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Effects of Land Tenure Practices on Farmers' Output in Igbo Eze North Local Government Area of Enugu State, Nigeria

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ABSTRACT

This study was based on the effect of land tenure systems on agricultural output in Igbo Eze North L.GA of Enugu State. A multi-stage random sampling technique was adopted for this study while data were collected through the use of structured questionnaire. A total of 50 farmers were used for this study. Descriptive statistics and inferential statistics were used in analyzing the field data of this study. The results of the socio-economic characteristics of the respondents showed that majority of the farmers acquired their land through inheritance. More than 60% of the respondents practised individual land tenure in the area while 8% said that they practised public land tenure. Ninety percent said that land tenure system practised affect their productivity while only 10% said that the type of land tenure system practised does not affect their productivity. The constraints the farmers are facing in the area with respect to land tenure system practised include: lack of finance, unavailability of land, increase in population, not being member of village/community, government activities, competition with other non-agricultural activities, family/village conflict. It is recommended that adequate farmland be made available for farmers by removing stringent land laws that take accessibility of land away from small scale farmer, adequate provision of transportation facilities by the Government, Government should also place subsidies on improved input and give loans and grants to farmers and other related issues that will enhance farmer's output.

Keywords: *Land, Tenure, Effects, Practices, Agricultural Outputs*

INTRODUCTION

Land is probably one of the most important factors of production; because of the significance of land to all, society developed rules governing its ownership which were called land tenure. Land is probably the most

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important factor of production. The exclusive feature of land is its fixed nature and this has generated a lot of policies administration in its use rights and transfer. According to Amaechina (2012), land has been defined as the solid part of the earth's surface: the soil together with the vegetation, minerals, rivers, streams, lakes, ponds, hills, mountains, valleys and air space immediately above the land. Because of the significance of land to all, society developed rules governing its ownership which rules were called land tenure **(**Amaechina, 2012).

Land tenure is the relationship, whether legally or customarily defined, that exists amongst people as individuals or groups over ownership and usage of land (Food and Agricultural Organization (FAO), 2002). It defines how property rights to land are to be allocated within members of a given society. They define how access is granted to rights to use, control and transfer land as well as associated responsibilities and restraints (Amaechina, 2012). Land tenure system determines who can use what resources for how long and under what conditions (FAO, 2002).

Over history, many different forms of land ownership have been established. Secured land tenure systems give sufficient incentives to the farmers to increase their efficiencies in terms of productivity and ensure environmental sustainability. Without secured land rights, farmers do not feel emotional attachment to the land they cultivate, do not invest in land development and will not use inputs efficiently (Tenaw, Zahidul and Parviainen, 2009). In Nigeria and other sub-Sahara countries, traditional land tenure system of ownership is still predominant. According to Deininger and Binswanger (1999), undefined land rights could affect economic growth in the following ways; Firstly, secure land rights will increase the incentives of households and individuals to invest, and often will provide them with better credit access, something that will not only help them make such investments, but will also provide an assurance substitute in the event of shocks. Secondly, it has long been known that in traditional agriculture, the operational distribution of land affects output, implying that a highly unequal land distribution will reduce productivity. Insecure land right or the lack of land ownership also restricts the farmers' access to credit that are necessary to improve agricultural land practices for better yield (Feder, Ohdaan, Chalaniwong and Hongladaron, 1988). This non-access to credit predisposed farmers to

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go for traditional land-use practices which will eventually generate poor yield (Bamire and Fabiyi, 2002). Land insecurity has been recurring worries in Africa from the colonial period until the present day. It has been noted that land insecurity would reduce investment and lower agricultural productivity (Nwakobe, 2015). According to Clay (2008), the existence of fragmented holdings hinders agricultural mechanization, causes inefficiencies in production and involves large cost to alleviate its effects. Furthermore, according to Udoh (2000), in the southern part of Nigeria, the accessibility of most agricultural lands depends largely on land tenure system and the extent of competition by non-agricultural land uses.

