2717 Meat Camp Rd — Broker Price Opinion

Oct 12, 2026

Value

The whole property, the cabin on the full 38.795-acre surveyed tract, supports a most probable sale price of about **$670,000** (range $645,000–$690,000). The house-only option, the cabin on a carved-out homesite of roughly 3–4 acres, supports about **$560,000** (range $545,000–$575,000).

Option	Price	Range	Listed at
Whole, 38.795 ac	$670,000	$645,000–$690,000	$789,000
House + ~3–4 ac	$560,000	$545,000–$575,000	$625,000

The gap between the two options is about $110,000 for roughly 35 extra acres, or about $3,300 an acre. That is well under what comparable vacant tracts bring on their own (about $7,500 an acre for this land, as if vacant). The reasons are covered in the Land and Marginal buyer sections. In short, a buyer shopping for a cabin pays cabin prices and treats steep acreage behind it as privacy and hunting ground, not as building sites.

One caution belongs up front. If the house sells by itself on a 3–4 acre tract, the remaining ~35 acres lose their only practical road access unless an access easement is reserved at the time of the split. Selling the house-only option without that easement strands the land.

Each value comes from three methods: an adjusted sales grid, a residual and cost-to-cure check, and a marginal-buyer and alternative-use analysis. They were reconciled, not averaged.

The property

2717 Meat Camp Rd sits off NCSR 1340 in Meat Camp Township, about 15 minutes from downtown Boone. The cabin faces Meat Camp Creek, a hatchery-supported trout stream, and is reached by a private drive and wooden bridge over the creek.

Item	Subject	Source
Land	38.795 ac	2026 survey
Built / type	2008, log-sided modular	Tax card, MLS
Living area	1,972 sf (1,228 + 744)	Apex sketch
Legal bedrooms	2	Septic permit
Baths	2 full, 1 half	MLS
Below grade	643 sf unfinished	Sketch
Parking	2-car garage, carport	Sketch
Decks	383 sf	Sketch
Heat / AC	Heat pump main floor; wall heaters upstairs	MLS
Water / septic	Private well; 2-BR septic	Health dept.
Views	Seasonal, short range	Inspection
Terrain	Steep; ATV trail	Inspection
Restrictions	None	MLS

The land combines the tracts in BR 1360/672, BR 244/765 and BR 2399/328 (survey Job 26037, June 17, 2026). The sketch was measured July 25, 2026. Septic permit #9515838 is for 240 GPD; well permit is W95-0442.

Bedrooms. The tax card shows 3 bedrooms and the county's building record shows 1,821 sf. The septic permit is for 2 bedrooms, so the upstairs bonus room cannot be sold as a third bedroom. This report values the cabin as a 2-bedroom home.

Upstairs. The 744 sf upper level meets ANSI living-area standards but is finished to a lower, builder-grade level than the main floor. It has wall-mounted heaters and no air conditioning. That gap is handled as a cost-to-cure item, not by dropping the space from living area.

Basement. The lower level is a good, usable space and would work as a game room as-is. Without heat, cooling or finished surfaces, it is counted as unfinished below-grade area, not living area.

The survey. The June 2026 survey splits combined holdings into a 4.580-acre tract around the older home and outbuildings near Little Creek Rd (2659 Meat Camp Rd), and the 38.795-acre remainder that holds this cabin. The house-only listing depends on a further division that has not been surveyed yet.

Access. The 38.795-acre tract reaches Meat Camp Rd only along the creek, where the existing bridge crosses. If a 3–4 acre house tract is cut around the bridge and drive, the rest of the acreage has no road frontage left. The 4.580-acre homestead tract holds the remaining frontage toward Little Creek Rd.

Title. The county GIS still shows parent parcel 2913-08-3241 as a life estate of The survey cites a later conveyance (BR 2399/328) to and A title search should confirm the life estate has ended or been released before either option goes under contract.

Flood. The 2007 Willard plat placed the creekside strip in Zone A under the 1997 FIRM. The 2026 survey notes the parcels in Zone X under current state floodplain mapping. The listing remarks also say the lower ground is in a flood zone but the house is not. A flood determination will settle which is current.

Hunting lease. A hunting lease is in place now. It ends at sale, so no lease income is included in either value.

Financing. Both listings show financing as cash or new only. If that limit holds, it narrows the buyer pool. That effect is weighed in the marginal buyer section.

Sales comparison

The grid indicates **$560,000** for the house on a 3–4 acre homesite and **$670,000** for the whole 38.795 acres. No cabin-style home on 20+ acres closed anywhere in Canopy or High Country MLS in the last six months. So the value is built in two steps: the house and homesite from Boone-area sales on 2–5 acres, then the extra acreage from the larger-tract sales.

