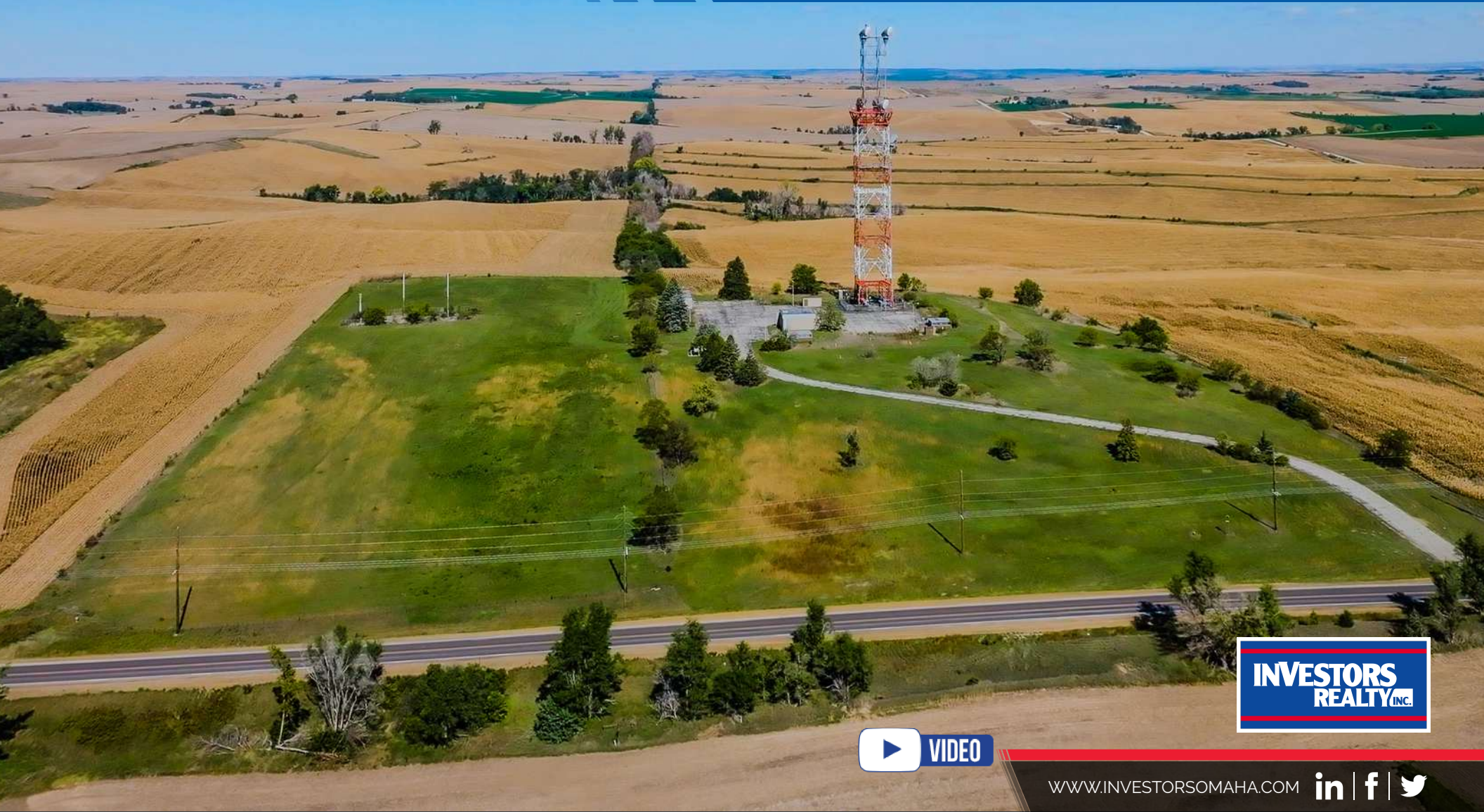


LYONS UNDERGROUND BUNKER

\$2,950,000 | 54,000 SF

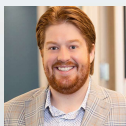
1650 HWY 51, LYONS, NE 68038



**INVESTORS
REALTY INC.**



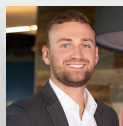
WWW.INVESTORSOMAHA.COM



GRANT KOBES, CCIM

402.769.7571

gkobes@investorsomaha.com



JARROT SIMON

402.769.7574

jsimon@investorsomaha.com



LEE EHLERS, CCIM

402.778.7540

lee@investorsomaha.com



PROPERTY OVERVIEW

This 55,000 SF underground facility was originally constructed during the Cold War as a self-sustaining bunker, designed to operate independently with food, water, and fuel for extended periods. Previously used as a communications center, the building retains elements of its data infrastructure while providing features of a fully functional bunker. Some systems have been decommissioned, but the structure's core design offers adaptability for modern use. Possible uses could be secure storage facility, a survival bunker, or a unique redevelopment project.



PROPERTY HIGHLIGHTS

- Well maintained interior with majority of equipment removed and ready for use.
- Extremely well-built, with walls up to 2-feet thick, to withstand and operate through external disasters.
- Original building included EMP shield and bomb resistant hardware (unknown if the systems are still functional).
- Communication tower (329-feet tall) with OHF radio service.
- Back up 750-kw turbine generator.
- All building plans included with due diligence engineering inspections.
- Air supply - large air shafts for building air intake and exhaust. Fresh air continually mixed with conditioned air to provide a healthy environment for personnel. All incoming air is double filtered.