Land is a critical input in agricultural production and the criticality is imposed by its availability, accessibility, quantity and quality (Raufus, 2010). The governments of Nigeria media revered efforts to solve the problem of land availability for agricultural production. Among such efforts was the establishment of land use decree of 1978 which vested ownership of all lands in the country on the government and its agencies (Ojo, 2008). This decree tends towards large scale production ignoring the small scale production. The large scale farming policy and programmes have always been taken a large proportion of the readily accessible land from the traditional owners without any significant positive increase in agricultural production and productivity. The best of their lands are taken from them by government for large scale farming (Ojo, 2008).

Some studies have been carried out on the effect of land tenure system on agricultural production in Nigeria. Ojo (2008) studied the effects of land acquisition for large scale in Nigeria. The study showed that performance of small scale farmers was affected by the land acquisition by government for large scale farming. Akinola and Adeyemo (2013) studied the effects of property rights on agricultural production in Osun State, Nwakobe, (2015), studied land acquisition and its effects on small scale arable crop farmers in Nsukka L.G.A, Enugu State. Ugwu (2009) also studied the land lease market and its effects on agricultural production in Enugu State, Nigeria. In this study, it was shown that the land lease market affects farmers output and income. The main aim of the study was to determine the effects of land tenure practices on agricultural output in Igbo-Eze North L.G.A of Enugu State. Specifically, the study described the socio-economic characteristics of farmers;

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identified different land tenure practices; examined the effects of land tenure practices on farmers' output and identified the constraints facing farmers in land tenure processes in the study area.

PARTICIPANTS AND PROCEDURE

The area of study was Igbo Eze North L.G.A of Enugu State. Igbo-Eze North Local Government Area is made up of two Towns namely Enugu Ezike and Ette. Comparably, Ette is a very small town as Enugu Ezike has over ninety (90%) percent of the population of the local government so attention was focused much on Enugu Ezike or Ezike Oba that happened to be the founding father of the town (Odum, 2009). Enugu Ezike is located at the extreme North of Northern Igbo land. It forms the major part of the present Igbo-Eze North local government area of Enugu State. It is bounded on the North East by Benue State, North West by Kogi State, West and South by Igbo-Eze south Local Government Area of Enugu State (Ogbochie, 2011). It has a population of about 306,440 persons (National Population Commission (NPC), 2009).

According to Ogbochie (2011), the four sons of Ezike Oba in order of seniority include: Ezzodo,, Essodo, Umuitodo and Umuozzi. The thirty eight autonomous communities making up Enugu Ezike are: Aguibeje, Aji, Amachalla, Amaja, Amube, Amufie, Ezillo, Ekposhi, Igbelle, Igogoro, Umuogbo-Agu, Umuopu-Agu, Ikpamodo, Ikpuiga, Imufu, Inyi, Isiugwu, Iyionu, Umuogbo-Ekposhi, Nkpamute, Ogbodu, Ogrute, Okata, Umuogbo-Uno, Umuogbo-Inyi, Okpo, Olido, Onicha, Owerre-Eze, Uda, Ufodo, Ugbaikffe, Umachi, Umuagama, Umuida, Umuopu, Uroshi, Umunaja, (Ogbochie, 2011). The main industry in Igbo-Eze North Local Government Area is palm wine tapping and cultivation of some other crops.

A multi stage sampling technique was employed for the study. The first stage was random selection of 5 communities namely; Amufie, Olido, Uda, Umuida and Ogrute. In second stage, two villages were randomly selected from each of the autonomous communities making a total of ten villages. In the final stage, five farmers were randomly selected from each of the 10 villages making a total of 50 farmers for the study. Data were collected mainly from primary source. Data were obtained by the use of structured questionnaire which were administered to elicit information on the socio-economic characteristics of respondents like

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age, education, gender, occupation, output, farming experience. It also obtained responses regarding the type of land tenure system available in the study area; effects of land tenure system on agricultural production in the area, and constraints facing farmers in land tenure processes. Data were analysed using both descriptive and inferential statistics. Descriptive statistics such as means, percentage and frequency distribution and likert type scale rating technique were used. Multiple regression model was used to determine the effects of land tenure on farmers' output in Igbo-eze North Local Government Area. The Multiple Regression Model was used for data analysis. The multiple regression model is implicitly specified as follows:

