World Journal of Advanced Engineering Technology and Sciences
eISSN: 2582-8266
Cross Ref DOI: 10.30574/wjaets
Journal homepage: https://wjaets.com/

(RESEARCH ARTICLE)

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Assessment of activities of realtors on land use for agricultural purposes in Akinyele Local Government Area, Oyo State, Nigeria

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World Journal of Advanced Engineering Technology and Sciences, 2023, 10(01), 182–189

Publication history: Received on 22 July 2023; revised on 06 September 2023; accepted on 09 September 2023

Article DOI: https://doi.org/10.30574/wjaets.2023.10.1.0246

Abstract

Land is the most essential factor of agricultural production, its importance cannot be overemphasized in cultivation of crops, rearing of animals, forestry and agro-processing. Availability of land is the most indispensable factor of agricultural production.

This study investigated the effect of the activities of Realtors on land use for agricultural purposes in Akinyele Local Government Area, Oyo State. The study described the socio-economic characteristic of the respondents, identified the factors determining land procured by Realtors, examined the effects of the activities of Realtors on land used for agricultural purposes, identified the factors affecting land used for agricultural purposes, and assessed the severity of various challenges affecting land used for agricultural purposes.

A purposive sampling technique was employed to select 75 Respondents and data for the study were collected with the use of a well-structured interview schedule. Twenty-five percentage (25%) of the twelve agricultural blocks in the local government area were selected for the study. Data collected were analyzed using descriptive statistics such as (frequency count, Weighted Mean Score) and inferential (Chi-Square) statistical tool to test the hypothesis of the study.

Majority (81.3%) of the respondent were male, the respondent are moderately educated. Land ownership is mostly through inheritance. Size of available land (98.7%) and the location (84.0%) are the major factors determining land procured by Realtors, disruption of the ecosystem, reduced land for agricultural production, dislocation of farmland and animal pens are the major effects of activities of Realtors. The study established a significant relationship between sex ($X^2 = 29.453$, $p \leq 0.000$), marital status ($X^2 = 77.267$, $p \leq 0.000$), Religion ($X^2 = 29.360$, $p \leq 0.000$), Level of Education ($X^2 = 18.920$, $p \leq 0.000$), land Acquisition Pattern ($X^2 = 21.267$, $p \leq 0.000$) of the Respondents and availability of land for agricultural purposes.

The study recommended a strict adherence to town-planning master plan and sanctions for offenders and those involved in land grabbing. It also advocates, establishment of farm village and agricultural hubs where to involved in agricultural productions could enjoy comparative advantage and pull of resources for agricultural production.

Keywords: Assessment; Realtors; Land Use; Agricultural Productions

1. Introduction

Agriculture entails production of food, feed, fiber, fuel and other goods through the systematic raising of plants and animals for human benefits. Agricultural production has helped in the areas of provision of employment, raw materials

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for agro-allied and agro-processing industries, as a good foreign exchange earner and of course a sustained source of income for the farmers. Nigeria is an agerian nation with avalanche of cultivable land for agricultural production but the recent activities of the Realtor converting land meant for agricultural production for housing and construction purposes puts pressure on availability of land for agricultural production. (Food and Agriculture Organization, 2007). Conversion of farmland and game reserve for urban development reduces the amount of lands available for food and timber production. Soil erosion, salinization, desertification, and other soil degradations associated with intensive deforestation reduce the quality of land resources and future agricultural productivity (Lubowski, R.N., Vesterby, M., Bucholtz, S., Baez, A., and Roberts, M.J.,2006). The issue of land protection and conservation is being studied globally because the issue of food security directly depends on the quality of fertile land and their preservation. In 2018, the land where agricultural crops were grown covered 38% of the world's land area (FAO, 2019) and 35% of land in Europe, providing food, energy, and fibre. Nigeria being the most populous nation in Africa with estimated population of over 218 million as at 2022 (NPC 2022) experience massive competition on land use for both agricultural production and construction purposes. Realtors are defined as a real estate agent who arranges real estate transactions, putting buyers and sellers together and acting as their representative in negotiations for acquisition of landed properties in most instances for construction purposes at the expense of agricultural productions. Realtors in Akinyele Local Government which include Ruby City, Crestview Estate, Prestige Pacific Villa estate, Ecopark Estate, Property developers like Taiwo Salam and co properties limited, Eden Oasis, Adron Homes and Properties, Crystalhall Properties, Sambeca Homes and Properties, Olaidowu realtors, Revolution Plus Property all acquire landed properties hitherto used for agricultural purposes for properties development hence aggravate competition for land use in the study areas. There exist a conflict of interest in land use for agricultural proposes to cater for food need of ever increasing population who equally require land to cater for constructions to take care of shelter and accommodation needs also construction of industries to create employment. There is a pertinent need to strike a balance among the beneficial purposes for which need for land cannot be over emphasized.