Adjustment rates

Every adjustment below uses one of these rates. Each is either measured from the sales or stated as a judgment with its reasoning.

Line	Rate	Basis
Concessions	Dollar for dollar	Subtracted from price
Market conditions	None	No movement, Jun–Oct 2026
Living area	$100/sf	⅓ of $309/sf median
Unfinished below grade	$25/sf	¼ of living-area rate
Part-finished, unheated	$40/sf	Bath, no permanent heat
Finished, heated below grade	$50/sf	½ of living-area rate
Garage	$10,000/stall	Judgment
Carport	$3,000	Judgment
Bath	$5,000 full, $2,500 half	Judgment
Septic capacity	$10,000/bedroom	Judgment
Upstairs HVAC	$6,000	Cost to cure
Personal property	$7,500–$10,000	Judgment
Location / setting	Per comp	See comp notes

Notes on the rates:

- **Living area.** A marginal square foot is worth less than the average one. The $309/sf median of the three Boone-area sales includes land and site, so the marginal rate is set at about one-third.
- **Garage, carport, bath.** These are judgment figures, set at a fraction of what it costs to build each in this market.
- **Septic capacity.** A comp permitted for more bedrooms can be sold as a larger home. Adding capacity here would mean re-permitting a 25% reduction system on Group III soils, with no assurance of approval.
- **Upstairs HVAC.** Published installed cost for a 1–2 zone ductless system runs $1,800–$6,000 (PickHVAC). The high end allows for removing the wall heaters and adding a circuit. A local bid should replace it.
- **Personal property.** Two comps sold furnished, and contents are not real estate.

House and homesite

The three closed Boone-area sales on 2–5 acres bracket the subject.

Line	Schoolhouse	Loves Knob	Wintergreen
Sale price	$448,000	$520,000	$659,000
Sale date	7-17-26	6-18-26	10-7-26
Concessions	−$9,100	−$14,488	−$10,875
Net price	$438,900	$505,512	$648,125
Acres	4.81	5.00	2.88
Living area	1,830 sf	1,636 sf	1,869 sf
Living area adj.	+$14,200	+$33,600	+$10,300
Below grade	−$9,925	+$2,275	+$3,200
Baths	−$7,500	+$2,500	+$2,500
Septic capacity	−$10,000	$0	−$10,000
Parking	+$3,000	+$23,000	+$13,000
Condition	+$15,000	$0	$0
Upstairs HVAC	−$6,000	−$6,000	−$6,000
Location / setting	$0	+$10,000	−$15,000
Personal property	$0	−$7,500	−$7,500
Adjusted price	**$437,675**	**$563,387**	**$638,625**
Net adj.	−0.3%	+11.4%	−1.5%
Gross adj.	15.0%	16.8%	10.4%
Weight	20%	50%	30%

Comp details behind each line:

- **480 Schoolhouse Ridge, Boone.** 1990 farmhouse. 650 sf part-finished lower level with bath and kitchenette. 4 full baths, 3-BR marketing, 2-car garage. Listing discloses deferred maintenance and a recurring chimney leak.

- **410 Loves Knob Rd, Sugar Grove.** 1984 log home. 552 sf unfinished basement, 2 full baths, 2-BR septic permit, no garage. Sold furnished.
- **519 Wintergreen Dr, Boone.** 1996 log home. 515 sf unfinished basement, 2 full baths, 3-BR septic permit, 1-car basement garage. Sold furnished.

The subject has a 2-car garage plus a carport, so each comp's parking line includes $3,000 for the carport.

Location and setting notes:

- **Schoolhouse Ridge** is in the same Hwy 194 / Howard's Creek corridor at a similar drive time. Its long-range ski-slope views are offset by the subject's trout creek and paved state-road frontage, so no adjustment.
- **Loves Knob** is 20–25 minutes out on a private gravel road, versus about 15 minutes on a state-paved road. That is +$10,000. Its creek setting and 2-bedroom septic match the subject.
- **Wintergreen** sits near the Parkway and Blowing Rock with long-range views. It is superior even after crediting the subject's creek: −$15,000.

Weighting. Loves Knob carries the most weight because it matches on construction, creek setting and septic capacity. Wintergreen is the cleanest adjustment but sits in a stronger location. Schoolhouse Ridge gets the least weight: it is a different style, had deferred maintenance, and closed with owner financing.

Weighted result: **$560,800**, rounded to **$560,000**.