$Y = f(X_1, X_2, X_3, X_4, X_5, X_6, X_7, X_8, X_9, e)$.
Y = farm output (₦)
X_1 = Transportation Cost (₦)
X_2 = communal tenure system (yes=1, otherwise=0)
X_3 = Public tenure type (yes=1, otherwise=0)
X_4 = Individual tenure type (yes=1, otherwise=0)
X_5 = Age of farmer (yrs)
X_6 = Cost of inputs (₦)
X_7 = Distance of farm from home (Km)
X_8 = Farming experience (years)
X_9 = Educational level (years)
e = Error term

Likert scale rating of a 4-point rating was used in this work to measure the level of constraints facing farmer in land tenure type. The grading was in this order, Very serious(VS)=4, Serious(S)= 3, Less serious(LS)= 2, Not Serious(NS)= 1. This was ranked using a weighted mean (X) = "fx/"x. which is shown thus:

4+3+2+1 = 10
10/4 = 2.50

Using the interval scale of 0.05, the upper limit cut-off point was 2.50+0.05 = 2.55; the lower limit was 2.50 – 0.05 = 2.45. Therefore, on the basis of the limit, mean score (MS) below 2.45 was ranked "Not serious (NS)", those between 2.45 and 2.54 was considered "Less serious (LS)", while mean scores that are greater than or equal to 2.55 was considered "Very Serious(VS)".

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RESULTS AND DISCUSSION

Socio-Economic Characteristics of Respondents:

The socio-economic attributes of respondents are discussed in Table 1. The table shows that the majority of the farmers in the area are comprising 76% male while minority are female comprising only 24%. This may be because male farmers have access to land easily than female farmers (Ugwu, 2009). It is also shown that 8% respondents fall in the age range of 20-29, 32% in the age range of 30-39, 38% in the age range of 40-49, 18% in the age range of 50-59, 4% in the range of 60 years old and above. The implication is that majority of farmers in the Igbo Eze North were in the age range of 40-49 and it is an indication that the active working population is involved in agricultural production as suggested by Nwakobe (2015). Table 1 also shows that 8% of the respondents were single while 92% of the respondents were married. It is shown that 18% of the respondents had 2-4 household size; 46% had 5-7 household size; 32% had 8-10 household size while 4% had 11-13 household size.

From Table1, it is shown that 16% of respondents had Primary education; 70% had Secondary education while least that had tertiary education were 10%; 4% obtained informal education. A good educated farmer is more likely to acquire, interpret and use technical advice from research allowing them effective land utilization (Akinola and Adeyemo, 2013). Table 1 also shows that 10% of respondents are engaged in full time farming; 82% are engaged in both farming and trading while 8% are engaged in farming and civil service. It is shown that14% acquired their land through gift; 38% acquired their land through inheritance; 12% acquired theirs through lease; 8% said they purchased it while 28% said they acquired it through the community. From the study carried out, it is shown that 4% of the respondents were of the opinion that land can be leased at the cost of N5,000; 32% said it can be leased at 10,000-50,000; 44% opined that it is within the range of 50,000-100,000; 18% said it is within 100,000-150,000 while only 2% said it is above 150,000. It is also shown in Table1 that 6% of the respondents agreed that the cost of acquiring a private plot of land is within the range of 100,000-500,000; 20% said it cost between 500,000-1,000,000; 68% said it costs between 1,000,000-1,500,000 while 6% said it cost between 1,500,000-2,000,000 per plot.

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Types of land tenure system practice in the area

From the field data, 32% claimed that communal land tenure existed in the area, 60% said that individual land tenure existed in the area while 8% said that public land tenure existed in the area.

The effects of land tenure practice on farmers' output

Table 3 shows the result of Ordinary Least Square Regression of factors affecting farmers' output in land tenure practices in Igbo Eze North L.G.A, Enugu State. The R-square and the Adjusted R-square values were 0.840 and 0.804 respectively. This implies that 84.0% of variations in farmers' output were jointly explained by the independent variables the other 16% maybe as a result of omission of relevant variables for the study and also due to erratic human behavior during data collection. The result showed that cost of input and distance to the farm are significant at 1% level and 5% respectively, this entails that the both variables affect farmers' output as regards land tenure system practice (Okechukwu, 2015).