- 10,000-lb hoist for lowering equipment into the service areas.
- Decontamination shower area to remove radioactive dust from personnel after a nuclear blast.

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



LYONS UNDERGROUND BUNKER

1650 HWY 51, LYONS, NE 68038

BUILDING INFORMATION

Building Size	54,000 SF - main bldg 1,200 SF - garage
Number Of Buildings	2
Number Of Floors	2, additional mezzanine
Year Built	1966
Ceiling Height	16'
Column Spacing	18' x 18'
2024 Taxes	\$15,964.00
2024 Assessed Value	\$1,570,525.00

SITE INFORMATION

County	Burt
Zoning	A-1 Agricultural and C-1 Commercial with special use permit
Lot Size	24.43 Acres
Location Description	NWC County Road 17 & Highway 51

UTILITIES & AMENITIES

Power	1MW with the ability to expand to 7MW
HVAC	200 tons, unknown functionality
Wells	Operational: 1 Capped: 1
Septic	Yes
Generator	750 KW turbine, ability to add two additional generators
Additional Amenities	Standpipe fire protection system

OFFERING SUMMARY

Property Type	Special Purpose
---------------	-----------------

DISCLOSURE

This marketing package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Investors Realty, Inc., ("IRI"), has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the physicals condition of the improvements thereon, or the financial condition or business of any prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained herein has been obtained from sources we believe to be reliable; however, IRI has not verified, and will not verify, any of the information contained herein, not has IRI conducted any information regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