Arising from the above, with the objective stated below, this study assessed the effects of the activities of Realtors on land use for agricultural purposes in Akinyele LGA, Ibadan, Oyo State. The study also:

- Described the socio-economic characteristics of the respondents in the study area?
- Identified the factors determining land procured by realtors?
- Examined the effects of the activities of realtors on land use for agricultural purpose in the study area?
- Identified the factors affecting land use for agricultural purpose in the study area?
- Accessed the severity of various challenges affecting land use for agricultural purposes in the study area?

1.1. Hypothesis of the Study

H_o: There is no significant relationship between the socio-economic characteristics of farmers and availability of land for agricultural purposes.

2. Material and method

Table 1 Sample Frame for the Study

Local Government	**ADP Cells in Akinyele Local Government**	**Selected cells (58.3%) and Villages under them**	**No of Respondents 25 each from each ward**
Akinyele	Ajibade/Alabata/Elekuru, Akinyele/Isabiyi/Irepodun., Iroko,Ikereku, Olode/Amosun/Onidundu, Ijaye/Ojedeji, Olorisa oko/Okegbemi/Mele, Arulogun/Eniosa/Aroro, Iwokoto/Talontan/Idi-oro, Ojo-emo/Moniya, Ojoo/Ajibode/Laniba, Olanla/Oboda/Labode	Iroko: Oretu, Ojerinde, Akinkunmi, Akinola, Dakeja, Olowoigbo, Oretu, Oo.	25
		Olode/Amosun/Onidundu: Motunde., Fagbenro, Onigbongbo, Abidogun, Olode, Abebi, Ileba. Oloronbo, Idioro, Idiori, Tegiri, Omunhan, Salako, Agede.	25
		Ijaye/Ojedeji: Alore, Ijaye, Ojutaye, Ajeje, Seriki, Idiose, Sangoibon, Ladele, Jarija, Isiote, Atan, Iware	25
		TOTAL	75

For the purpose of the study, a purposive sampling procedure was employed in selecting 58.3% of the Agricultural Development Program (ADP) cells within the study area. The selected cells were based on the prevalence of the activities of Realtor.

3. Result and discussion

3.1. Socio-Economic Characteristics of the Respondents

Result in table 2 revealed a relatively aged respondents with 14.6% of the sampled respondents being at least 50years of age while 85.4% are 51years and above. Also, it shows that 81.3% of the Respondents are males. This could be sequel to the fact that male are mostly heads of households and in most cases in possession of productive assets. Furthermore, results indicated 68.0% of the respondents as married while 32.0% as unmarried. The mean household size of the Respondents is six individuals per household. Result revealed that 16.0% of the respondents have no formal education while 84.0% are educated ranging from elementary to tertiary level.