Check against the current active. 633 Wilson Ln is the active closest to the subject. It is a log home on 2.98 acres off Hwy 194, 2.4 miles from New Market, listed at $595,000 with 109 days on market. At the 0.934 median net-to-list ratio of the five High Country sales, it points to about $556,000. Compared with the subject:

- It is larger, with 2,135 sf and a 3-bedroom septic permit.
- It has no garage or basement.
- Its water source is uncertain.

Those differences roughly net out, which supports the $560,000 figure.

Whole property

Two closed High Country sales of homes on 20+ acres are usable. The 363 Center Church Rd sale in Hiddenite is a Piedmont-foothills market and is left out.

Line	Stone Mountain	Laurel Highlands
Sale price	$640,000	$715,000
Sale date	10-1-26	9-22-26
Concessions	−$9,800	−$20,000
Net price	$630,200	$695,000
Acres	31.74	20.42
Living area	2,061 sf	1,543 sf
Living area adj.	−$8,900	+$42,900
Below grade	−$23,175	−$29,025
Baths	+$2,500	−$2,500
Septic capacity	−$10,000	−$20,000
Parking / shop	+$23,000	−$15,000
Condition / quality	$0	−$10,000
Upstairs HVAC	−$6,000	−$6,000
View	$0	−$40,000
Location	+$25,000	+$30,000
Restrictions	$0	+$5,000
Personal property	−$10,000	$0
Before acreage	$622,625	$650,375
Acreage at $3,300/ac	+$23,298	+$60,654
Adjusted price	**$645,923**	**$711,029**
Gross adj. (before acreage)	17.2%	28.8%
Weight	Two-thirds	One-third

Comp details behind each line:

- **2161 Stone Mountain Rd, Vilas.** 1995, Watauga, about 30 minutes to Boone. 1,570 sf unfinished walkout basement, 2 full baths, 3-BR septic permit, no garage. View potential only. Sold furnished with stored supplies and equipment. The subject's acreage is 7.06 ac larger.
- **321 Laurel Highlands Dr, Grassy Creek.** 2007, Ashe, about 50 minutes to Boone. 902 sf finished, heated basement, 3 full baths, 4-BR septic permit, 1,437 sf 3-bay metal shop, superior finishes, layered long-range views. Deed restrictions bar modular homes and limit tree cutting. The subject's acreage is 18.38 ac larger.

Stone Mountain carries more weight: it is in the same county and the same Bethel/Beaver Dam trade area as Loves Knob, with lighter adjustments. Laurel Highlands needs a large view adjustment and has the larger gross adjustment.

Weighted result: **$667,600**. The build-up check is the house and homesite at $560,800, plus 34.8 extra acres at $3,300, which gives $675,700. Reconciled: **$670,000**.

Land

The extra acreage adds about **$3,300 an acre** to the cabin. As if vacant and sold alone, the same land would bring about **$7,500 an acre**. That gap is the disconnect between the small-acreage and large-acreage sales.

Vacant land sales

Property	Status	Acres	Price	Per acre
George Hayes Rd	Sold 10-6-26	27.69	$850,000	$30,697
Tweetsie Ln	Sold 10-6-26	22.37	$275,000	$12,293
Georges Gap Rd	Sold 6-30-26	32.20	$325,000	$10,093
Denney Wood Rd	Active	24.50	$330,000 ask	$13,469
Seven Devils Rd	Active	27.99	$650,000 ask	$23,223

- **TBD George Hayes Rd, Boone.** 7 miles from Boone and Blowing Rock, 1,000 ft of state frontage, development grade. Excluded as a different market.
- **Lots 81 & 82 Tweetsie Ln, Banner Elk.** Devils Den, with HOA and restrictions. Steep, Grandfather views, creek.

- **TBD Georges Gap Rd, Vilas.** Unrestricted, 847 ft of state frontage, power, shared well, gentle slopes, view potential. Cash sale.
- **TBD Denney Wood Rd, Sugar Grove.** Ridgetop, private gravel, 4x4 access. 179 days on market.
- **000 Seven Devils Rd, Seven Devils.** Town zoning, Grandfather views, waterfalls, paved road. 146 days on market.

As-if-vacant rate

The two usable sales are adjusted to the subject acreage.

Line	Georges Gap	Tweetsie Ln
Price per acre	$10,093	$12,293
Topography	−25%	0%
Views	−15%	−20%
Access / frontage	−10%	0%
Water	+10%	+5%
Restrictions	0%	+5%
Location	+5%	−10%
Net	**−35%**	**−20%**
Adjusted per acre	$6,560	$9,834
Weight	Two-thirds	One-third

- **Topography.** Georges Gap is gentle and usable; the subject is steep. Tweetsie Ln is steep like the subject.
- **Views.** Georges Gap has 360° view potential and Tweetsie Ln has Grandfather views. The subject has seasonal views only.
- **Access.** Georges Gap has 847 ft of frontage plus a ROW to the top; the subject has one bridge crossing.
- **Water.** The subject's trout creek is superior to both.
- **Restrictions.** Tweetsie Ln carries HOA restrictions; the subject has none.