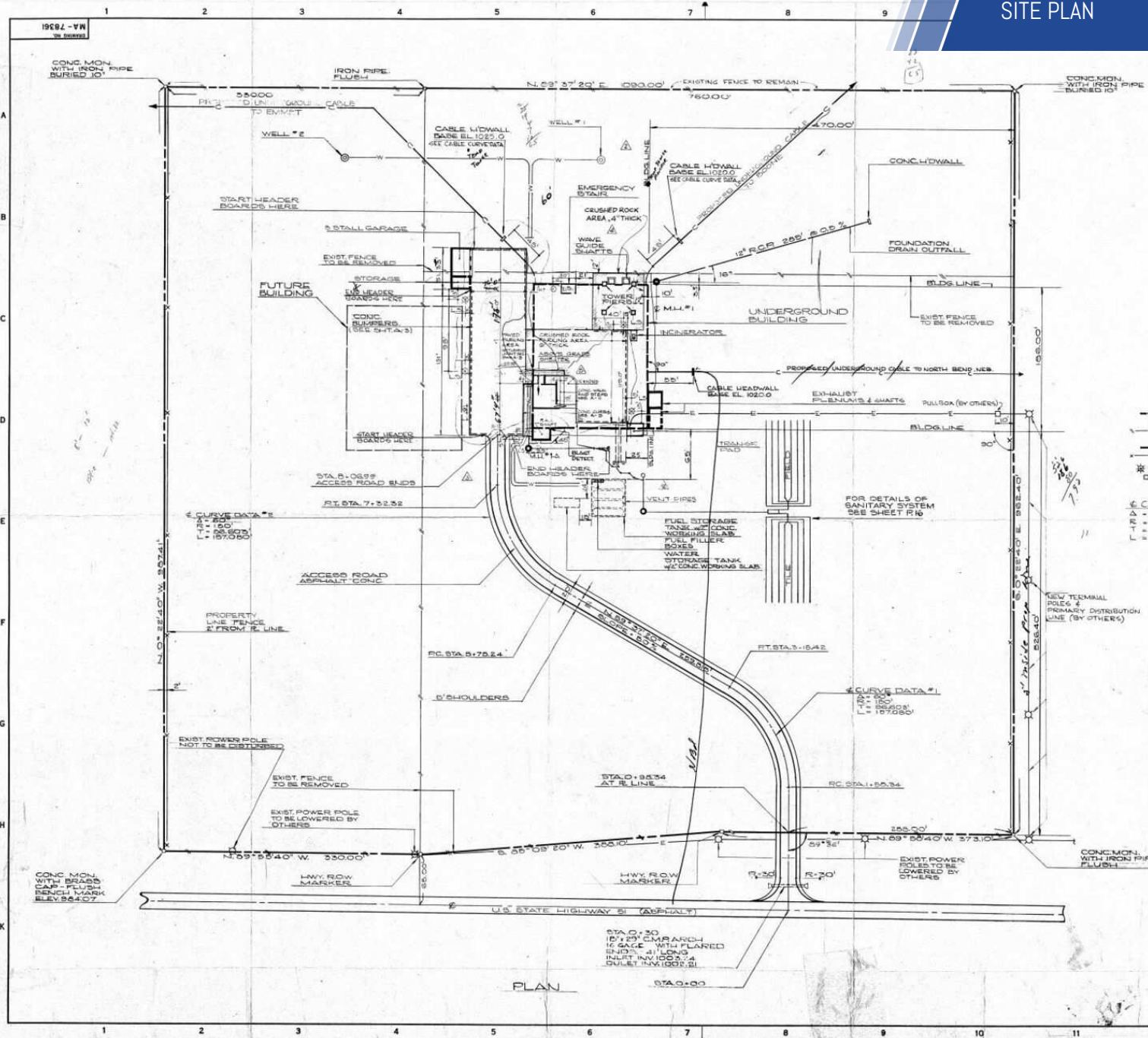
LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



