



AgEcon SEARCH

RESEARCH IN AGRICULTURAL & APPLIED ECONOMICS

The World's Largest Open Access Agricultural & Applied Economics Digital Library

This document is discoverable and free to researchers across the globe due to the work of AgEcon Search.

Help ensure our sustainability.

Give to AgEcon Search

AgEcon Search

<http://ageconsearch.umn.edu>

aesearch@umn.edu

*Papers downloaded from **AgEcon Search** may be used for non-commercial purposes and personal study only. No other use, including posting to another Internet site, is permitted without permission from the copyright owner (not AgEcon Search), or as allowed under the provisions of Fair Use, U.S. Copyright Act, Title 17 U.S.C.*

No endorsement of AgEcon Search or its fundraising activities by the author(s) of the following work or their employer(s) is intended or implied.

**ANNALS OF THE POLISH ASSOCIATION
OF AGRICULTURAL AND AGRIBUSINESS ECONOMISTS**

ROCZNIKI NAUKOWE
STOWARZYSZENIA EKONOMISTÓW ROLNICTWA I AGROBIZNESU

Received: 30.12.2023
Acceptance: 18.03.2024
Published: 20.03.2024
JEL codes: Q15, Q24

Annals PAAAE • 2024 • Vol. XXVI • No. (1)

License: Attribution 3.0 Unported (CC BY 3.0)

DOI: 10.5604/01.3001.0054.4376

**JAROSŁAW MIODUSZEWSKI¹, MARIAN OLIŃSKI,
KRZYSZTOF KRUKOWSKI**

University of Warmia and Mazury, Poland

**CONDITIONING OF DEVELOPMENT OF LEASING
OF STATE TREASURY'S AGRICULTURAL LAND
IN THE WARMIA-MAZURY REGION²**

Key words: agricultural land lease, Agricultural Property Stock of the State Treasury (APSST), conditioning, ground prices, lease rent

ABSTRACT. The aim of this research was to identify factors conditioning use of lease as a form of management of agricultural lands in the region of Warmia and Mazury. It was based on survey research conducted among 134 agricultural land leaseholders and buyers from the Warmia-Mazury region. By the end of 2020, 824.7 thousand ha of agricultural land was repossessed by the Agricultural Property Stock of the State Treasury in the Warmia-Mazury Voivodship, out of which 83.6% was leased. The main source of financing of the farms expansion was own resources, bank credit, and subsidies and dotation from the EU. At the same time, the development and functioning of farms were mostly influenced by resource factors (area, quality of the farm land, machinery park), production profitability which depends on prices of means of production, subsidies from EU funds, farm land prices, agricultural production cost, demand for agricultural produce and their unstable purchase prices. Different perception of factors conditioning the development and functioning of farms was due to the size of a farm. As the results of the analysis indicate, the development and functioning of farms with area above 100ha were more dependent of owned machinery park, qualifications of labour on the local market, costs of credit taken to purchase agricultural land, as well as procedures to obtain subsidies from EU funds.

¹ Corresponding author: miodus@uwm.edu.pl

² Research project „Management of farms leasing agricultural property of the State Treasury in the region of Warmia and Mazury” co-financed by National Support Centre for Agriculture’s Regional Branch in Olsztyn

INTRODUCTION

The institution of lease had very little significance for Polish agriculture before the process of proprietary changes launched. Up to 1990, only 4% of farm lands (about 761 thousand ha) [Ziętara 1999] were leased from State Land Fund or through so called neighbourhood lease. Lease as a form of utilising the land enables creating agrarian structure by creating new or expanding already existing farms. This requires significantly less funds than purchase of the land would. Leasing farm land allows farmers to invest available funds in production process (purchase of machinery, means of production). At the time of lack of capital in agriculture, lease has become a relatively easily achievable means of using the farm land for wider range of farmers and other contractors [Tańska-Hus 2009]. Popularity of lease increased after the launch of the process of proprietary changes in state's agricultural sector triggered by the Act of 19 October 1991 on management of agricultural real estate of the State Treasury [Official Journal 1991, no. 107, item 464]. It was assumed that development of agriculture should be related to gradual concentration of land and production, and thus to decreasing amount of farms in the regions with significant land segmentation, whereas in areas of huge concentration of state's land – to increasing area of already existing farms and creating new farms [Mioduszewski 1995, Grzelak and Czyżewski 2000, Dzun 2015]. Realisation of this process was made possible due to novelisation and change (deletion) of articles 160, 161 and 163 of Civil Code in 1990³. According to the changes introduced to article 46, article 46.1 was added where the term 'agricultural property' was formulated⁴ and previously obliging normative constructs describing subjective and objective premises of transactions on agricultural real estate market, and, at the same time, previous limitations of purchasing agricultural properties via contract were ceased [Marciniuk 2017]. According to the act, Agricultural Property Stock of the State Treasury Agency was granted with proprietary rights and other property rights to the agricultural properties that were acquired to the Agricultural Property Stock of the State Treasury (APSST). The Agricultural Property Agency (APA)⁵,

³ Agricultural properties (agricultural land) are properties that are or could be used to create agricultural produce, either plant or animal, including horticultural, orchard and fish production [Journal of Law 1990, issue 55, item 321].