Furthermore, it was revealed that 64.0% of the Respondents cultivate at least 6 acres of farmland while 3 6.0% of the Respondents have farmland between 7-12 acres. Also, 38.7% of the Respondents acquired their land by inheritance, 16.0% of the Respondents purchased their land, 37.3% of the Respondents rent their land and 8.0% of the Respondents acquired their land by lease. Moreover, 2.7% of the Respondents' use family labour, 56.0% of the Respondents use hired labour and 41.3% of the Respondents use both.

Table 2 Distribution of the Respondents by Socio-Economic Characteristics

Socio-Economic characteristics	Frequency	Percentage (%)	Mean
Age (years)			
≤50 years	11	14.6	61
51-60 years	25	33.4	
≥ 61	39	52.0	
Sex			
Male	61	81.3	
Female	14	18.7	
Marital status			
Married	51	68.0	
Unmarried	24	32.0	
Household Size			
≤10	68	90.7	6
≥11	7	9.3	
Religion			
Christianity	38	50.7	
Islam	34	45.3	
Traditional	3	4	
Level of education			
No formal education	12	16.0	
Primary	14	18.7	
Secondary	35	46.7	

Tertiary	14	18.7	
Land Size (acres)			
≤ 6	48	64	6
≥ 7	27	36	
Land acquisition			
Inheritance	29	38.7	
Purchase	12	16.0	
Rent	28	37.3	
Lease	6	8	
Source of labour			
Family	2	2.7	
Hired	42	56.0	
Both	31	41.3	

Source: Field Survey 2023

3.2. Factors determining land Procured by Realtors in the Study Area

The study assessed various factors determining land procured by Realtor and it was revealed that cost of production (1st), size of available land for sale (2nd), government policies and legislation (3rd), Topography (4th) and location of the land (5th) respectively are part of factors determining the land procured by the Realtor. On the flip side, availability of public utilities (14th), climatic condition (15th) are least of factors that determine land procured by Realtors.

Table 3 Distribution of the Factors Determining Land Procured by Realtors in the Study Area

S/N	Factors	Frequency	Percentage	Ranking
1	Location	63	84.0	6th
2	Soil Type	25	33.7	13th
3	Fair Market Value/Price	64	85.3	5th
4	Government Policies and Legislation	70	93.3	3rd
5	Public Utilities	23	30.7	14th
6	Access to Main Road	56	74.7	7th
7	Demography	54	72.0	9th
8	Propensity for Rapid Development	46	61.3	10th
9	Willingness of the titleholders to sell	36	48.0	12th
10	Presence of landmark structures	44	58.7	11th
11	Cost of Procurement.	75	100	1st
12	Size of available land	74	98.7	2nd
13	Population density	55	73.3	8th
14	Climatic conditions	06	8.0	15th
15	Topography	69	92.0	4th

Sources: Field Survey 2023

3.3. Effects of Realtors on Land Use for Agricultural Purpose in the Study Area

From the results as presented, the study further revealed that reduction in the size of land available for agricultural purposes and dislocation of animals from their natural habitat (wms1.97:1st) paired as the most noticeable effects of the activities of Realtors on land use for agricultural purposes. Also, expansion of rural economy (wms1.29) ranked 2nd while creation of job opportunities (wms1.17) ranked 3rd. Reduced quality of farm produce, forcing Farmers to move farther in the bush to farm, Reduction in the number of farmers due to loss of farmland, Increased difficulty in transport of farm produce from deep in the bush to urban areas, Competition for land acquisition for Agricultural purposes becoming stiffer, Diminished quantity of farm produce ranked 4th by the Respondents.