1650 HWY 51 SITE PLAN



GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

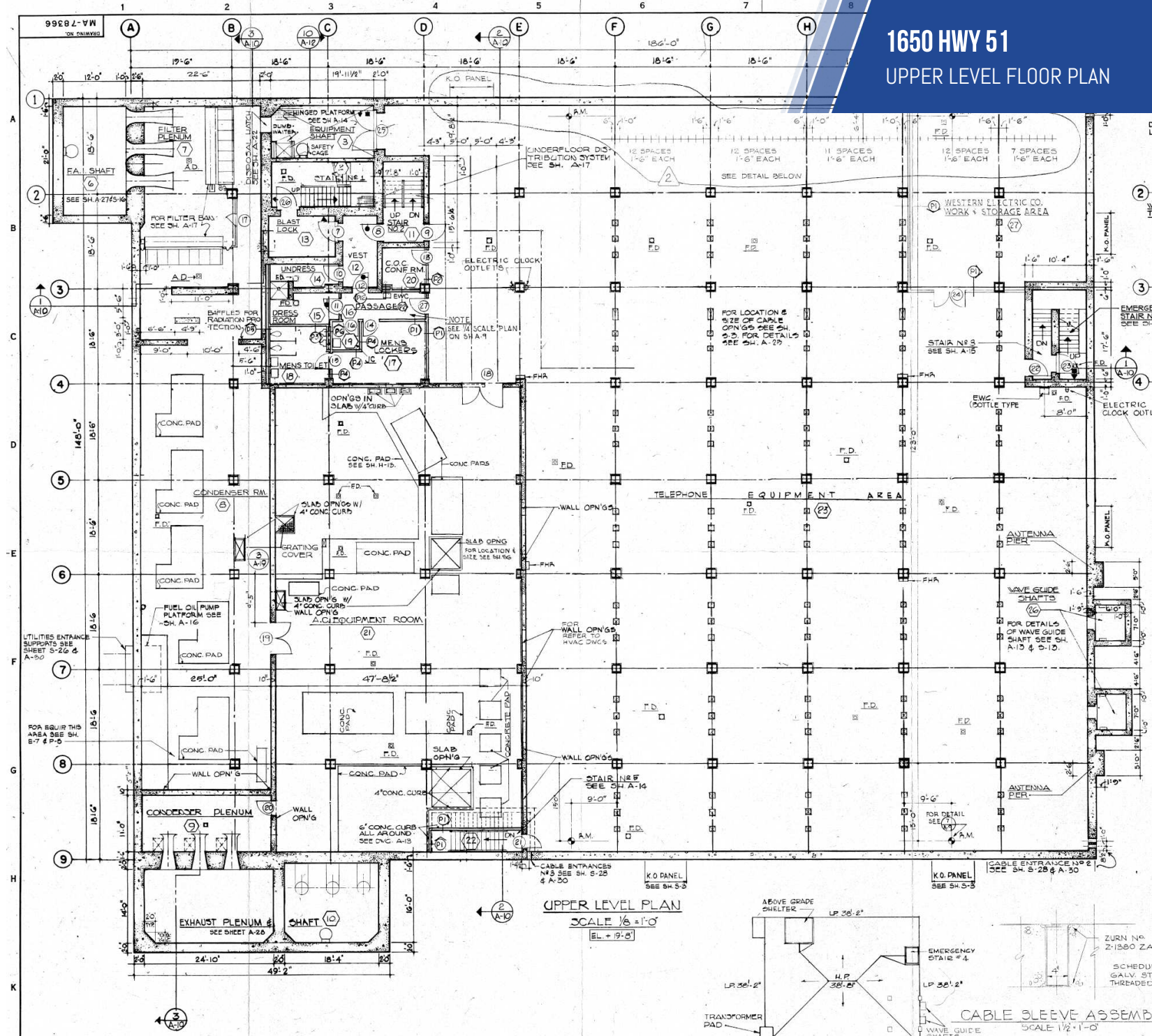
LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