- **Location.** The subject is 15 minutes out versus 20 for Georges Gap. Tweetsie Ln is in the stronger Foscoe resort area.
- **Weight.** Georges Gap carries two-thirds because it is the same type of unrestricted recreation tract.

The weighted result is $7,650 an acre, rounded to **$7,500**. Across 38.795 acres, that is about **$291,000** for the land as if vacant.

Contributory rate

What buyers actually pay for acreage beyond a homesite comes from the two large-tract home sales. Each is adjusted to the subject's house and location, then the house-and-homesite value of $560,800 is subtracted.

Line	Stone Mountain	Laurel Highlands
Adjusted before acreage	$622,625	$650,375
Less house + homesite	−$560,800	−$560,800
Left for extra acreage	$61,825	$89,575
Extra acres	27.74	16.42
Per acre	$2,229	$5,455

Weighted two-thirds to Stone Mountain, the rate is **$3,300 an acre**. As a cross-check, the two current list prices imply about $4,600 an acre ($789,000 less $625,000, over about 35.8 acres). That is an asking spread, not a sale, and it sits above the market evidence.

Why the two rates differ

A vacant-land buyer is paying for building sites, views and the right to split. Georges Gap and Tweetsie Ln both sold to that buyer.

The cabin buyer has already bought the one building site that matters, with the well, septic, power and bridge in place. To that buyer, the steep ground behind the house is privacy, hunting and ATV ground. It has value, but not homesite value, and the sales show it.

Residual and cost-to-cure

Take the land value out of the $670,000 whole-property figure and what is left for the house and site improvements is about **$379,000**. The county's independent 2026 cost figure for those improvements is $369,300, so the two numbers support each other.

Step	Amount
Whole property, most probable price	$670,000
Less land as if vacant (38.795 ac at $7,500)	−$291,000
Implied contribution of house, well, septic, power, drive and bridge	$379,000
County appraised building value, 2026 (grade C+, average condition)	$365,700
Plus shed ($3,400) and pole barn ($200)	$369,300

The county figure is cost-based and does not include the well, septic, driveway or bridge. A residual about $10,000 above it is about what those site improvements should add.

The same logic applies to the house-only option. A $560,000 price, less about $379,000 in improvements, leaves about $181,000 for a 3–4 acre creekfront homesite. That is where nearly all of the land value sits. The vacant sales show tracts selling well below that per acre once you are past the first few acres.

Cost-to-cure

Item	Cost	Treatment
Upstairs heat and air	$6,000	Deducted in grid
Lower-level finish	None	Valued as unfinished
Third bedroom	None	Valued as 2 BR

The HVAC figure is the high end of the published $1,800–$6,000 range for a 1–2 zone ductless system (PickHVAC). A local bid should replace it.

Finishing the lower level is a buyer's choice, since the space works as-is. A third bedroom would need a new septic permit on a 25% reduction system, with no assurance of approval.

With the HVAC cured, the upstairs reads as true living space and the house competes more cleanly with the 3-bedroom comps on comfort, if not on bedroom count.

Marginal buyer and alternative use

The buyer most likely to pay the most for this property is a recreation buyer who wants a usable cabin within 15 minutes of Boone. At about $670,000, that buyer pays a premium for location over what the same money buys farther out. Above about $715,000, the buyer is past every closed sale in the segment.

Who buys it

- **Boone cabin buyer.** Wants the house, the creek and the drive time. Will pay house-and-homesite value and treat the acreage as a bonus. This buyer sets the $560,000 floor under the cabin.
- **Hunting and recreation buyer.** Wants acreage, privacy and a place to stay. This is the buyer for the whole property. They are price-sensitive, because the same money buys more land and house elsewhere.
- **Land investor or developer.** Unlikely. The ground is steep, there is one creek crossing, and there are no view lots to sell off. This buyer would pay vacant-land value at best and would discount for the house.

What the recreation buyer can buy instead

Property	Acres	Price	To Boone
Roaring Fork Rd	38.00	$529,999 ask	45 min
Polly Hollar Ln	24.00	$579,000 ask	1 hr
Stone Mountain Rd	31.74	$640,000 sold	30 min
Laurel Highlands Dr	20.42	$715,000 sold	50 min
Big Windfall Rd	45.00	$1,095,000 ask	45 min

Roaring Fork (Creston) has been active 66 days with a price cut. Polly Hollar (Laurel Springs) has been active 47 days with a cut. Big Windfall (Lansing) is a historic farm, active 100 days. Stone Mountain took 343 days to close, and Laurel Highlands 425.

