



Assesment of Land Tenure Security among Arable Crop Farmers in Ibarapa East Local Government Area of Oyo State, Nigeria

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Abstract

Land is a productive economic factor playing different roles to different people and it is construed that without land no sustainable development can be effective. Thus, this study assessed land tenure security in Ibarapa East area of Oyo State. Using a well-structured questionnaire and multistage sampling procedures, 150 arable farmers were sampled and data collected were analyzed using descriptive statistics. The result shows the mean age of the respondents as 49years. 52.00% of the respondents were male while 48.00% were female. More than 60% of the farmers were educated and married. 40% of the farmers had household size greater than or equal to 5 members with the mean household size of 6 members per household. More than 60% of the farmers do not belong to any cooperative association and do not have access to extension services. Most of the respondents (49%) in the study area had their land through inheritance, while 72.00% of the respondents did not register their land and were land insecure. The study therefore recommends improvement in extension services and the need for community leaders, household heads and financial institutions to intensify efforts on cooperative education, training and public enlightenment in order to bring about increased participation and involvement of arable farmers in the cooperative movement thereby increase access to loan opportunity and facilitate ease land registration for them to be land secured.

Keywords: Land tenure security, Arable farmers, Extension services

Introduction

Land is a natural resource upon which the whole economy of any nation hinges (Ebe *et al.*, 2018). It is a productive economic factor playing different purposes for populace and without land no sustainable development can be effective (Morenikeji *et al.*, 2001). Efficient land utilization and management practices ensure achievement of farm level objectives in term of economic viability, food security and risk aversion (Udry, 2011). It is for this reason that both states and federal government became conscious of the use and security of land (Briassoulis, 2010).

Land tenure refers to a set of land rights and land governance institutions, which can be informal (customary / traditional) or formal (legally recognized), that define relationships between people, land and natural resources (FAO, 2015). These land relationships may include rights to use land (i.e. for cultivation and other productive activities), rights to control how land should be used (including for cultivation, resource extraction, conservation, or construction), and rights to transfer through

sale, gift (Alawode *et al.*, 2018). Thus, Land tenure is the institutional structure that determines the political, economic and social framework by which individuals and groups secure access to land and associated resources (Alawode *et al.*, 2018; Morenikeji *et al.*, 2001).

In Nigeria, there are three types of land tenure, namely; communal, individual (private), and public (state). Communal land tenure is a system in which the ownership is by community or family. The land is communally owned and every member of the family or community has the right of use of the land. This type of land tenure is mostly practiced in the southern part of Nigeria. Individual land tenure is a system in which the property right is assigned to individual. He has the full ownership and right of use of the land while in public tenure system, the property right to the urban land is vested on the governor of each state while the non-urban land is vested on the Local Government Authority. This type of tenure system emanated from Land Use Act of 1998. Land tenure issues are increasingly becoming significant in rural development and are emerging as the most



serious agrarian issues in the 21st Century (Obunde *et al.*, 2004). Land tenure plays one of the vital roles in shaping land use decision. The accessibility of most agricultural lands especially in the south western part of Nigeria depends largely on land tenure system and the extent of competition from non-agricultural land uses (Udo, 2000). This is because the land tenure system determines the tenure security of the land by the farmers. Hence, tenure security according to Odoemelam *et al.*, (2013) is the perception of having secured rights to land and property on the continual basis, free from unreasonable interference from outsiders, as well as the ability to reap the benefits of labour and capital invested either in use or rented to another. If farmers do not have secure land rights, they will have few incentives to engage in sustainable agricultural production or to consider the long-term environmental impact of over-exploitation of land's nutrients (Oyekala, 2012).

The certainty that a person's rights to land is recognized by others and protected in cases of specific challenges has been described as land tenure security (FAO, 2012; Lawry *et al.*, 2017).

The rules of tenure determine who can use land, for how long, and under what conditions. They may be based on written policies and laws or on unwritten customs and practices (FAO 2012). What is produced and who consumes it depends greatly on tenure security. Clear and secure property rights for owners and users reduce the potential for conflict and the threat of eviction; provide incentives to conserve and improve these assets; encourage land-related investments; allow land rental and sales markets to transfer land to more productive uses and users. However, when competition for scarce land resources increases, or when there are more people in a given locality than a customary land tenure system is able to support, conflicts may emerge leading to land insecurity (Holden & Otsuka, 2014).

A large proportion of the arable farmers lack adequate access to land, and when they do have access, they have limited rights to it. For example, they might be able to use land for cultivation but not be able to use it as collateral, rent it, sell it, or hold the land for a long period of time to recoup labor and capital investments. Others are unable to enforce the rights they do have because they are unaware of those rights, cannot afford the required paperwork, or

because the legal or customary authorities do not recognize them (Udry, 2011). Yet in spite of the widely recognized benefits of land tenure security more than 70 percent of the world's population including ethnic minorities, smallholder farmers, and women still lack access to formal systems to register their land property and receive legally recognized land titles (Ebe, *et al.*, 2018; Place, 2009). Therefore, this study assessed land tenure security in the study area.

Materials and Methods

This study was carried out in Ibarapa East Local Government Area of Oyo State Nigeria. It consists of Eruwa and Lanlate towns. It covers a total area of 838 square kilometers and has a landscape characterized by several hills. The average temperature of the Local Government Area is 28 degrees centigrade while the area has an average humidity level of 60 percent. Agriculture is the major contributor to the economy of Ibarapa East Local Government with several crops such as yam, maize, oil palm and melon cultivated in the area. The area also hosts several markets where the residents go to buy and sell a wide variety of commodities.