1650 HWY 51 UPPER LEVEL FLOOR PLAN



GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

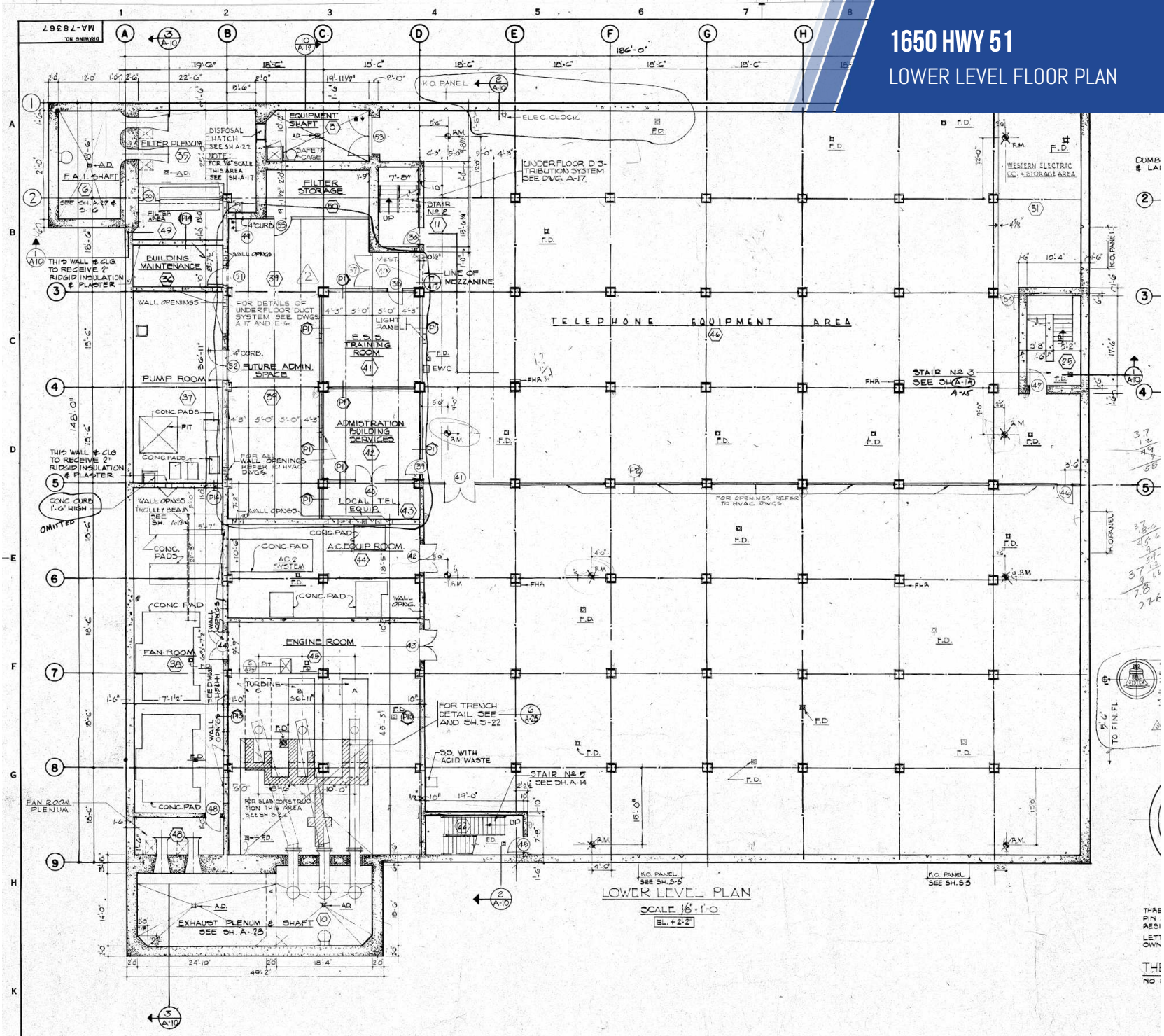
LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

INVESTORS
REALTY, INC.

