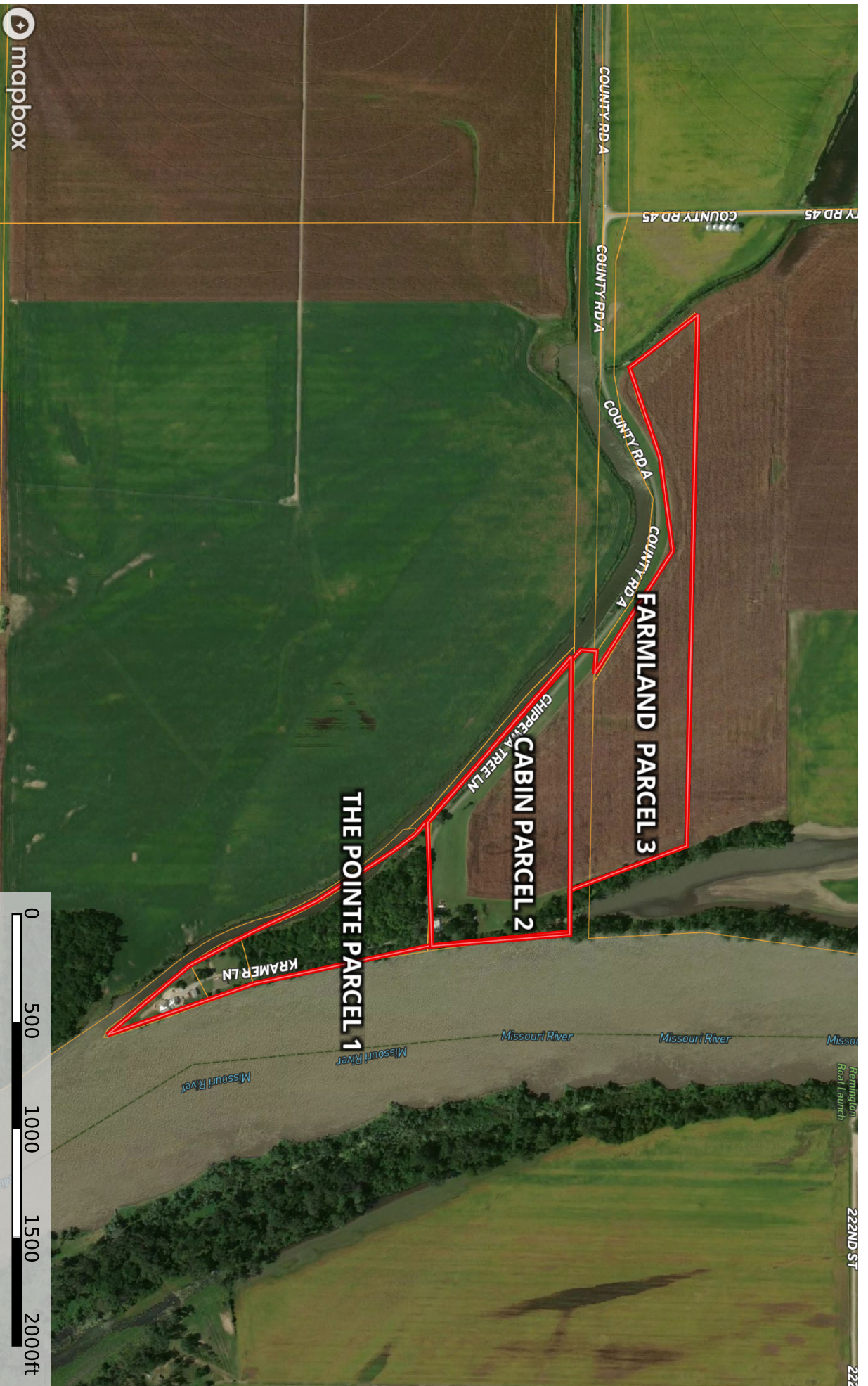
Taxable Acres

- Full possession 2024



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