The subject's real edge is the 15-minute drive. At $670,000 it is priced inside the band where these tracts actually closed ($640,000–$715,000). It costs about $140,000 more than the Roaring Fork ask, which is a fair premium for being half an hour closer to town.

Both listings show financing limited to cash or a new loan. If that limit holds, it removes buyers who need FHA, VA or USDA terms. It pushes the property further toward the cash recreation buyer described above.

Splitting it

The alternative use is two sales: the house on 3–4 acres, and the remaining ~34.8 acres as a separate tract. As the land is divided now, the remainder would have no road frontage. That only works if a recorded access easement over the house tract's drive and bridge is reserved at the split.

Scenario	House tract	Land	Total
Split, land at $7,500/ac	$532,000	$261,000	$793,000
Split, land at $4,000/ac	$532,000	$139,200	$671,200
House alone, no easement	$560,000	Nominal	~$560,000
One property	—	—	$670,000

Both split rows assume a recorded access easement over the house tract's drive and bridge. Totals are before the costs of a second sale.

The house tract is cut 5% (judgment) for carrying a shared drive and bridge easement. $4,000 an acre is a stress case for steep land reached only by an easement through someone else's yard.

The split totals assume nothing about how long the second sale takes or what it costs. They leave out:

- a second survey and easement drafting
- a second commission and closing
- a bridge maintenance agreement

- carrying time; the vacant segment shows about 4 months of supply

The split beats the package only if steep, easement-only land sells near full vacant-land value. Nothing in the vacant sales supports that.

The practical conclusion: sell as one property. If the house-only option is pursued, have the access easement and bridge agreement recorded before the house tract goes under contract. own 4.580-acre homestead tract is the other route, if they prefer to keep the acreage and reach it through their own land.

Absorption

The whole-property segment, High Country homes on 20–60 acres, has about **12 months of supply**. Homes on 2–5 acres have about 10 months, and vacant 20–40 acre tracts about 4 months. All three are slow, and the large-tract home segment is the slowest. That slowness is why pricing inside the closed band matters.

The counts below come from the High Country MLS search results provided for this report, covering April 12 to October 12, 2026.

Line	Homes, 20–60 ac	Homes, 2–5 ac	Vacant, 20–40 ac
Closed, 6 months	2	3	3
Closed per year	4	6	6
Closed per month	0.33	0.50	0.50
Active now	4	5	2
Months of supply	12.0	10.0	4.0
Low close	$640,000	$448,000	$275,000
High close	$715,000	$659,000	$850,000

The 20–60 acre active count includes this listing. The 2–5 acre count includes the house-only listing.

The large-tract homes that did close needed 343 and 425 days on market. Both closed after price cuts, at 88% and 76% of their original asks.

The 363 Center Church Rd sale in Alexander County is left out of the 20–60 acre count because it is a different market. Including it raises the count to 3 closings and lowers supply to 8 months.

Conditions and limits

This is a broker price opinion, not an appraisal. It reflects the market as of October 12, 2026, and rests on the following:

- **Acreage.** The whole-property value uses the 38.795-acre remainder on the June 17, 2026 survey (Appalachian Professional Land Surveyors, Job 26037). The house-only value assumes a 3–4 acre tract not yet surveyed; its final size and lines could move that figure.
- **Title.** The parent parcel's life estate is assumed released or ended, per the conveyance cited on the survey (BR 2399/328). A title search should confirm this.
- **Flood.** The house is treated as outside the special flood hazard area, per the 2026 survey note and the listing remarks. A flood determination should confirm this before a lender relies on it.
- **Septic.** The value uses the 2-bedroom capacity on permit #9515838.
- **Cost-to-cure.** The $6,000 upstairs HVAC figure is a published range, not a bid.
- **Absorption.** The counts come from the search results provided, not a full segment pull.
- **Hunting lease.** The lease ends at closing and adds no value.
- **Personal property.** Furniture and the side-by-side mentioned in the listing are excluded.

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Sources: HCAR Matrix MLS printouts dated October 12, 2026; Watauga County property record card printed July 23, 2026; Apex sketch by C. Stone, July 25, 2026; Appalachian District Health Department wastewater permits #9515838 (2007–2008); deed BR 1360/672; Willard Surveying plat, October 10, 2007; recombination survey, Job 26037, June 17, 2026; PickHVAC mini-split installation cost, 2026.