1650 HWY 51 LOWER LEVEL FLOOR PLAN



GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



SIOUX CITY

75

43.1 Miles
46 Minutes

77

SITE

29

75.2 Miles
1 Hour, 13 Minutes

OMAHA

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



Outline of Building
Below Grade

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



1650 HWY 51
PARCEL AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar
Technologies, USDA/FPAC/GEO

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

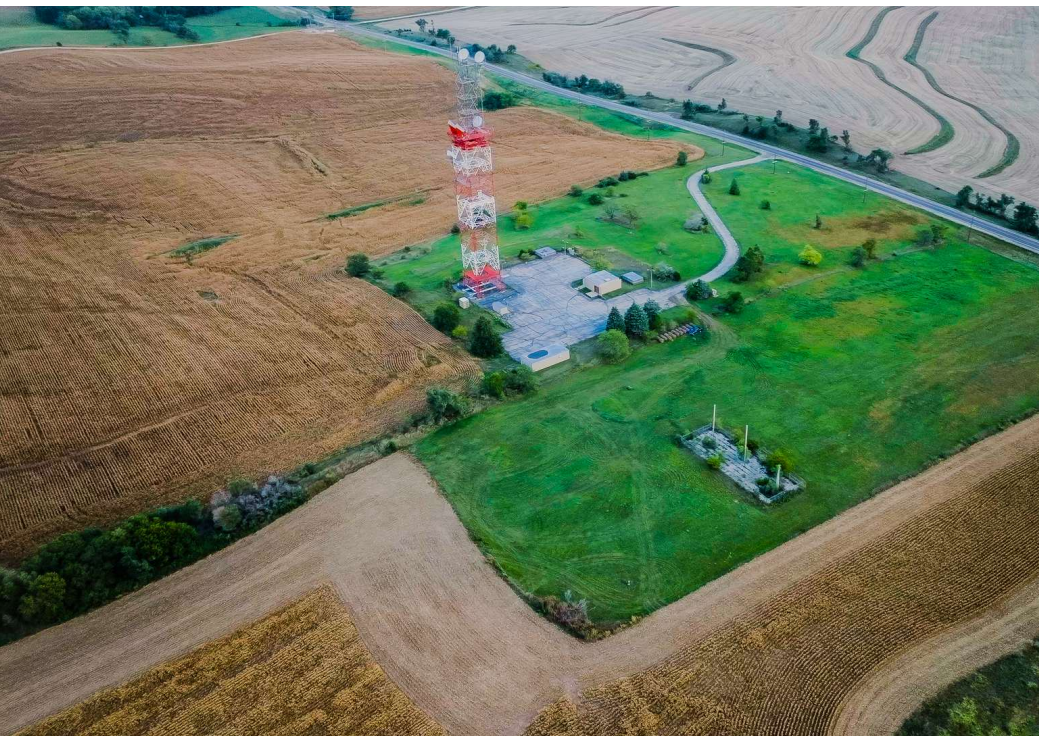
402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





1650 HWY 51
INTERIOR PHOTOS



GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

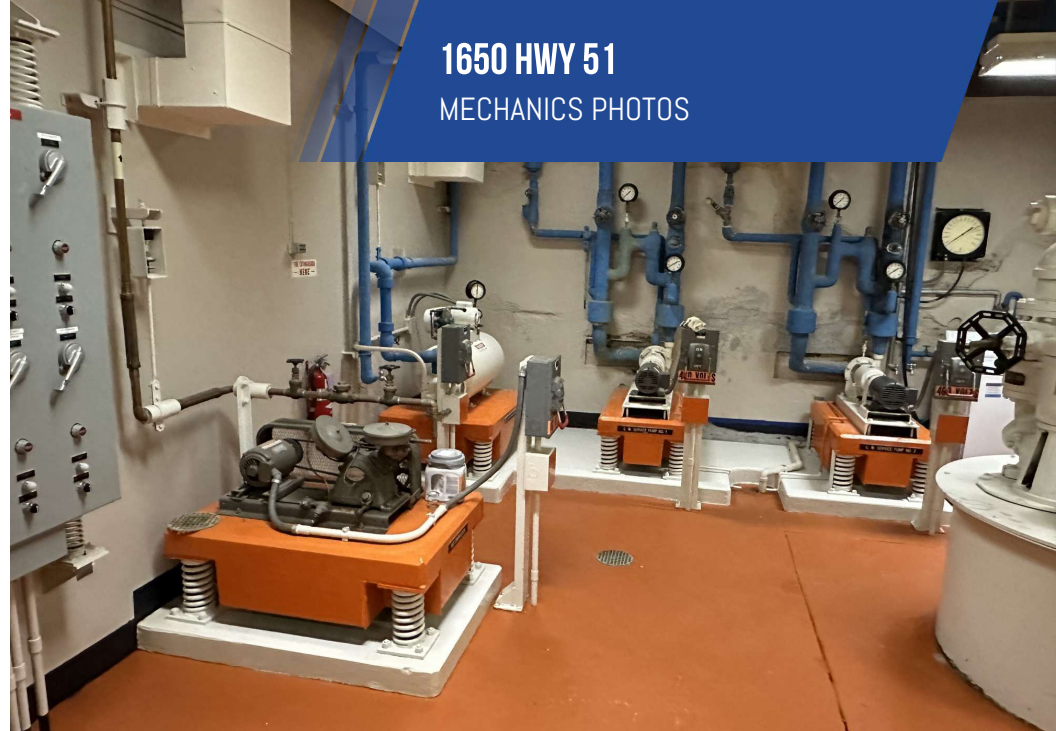
402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