A three stage sampling techniques was employed to select 150 in this study. First stage involved purposive selection of arable crop farmers. Second stage involved random selection of 4 wards in Eruwa and 2 in Lanlate, follow by random selection of 6 villages in Eruwa and 4 in Lanlate. While stage three involved random selection of 15 farmers in each villages. This gave a total number of 6 wards, 10 villages and 150 farmers. The selections were based on proportionate to numbers of arable farmers in each ward. Information elicited from the respondents are socio-economic characteristics (age, educational status, household size, marital status, years of farming experience etc), different types of land tenure system and the land tenure security status of the respondents in the study area. The data collected were analyzed with descriptive statistics.

Results and Discussion

Socio-economic characteristics of the farmers

The result of the socio-economic characteristics, as presented in table 1, indicates that 65.33% of the arable farmers in the study area were males and remaining 34.67% were females. This result is similar to



Irohbe and Agwu (2014) that men have easier access to farmland through paternal inheritance than women in Nigeria. Majority of the farmers were young and energetic and in their productive age with the average age of 49 years. Furthermore, majority (66%) of the farmers were educated which could imply that they can read and write. This could enhance their knowledge and comprehension on the process of land registration and documentation (Babatunde *et al.*, 2007). The result shows that 61.33% of the respondents were married, 19.33% of the respondents were single. More than 70% of the farmers had household size between 1-6 persons and the average household size for the farmer was 6. In addition, the average farming experience was 16 years which implies that majority of the farmers have been operation for a long time. This shows that the respondents had more experience in farming activities (Afodu *et al.*, 2016). In terms of cooperative association, 61.33% of the respondents did not belong to any association and 38.67% of the respondents belonged. Belonging to a farming cooperative can help them to secure a land right since most assistant from government requires groups or association. In term of extension visitation only 36.67% of the farmers received extension services while 61.33% of the respondents did not. The result also shows the accessibility of the respondents to loan in which 58.00% of the respondents did not have access to loan while 42.00% of the respondents had access to loan.

Table 1: Personal characteristics of the respondents in the study area

Variable	Frequency	Percentage	Mean
Age			
≤20	5	3.33	49 years
21-40	54	36.00	
41-60	51	34.00	
≥ 60	40	26.6	
Sex			
Male	98	65.33	
Female	52	34.66	
Level of Education			
No Former Education	51	34.00	
Primary Education	39	34.00	
Secondary Education	24	16.00	
Tertiary Education	36	24.00	
Membership of Cooperative Society			

No	92	61.33	
Yes	58	38.67	
Years of Farm Experience			
≤10	73	48.67	16 years
≥ 20	43	28.67	
Contract with extension			
Yes	58	38.67	
No	92	61.33	
Acess to loan			
No	87	38.67	
Yes	63	61.33	
Household Size			
≤5	75	50.00	6 persons
6-10	59	39.33	
11-15	14	9.33	
≤15	2	1.33	
Marital Status			
Married	115	76.67	
Single	29	19.33	
Widow	6	4.00	
Total	150	100.00	

Source: field survey, 2019

Major land tenure types in the study area

The major land tenure types among arable crop farmers in the study area were presented in Table 2. There are five land tenure types among the farmers; 49.0% had access through inheritance, 18.79% acquired their lands through gift, 6.71% had access through rent, 3.35% of the farmers acquired their lands through communal while 22.15% of the farmers purchased their land for arable crop production. These imply that inheritance and purchased of arable land were the prevalent land tenure types in the study area. Inheritance has always been the dominant form of land ownership in Nigeria (Mailumo *et al.*, 2011; Bamire, 2010).

Table 2: Types of land tenure system in the study area

Different land tenure system	Frequency	Percentage
Acquired land		
Communal	5	3.35
Inheritance	74	49.00
Free gift	28	18.79
Purchased	33	22.15
Rented	10	6.71
Total	150	100.00

Source: field survey, 2019

Land tenure security in the study area

Table 3 shows that 72.00% of the respondents did not register their land and they do not have



land title, this means that they did not possess land documents, that is, certificate of occupancy (C of O) of the land held, while only 28.00% of the respondents registered their land. This indicates that most of the respondents in the study area were land insecure. Possession of land documents depicts ownership of land. This implies that majority of the arable crop farmers cannot claim security of their farmland. The farmers who gained access to land through gift, rent and communal do not have permanent rights in the lands they cultivate as the land can revert back to the owners at the end of an agreed period. This implies tenure insecurity which can affect their productivity negatively. This result is similar with studies of (Ebe *et al.*, 2018 and Okorie, 1998) who reported that most people especially in the rural areas do not have clear title to their land. This then had a serious implication on the land and crop productivity as the farmers may not have durable investment on the land.

Table 3: Land tenure security in the study area

Land tenure security Land registered/ land title	Frequency	Percent
No	108	72.00
Yes	42	28.00
Total	150	100.00

Source: field survey, 2019

Conclusion and Recommendation

This study assessed land tenure security of the arable crop farmers in Ibarapa East Local Government Area, Oyo State, Nigeria. Using a well-structured questionnaire and multistage sampling procedure, 150 farmers were sampled and were analyzed using descriptive statistics. The result shows that the mean age of the farmers was 49 years. 52.00% of the respondents were male. Many of the farmers were educated and married. More than half of the farmers had household size greater than or equal to 5 members with the mean household size of 6 members per household. Many of the farmers do not belong to any cooperative association and do not have access to extension services. The result reveals that most of the respondents in the study area had their land by inheritance and did not register their land. Therefore, they did not have land title and were not land secured. The study therefore

recommends increase in extension services and the need for community leaders, household heads and financial institutions to intensify efforts on cooperative education, training and public enlightenment in order to bring about increased participation and involvement of arable farmers in the cooperative movement thereby increase access to loan opportunity and facilitate ease land registration.

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