

MAIN TASKS OF THE FUNCTIONING OF THE AGRICULTURAL LAND MARKET

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Land, as the economic basis of every social formation and financial and credit system, is the main resource for improving the ecological and economic situation in the country. Therefore, one of the main tasks of forming a developed agricultural land market is to ensure their rational use and increase soil fertility. Achieving these goals is crucial, because land is not only the main means of agricultural production, but also the basis of statehood, national self-determination, and the spatial basis of the national economy [3].

The exceptionality of the land resource, which is not only a natural, but also an economic good, comes down to its natural limitation and industrial indispensability for arranging and organizing all economic operations in the agrarian sphere. This resource cannot simply be taken away and moved or transported (in the spatial aspect), exploited and amortized without a residue, which proves the uniqueness of any land area determined [1]:

- territorial affiliation, which is revealed due to the remoteness of a certain land area from certain settlements, the level of development of engineering and transport communications;

- natural and climatic features, which affect the level of soil fertility and yield indicators;

- suitability for the production of plant cover and organic matter, renewability of the level of natural soil fertility;

- multi-vector target land use.

Thus, the main functional tasks of the land market are:

- redistribution of land ownership;

- consolidation of land ownership in the hands of effective owners and tenants;
- determining the equilibrium price of land based on the interaction of supply and demand.

In addition, the agricultural land market is the main way to achieve sustainable development of agricultural production and achieve food security of the country. This is due to the fact that increasing the productivity of agricultural producers is possible if they work on their own land, in which they are interested in investing their own funds and which will bring real income.

Therefore, the market of land relations, being the market of the factor of production, acts at the same time as a subsystem of relevant relations, within which the circulation of land is realized, and a market segment in general, the defining components of which are agricultural lands.

According to indicators of market spatial affiliation, consideration of the functioning of the land market should be carried out in view of [2]:

- market capacity, quantitative and qualitative characteristics of lands and their volumes, as well as environmental precautions;
- cyclical pace of market functioning, which is reflected in the regularity of signed contracts;
- the presence of stable sellers in local markets;
- the interaction of the supply of land, labor, capital and related services, revealing the level of market-production infrastructure support;
- multi-level system caused by administrative boundaries, institutional-economic and natural-geographic features;
- the scale of wholesale circulation of agricultural products.

It should be noted that the economic concept of "market" should not be equated with the legal "circulation". Land circulation is the basis of the market, but the implementation of market or non-market transactions with land does not yet indicate the presence of a full-fledged market. That is, the market circulation of land is a process of transfer of ownership and use rights from one landowner or

land user to another by redistributing their rights and functions on the basis of agreements.

References.

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