Table 4 Distribution of Respondents by Effects of Realtors on Land Use for Agricultural Purpose in the Study Area

EFFECTS	Strong effect	Mild effect	No effect	WMS	Rank
Reduction in quantity of land available for Agricultural Purposes	73(97.7)	2(2.7)	0(0)	1.97	1st
Creation of job opportunities	16(21.3)	56(74.7)	3(4)	1.17	3rd
Expansion of rural economy	23(30.7)	51(68)	1(1.3)	1.29	2nd
Reduced quality of farm produce	75(100)	0(0)	0(0)	1	4th
Farmers are forced to move farther in the bush to farm	75(100)	0(0)	0(0)	1	4th
Reduction in the number of Farmers due to loss of farmland	75(100)	0(0)	0(0)	1	4th
Increased difficulty in transport of farm produce from deep in the bush to urban areas	75(100)	0(0)	0(0)	1	4th
Competition for land acquisition for Agricultural purposes becomes stiffer	75(100)	0(0)	0(0)	1	4th
Diminished quantity of farm produce	75(100)	0(0)	0(0)	1	4th
Dislocation of animals from their natural habitat	73(97.3)	2(2.7)	0(0)	1.97	1st

Source: Field Survey, 2023; wms means Weighted Mean Score; NB: Figures in parenthesis are percentage

3.4. Factors Affecting Land Use in the Study Area

According to results, all the Respondents were unanimous (100%) in their choice that Topography is the factor that most affect land use, 97.3% of the Respondents indicated that Soil type affects land use, 50.7% of the Respondents revealed that Climate affects land use, 96% of the Respondents opined that population density affects land use, all the Respondents (100%) revealed that government policies and regulations affects land use, 70.7% of the Respondents opined that Culture and Traditions affects purpose for which land is committed. Also, all (100%) of the Respondents stated that available size of land affects land use, 96% of the Respondents believe that Location affects the use of land and 99.3% of the Respondents believe that Soil Fertility affects the use of land,

Table 5 Distribution of Respondents by Factors Affecting Land Use in the Study Area

Sr. No.	Factors	Frequency	Percentage	Rank
1	Topography	75	100	1st
2	Soil Type	73	97.3	2nd
3	Climate	38	50.7	6th
4	Population Density	72	96.0	3rd
5	Government Policies	75	100	1st
6	Culture and Traditions	53	70.7	5th
7	Size of Land	75	100	1st

8	Location	72	96.0	3rd
9	Soil Fertility	70	93.9	4th

3.5. The Severity of Various Challenges Affecting Land Use for Agricultural Purposes as a Result of the Activities of Realtors

Result of the study further identified dislocation of animal pen (wms1.97:,1st) as the most severe challenge against land use for agricultural purpose among Respondents while disruption of the ecosystem (wms:1.68:,2nd), restriction of farm method options (wms:1.67, 3rd), high risk of global-warming (wms1.52:,4th). Also, loss of job by farm labourers (wms1.5: 5th), destruction of farm plantation by construction workers, Loss of investments by farmers, decrease in the quality and quantity of farm produce (wms1.0: 6th) by the Respondents.

Table 6 Distribution of Respondents by Severity of Various Challenges Affecting Land Use for Agricultural Purposes as a Result of the Activities of Realtors

Sr. No	Challenges	Severe Challenge	Mild Challenge	Not a Challenge	wms	Rank
1	Restriction of farm method option	50(66.7)	25(33.3)	0(0)	1.67	3rd
2	Destruction of farm plantation by construction workers	75(100)	0(0)	0(0)	1.0	
3	Dislocation of animal pen.	73(97.3)	2(2.7)	0(0)	1.97	
4	Disruption of the ecosystem	51(68)	24(32)	0(0)	1.68	
5	High risk of global-warming	39(52)	36(48)	0(0)	1.52	
6	Loss of job by farm labourers	38(50.7)	37(49.3)	0(0)	1.51	
7	Loss of investments by farmers	75(100)	0(0)	0(0)	1.0	
8	Decrease in the quality and quantity of farm produce	75(100)	0(0)	0(0)	1.0	

Source: Field Survey, 2023; wms means Weighted Mean Score; NB: Figures in parenthesis are percentage

3.6. Hypothesis Testing on the Relationship between Socio-Economic Characteristics of the Farmers and Availability of Land for Agricultural Purposes in Akinyele Local Government Area, Oyo State.

