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Methodology for the Valuation of Agricultural Land

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ABSTRACT: In agricultural production, any technical and technological improvements in the means of work and intensification of production are always manifested indirectly - only through the functioning of the land.

KEYWORDS: ecological situation, biotechnology, state-of-the-art technologies, map modeling, soil conditions, distribution to soils, chemical elements in the soil, point site class of the earth, agro physics, agro chemistry, biological processing, field cultures, Agro-landscapes, cadastral assessment, assessment of lands, land reclamation.

I. INTRODUCTION

The value of urban land lies in its ability to generate the additional income that arises from a convenient location relative to resource and sales markets, as well as from infrastructure development. The size of land rents in settlements practically forms and determines four factors: demand, limitation, usefulness and liquidity of land plots. [1]

In subsoil use, where the land plot acts as a warehouse of mineral raw materials, the assessment of subsoil use objects is conditioned by the following components: raw material or functional value of natural resource as a product of processing and consumption; Engineering and geological conditions of natural resource occurrence; Economic and geographical position of subsoil section.

The cost in excess of the public price of production of products (2), the difference between the public and individual price of production (3) and the difference between the monopoly price and the cost of production of products on land plots of special quality and special climatic conditions (4).

II. RELATED WORK

The assessment of subsoil use land, as part of the national wealth of the country, can be formed taking into account the following types of land rent:

- Interregional and regional rents, defined by differences in levels of socio-economic development and the natural characteristics of parts of the Territory;
- Industry, defined by the peculiarities of the formation of rental income for different types of minerals and in different segments of the real estate market;
- Local rent related to the location factors of the land plot relative to the settlement system, industrial nodes, specially protected areas;
- Infrastructure, determined by the level of development of engineering and transport infrastructure and its intensity of use.

Indicators of the value of land plots of non-agricultural purpose beyond the boundaries of settlements, as a spatial basis for industrial, transport, communication, defense and other purposes, are determined by the value of rents, which is created by the location, arrangement and functional use of the corresponding land plot. In all industries, when using agricultural land, it includes an assessment of the increase in the points of the land bonitetes. [5]

The agricultural ground is understood as the territory which is systematically used for definite purposes and having concrete natural-historical properties. As a part of agricultural grounds distinguish an arable land, long-term plantings, haymaking, pastures and a deposit.

Arable land – an agricultural ground which is systematically used under sowings of agricultural crops, including crops of long-term herbs and also pure vapors.

Haymaking – an agricultural ground which is systematically used under mowing.



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Pasture – an agricultural ground which is systematically used for a pasture of animals and also the land plots suitable for pasturage of the cattle which aren't used on the haymaking's eve and not being a deposit.

The deposit - the land plot which was used under an arable land earlier and more than one year isn't used including under steam. [5]

III. TEXTINPAINING

The value of land plots of objects of recreation, health improvement and standards of undisturbed nature is determined by the total economic, ecological and social effects obtained from their corresponding use.

Methodological basis of land assessment, as part of the national wealth of the country, in the use of destination maps, as well as with the help of atlases [6] determine the following provisions of the use of national economic and self-accounting assessment criteria and indicators in accordance with the peculiarities of land functioning in the economy of the country the dynamism of indicators of natural resources estimates, based on obtaining current and promising (Potential) their values related to the optimization of the use of the interplay of economic, environmental and social indicators of land resource assessments, the commonality of the construction of assessment scales in a single system for the territory of the country, taking into account its full coverage.

IV. EXPERIMENTAL RESULTS

Common criteria for assessing land plots for all categories of their use are: location, quality, scarcity, resource possibilities of use. Land scarcity is evident in the indicators of population density, regional land security in accordance with both the general needs of the development of clusters, protection of nature and preservation of the normal ecological state of the territory, and in the ratio of the normative land of the capacity of various branches of the national economy to the actual and promising provision of the regions with the land of the corresponding purpose. Overall resource security characterizes land resources in terms of their economic use in a given territory. Its main indicators include labor resources, transport network, fund-security, engineering, social and environmental development of the Territory.

Resource security indicators are linked to land location and scarcity in a common system of economic factors of land valuation. The integrated nature of land assessment is reflected in the interfacing of all benefits and effects (production, conservation, recreational) derived from the use of land of the appropriate purpose, as well as in the integrated territorial approach to land assessment as a combination of different lands. With this approach, the land in the area at a minimum is further estimated by the cost of replacing it with other land in the region or by taking into account the additional costs associated with the use of similar land in other regions. [7]

V. CONCLUSION

Land valuation should take into account the dynamics of the quality state of the land, its fertility and the degree of pollution. The increasing economic impact of land use may be accompanied by both an increase and a decrease in environmental impact. Therefore, the growth of land valuation indicators (without taking into account its environmental component) may be accompanied under different conditions by both an increase and a decrease in the overall national economic value of the land.

The development of the quality state of the land is reflected in indicators of the ecological effect (or damage) of land use, which are characterized by the restorative value of the lost or accumulated soil fertility.

Comparability of indicators of land valuation of different purpose is determined by methods of measurement of results of their use among themselves and results of production with costs both in space and in time. The results of production are manifested in the quantity and quality of the produced products, the size of the profit received, the change in the quality state of the land.

The limit factors for the quality of agricultural and forestry land are the heat and moisture availability of the territory, the general nature of the terrain and soil cover, the main economic factors and conditions of economic use of the land, in particular, the availability of labour resources, the development of the transport network. The assessment of land as a spatial operating basis for industrial and other construction involves taking into account the following factors:

- natural factors (relief, soil, marshiness, water-security, water supply conditions);
- Economic factors (capacity of construction bases, availability of road transport and pipeline network); Social factors (free labour, living conditions, infrastructure development, environment).



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