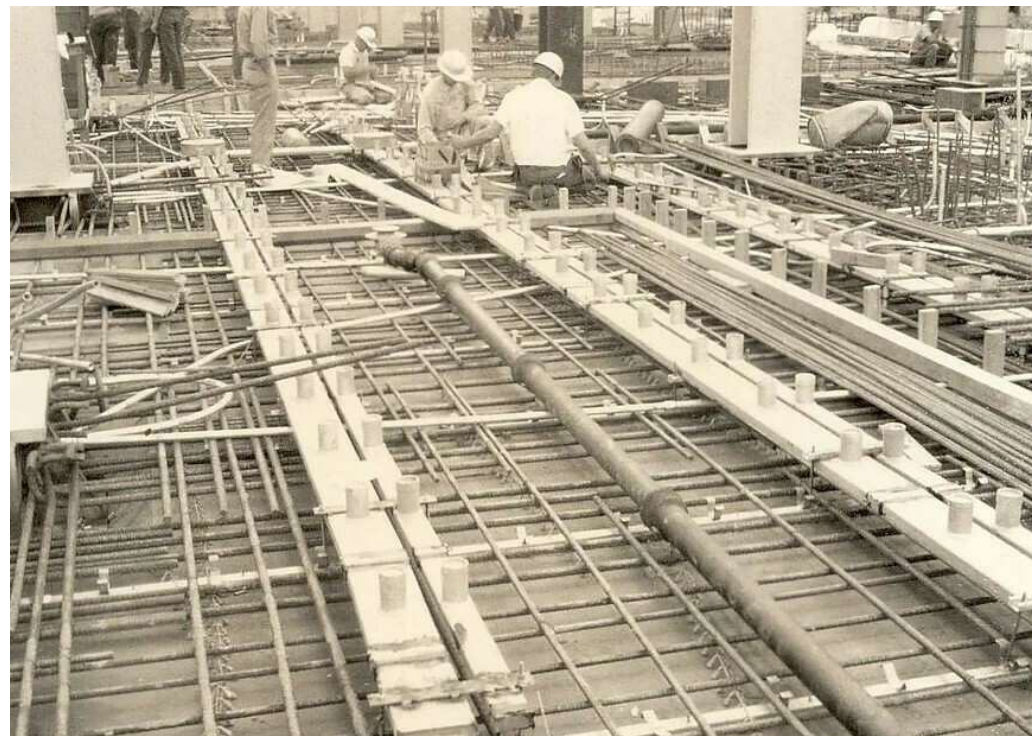
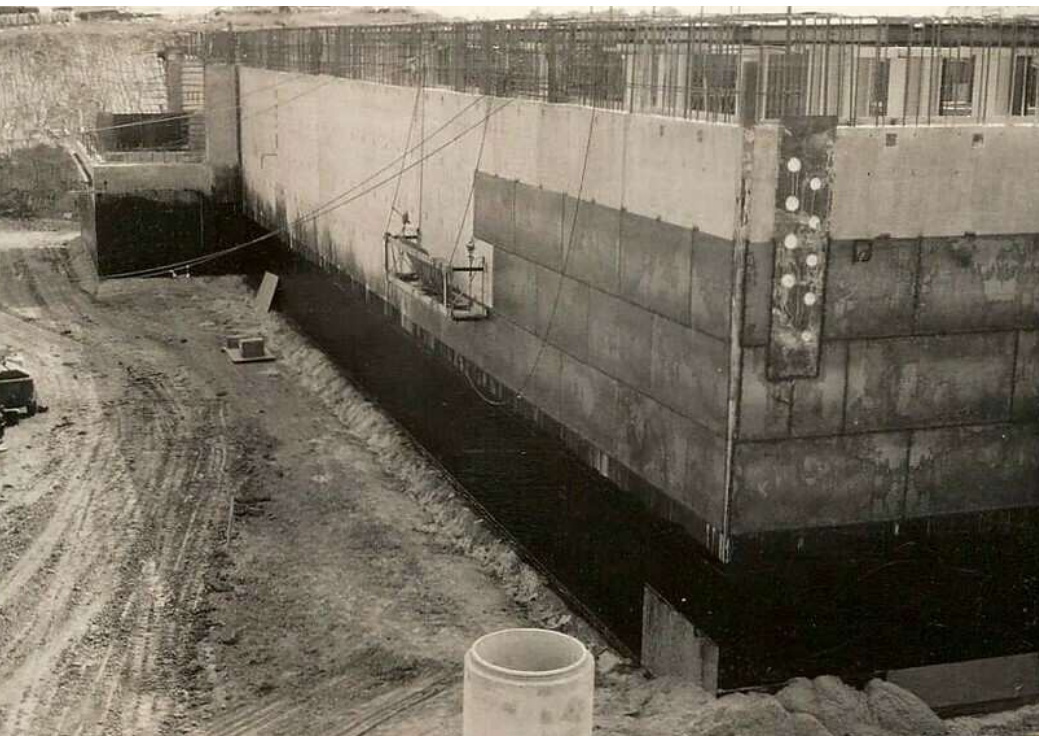
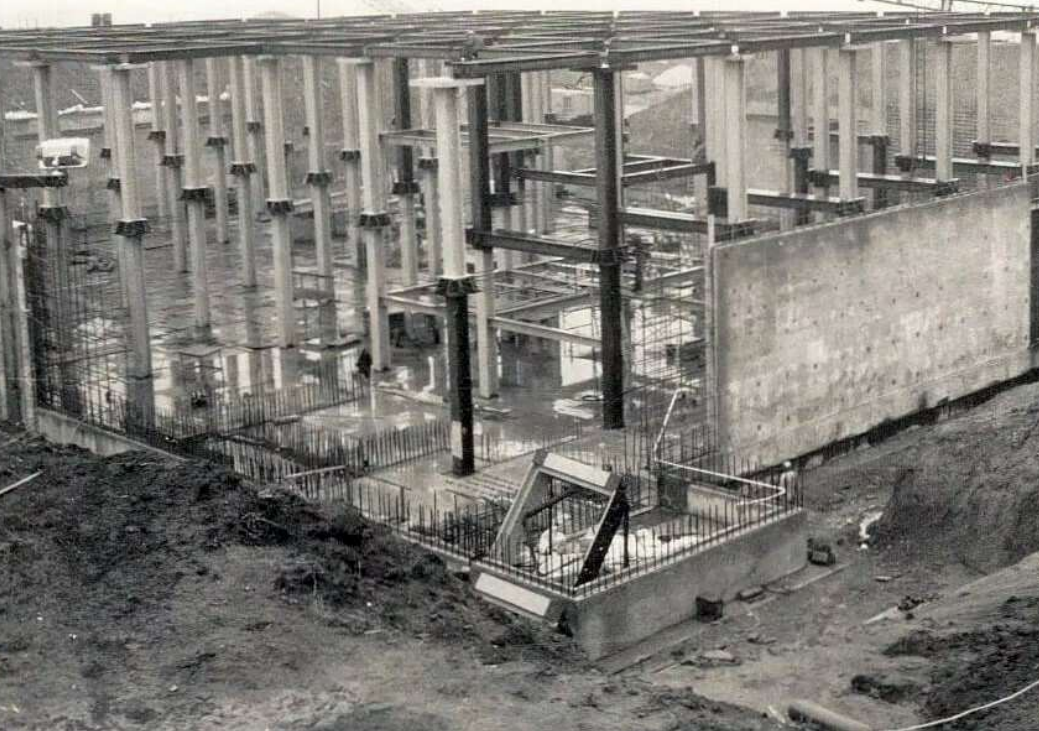
402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

JARROT SIMON

402.769.7574 | jsimon@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