- H_o: The null hypothesis stated that there is no significant relationship between the socio-economic characteristics of farmers and extent of factors affecting availability of land for agricultural purposes.
- H_a: The alternative hypothesis stated that there is significant relationship between the socio-economic characteristics of farmers and extent of factors affecting availability of land for agricultural purposes

The result of the analysis revealed there exist positive and significant relationship between Sex (X^2 = 29.453; p≤ 0.000), Marital Status (X^2=77.267; p≤ 0.000), Religion (X^2=29.360; p≤ 0.000), Level of Education (X^2=18.920; p≤ 0.000), Primary Occupation (X^2=173.360; p≤ 0.000), Secondary Occupation (X^2=58.000; p≤ 0.000), Land Acquisition Pattern (X^2=21.267; p≤ 0.000) and availability of land for agricultural purposes. Therefore, the null hypothesis is rejected.

This result implies that sex, marital status, religion, level of education, primary and secondary occupation and land acquisition pattern influence the extent of factors affecting availability of land for agricultural purposes.

Therefore, the alternative hypothesis is accepted.

H_a – The alternative hypothesis therefore states that there is significant relationship between the socio-economic characteristics of farmers and availability of land for agricultural purposes.

Table 6 Chi-Square Analysis Showing the Relationship between Socio-Economic Characteristics of the Respondents and the extent of factors affecting Availability of Land for Agricultural Purposes

Variable	X^2	P value	DF	Remarks	Decision
Sex	29.453	0.000	1	S	Reject Ho
Marital Status	77.267	0.000	3	S	Reject Ho
Religion	29.360	0.000	2	S	Reject Ho
Education	18.920	0.000	3	S	Reject Ho
Primary Occupation	173.360	0.000	6	S	Reject Ho
Secondary Occupation	58.000	0.000	6	S	Reject Ho
Land Acquisition Pattern	21.267	0.000	3	S	Reject Ho

Source: Field Survey, 2023; S: Significant; Ho: Null Hypothesis ; X^2: Chi-square result; DF: Degree of freedom; 5% level of significant; NS: Non-Significant

Recommendations

Arising from the findings of the study, the following recommendations are suggested for curtailing the adverse effects of activities of Realtors on Land Use for Agricultural Purposes in Akinyele Local Government Area;

- There should be strict compliance to land use act and town planning master plan as designed by the government planning authorities, such that lands are not committed to the purpose they are not meant for.
- Where it becomes inevitable that land be acquired for other purposes aside agriculture, farmers should be given enough notice to round up their farming activities to avert being abruptly chased out of their farmland, making them lose their investments.
- There should be a thorough examination of the quality or fertility of the land, such that only lands that have been depleted in fertility and nutrients are committed to other purposes aside agricultural production.

4. Conclusion

The study revealed a relatively old farming population with 61 years as the farmers' mean age, in a male (81.3%) dominated farming population. Majority (86.0%) of the farmers obtained different levels of formal education. The study further revealed that cost of procurement and available size of farmland are the major factors determining land procured by Realtors. Opportunity for expansion of rural economy and reduction in the size of land for agricultural purposes are the major effects the activities of Realtors on land use for agricultural purposes. Moreover, topography and soil type are the major constraints identifies as constraints for usages of land for agricultural purposes. The study recognised a significant relationship between some of the socio-economics characteristics of the Respondents and the effects of the activities of the Realtors on usage of land for agricultural purposes in the study area.

Compliance with ethical standards

Disclosure of conflict of interest

No conflict of interest to be disclosed.

Statement of ethical approval

The study did not violate are ethical regulations hence no infringement of any ethical policy could be linked to this study.

Statement of informed consent

The study sought and duly obtained informed consent of all stakeholders in respect of the research, Realtors, Farmers, and Local Planning authority gave their consents to the data obtained in respect of the study.

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