Constraints of farmers in acquiring land for agricultural production

Table 4 shows the average constraints facing farmers in their act to secure land for agricultural production in Igbo Eze North L.G.A, Enugu. For instance, farmers in this area agrees that: lack of finance, unavailability of land, lack of credit facilities, increase in population, not belonging to cooperative society, not being member of village/community and government activities are serious constraints that affect the type of land tenure system adopted and therefore their output while variables like competition with other non-agricultural activities, family/village conflict, Religious belief/value and family/individual needs were not serious constraints facing farmers in land tenure system in the area. This result supports the work of Akinola and Adeyemo (2013).

Table 1: Socio-economic characteristics of respondents

Socio-economiccharacteristics	**Frequency**	**Percentage**
Gender		
Female	12	24
Male	38	76
Age		
20-29	4	8
30-39	16	32
40-49	19	38
50-59	9	18
Above 60	2	4

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Marital Status		
Married	4	8
Single	46	92
Educational level		
Primary	8	16
Secondary	35	70
Tertiary	5	10
Informal	2	4
Household Size		
2-4	9	18
5-7	23	46
8-10	16	32
11-13	2	4
Major Occupation		
Full time farming	5	10
Farming and Trading	4	8
Farming and Teaching	14	28
Ways of acquiring land		
Gift	7	14
Inheriatnce	19	38
Lease	6	12
Purchase	4	8
Communal	14	28
Cost of Leasing a Plot of Land		
5000	2	4
10,000-50,000	16	32
50,000-100,000	22	44
100,000-150,000	9	18
Above 150,000	1	2
Cost of Acquiring a private plot of Land		
100,000-500,000	3	6
500,000-1000,000	10	20
1000,000-1,500,000	34	68
1,500,000-2,000,000	3	6

Source: Field Survey, 2017

Table 2: Type of Land Tenure System Practice

Land Tenure System	Frequency	Percentage
Communal	16	32.0
Individual	30	60.0
Public	4	8.0
Total	50	100

Source: Field Survey, 2017

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Table 3: Effects of Land Tenure on Farmers' Output

Model	Coefficients	Std. Error	T-test	Significance
(Constant)		13467.146	1.907	0.064
Age	0.048	5801.148	0 .730	0.469
Educational Experience	-0.066	6466.699	-0.950	0.348
Communal Tenure	0.0107	574.623	0.120	0.905
Individual Tenure	-0.062	6353.440	-0.876	0.386
Public Tenure	0.045	11986.353	0.605	0.548
Farming Experience	-0.012	892.616	-0.174	0.863
Cost of input	0.796	0.1299	0.789*	0.000
Distance to the farm	0.217	941385.008	2.688**	0.010
Transportation cost	0.048	16.824	0.644	0.523
R-square (R^2)	0.840			
Adjusted R-square (R^2)	0.804			

Source: Field Survey, 2017 **significance at 5% *= Significance at 1% level.

Table 4: Constraints of Farmers in the Land Tenure System Practice

Variables	Mean	SD
Lack of Finance	2.9000**	0.54398
Unavailability of land	3.9400**	0 .23990
Lack of credit facilities	2.6200**	0.53031
Competition with other non-agricultural activities	2.4000*	0.75593
Increase in population	3.8200**	0.43753
Family/village conflicts	2.3600*	0.56279
Religious beliefs and values	1.8800*	0.77301
Family/individual needs	2.3200*	0.58693
Not being a member of the village/community	2.5400**	0.83812
Government activities.	2.8000**	0.45175
Not belonging to cooperative society	2.5400—	4.31991

Very Serious=**, Not Serious=*, Less serious= —.
Source: Field Survey, 2017

CONCLUSION

Land tenure system practice is highly inter-related with agricultural output of farmers. Acquiring land for the purpose of agricultural production is an essential catalytic force for revenue generation, employment opportunity, food security and agricultural sustainability in general. The major factors that affect agricultural output as found in this study were cost of input and distance to the farm. It is recommended that government should provide subsidies on farm improved inputs and also give incentives such as loans and grants to boast their agricultural

activities. There should be adequate provision of transportation facilities by Government which should include expansion, construction and maintenance of urban-rural roads to ensure reduction in transportation cost to their farms and targets markets.

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