⁴ The term 'agricultural property' was clarified in article 2, according to which, an agricultural property should be understood as described in Civil Code, with an exception to properties situated in areas designated in special development plans for purposes other than agricultural [Act of April 11, 2003, Journal of Law 2002, issue 64, item 592].

⁵ Created in July 2003 pursuant to the Article 18, section 2 of the Act of 11.04.2003 [Journal of Law 2003, issue 64, item 592], which according to article 19 of this Act entered into force 3 months after its publishing. It existed until September 1, 2017.

became its legal successor and its responsibilities were reassigned to National Support Centre for Agriculture (NSCA)⁶ after joining with the Agricultural Market Agency. It was assumed that initially the process of proprietorial changes will be carried through privatisation of management (administration, lease), and successively through privatisation of ownership, i.e. through sales or free of charge transfer to an organisation or an institution [Mioduszewski 2017]. The process of land management can be divided into three main stages, which are acquisition of an agricultural property to APSST, preparation and management.

As a result of the processes of proprietorial changes in states agricultural sector, by the end of 2020 4.75 million ha of land has been acquired to APSST, and 71.4% of it (around 3.4 million ha) was permanently distributed mostly through sales (2.72 million ha), by transferring to authorised bodies (669.8 thousand ha) and by contributing in kind to commercial law companies (24.7 thousand ha). APSST still owns 1.36 million ha of land, 77.6% of which is being leased (1.06 million ha). Over 11% (150.6 thousand ha) is located in the area of Warmia and Mazury Voivodship. 85% of that is leased. The level and structure of land management of APSST are a reflection of ongoing changes in socio-economic and political situation, associated with forming agricultural system, as well as changes on the market stemming from demand and supply of agricultural lands. The analysis of structure and dynamics of changes in APSST between 1992-2020 indicates that lease became main form of management of the acquired lands. Additionally, it was the reason for most leaseholders to purchase the farm land they were using (and leasing). In the analysed period, one can distinguish three main trends referring to the level of management of APSST through land lease. Between 1992 and 1996 this form of management was increasing in importance by reaching the level of 2.9 million ha which is circa 2/3 of APSST resource. Between 1996 and 2016 the area of leased land was decreasing which was mostly associated with the process of purchasing the land by then leaseholders. Since 2016 the area of leased land has been practically unchanged and remains at the level of 1.04 million ha due to the suspension of APSST land sales [Journal of Law 2016, item 585]⁷. A small tendency to increasing the managed area via lease was noticed up to the level of 1.06 million ha in 2020.

⁶ Established pursuant of Act of February 10, 2017 [Journal of Law 2017, item 624], on September 1, 2017 the Agricultural Property Agency was joined with the Agricultural Market Agency and Treasury Agricultural Property Stock was created.

⁷ Act of April 14, 2016 on suspending the sale of real estate included in the Agricultural Property Stock of the State Treasury [Journal of Law 2016, item 585] was implemented on May 1, 2016 and on its basis sales of agricultural land of the State Treasury was suspended for 5 years, and later it was further extended by another 5 years (adding up to 10 years of suspension) after the Act was changed [Journal of Law 2021, item 760].

As indicated by Konrad Marciniuk [2017] and Aneta Suchoń [2022], the importance of lease of agricultural properties grew after the Act on the Shaping of the Agricultural System [Journal of Law 2003, issue 64, item 592] entered into force, specifically its novelisation from April 14, 2016 [Journal of Law 2016, item 585] and April 26, 2019 [Journal of Law 2019, item 1080]. As a result of introduced changes even private agricultural properties trade was included in specific administrative-legal regulation. In order to become a purchaser or a leaseholder, a contractor needs to meet various criteria specified in the act. They should have qualifications in agriculture to run a farm, personally exercise the agricultural activity, live within the municipality where at least one agricultural property belonging to the farm created by the purchaser is located. The increase in the leased agricultural land area was caused by the Act of November 9, 2018 on debt restructuring of entities conducting agricultural activities coming into effect [Journal of Law 2019, item 33]. Pursuant to this act National Support Centre for Agriculture is allowed to take over the debt created as a result of agricultural activity on condition of transferring proprietorial rights to a part or the whole of the agricultural property to APSST [KOWR 2021].

Another source of agricultural lands used for conducting agricultural activity are neighbourhood leases. The results of questionnaire research carried out by Institute of Agricultural and Food Economics – PIB [Sikorska et al. 2015] show that nearly all individual agricultural enterprises carry out agricultural activity with the use of their own lands, and around 20% use their own land and leased land. Nearly 20% of 1.5 million polish agricultural enterprises have developmental nature. They aim at increasing their economic potential and leasing of farm lands has significant role in that pursuit. The authors of the research stress that despite increased interest in lease in private farming, still the most preferred form of use is ownership, majority of contracts are short-term and they have informal character [Sikorska et al. 2015].

In the process of managing agricultural properties of the State Treasury, apart from profitability of agricultural production, owned financial resources and possibility of raising more funds, level of land prices and lease rent had significant importance as well as balance between the latter two. The decisions on increasing the area of agricultural enterprise through purchase or lease were possibly influenced by significant dynamics in price changes of land and lease rent for farm lands. In the analysed period, agricultural land noted price rise by 700%, from 0.5 thousand PLN/ha in 1992 to 35.2 thousand PLN/ha in 2020, whereas lease rent increased 12.5 times from 57 PLN/ha in 1992 to 709 PLN/ha in 2020. Furthermore, significant changes in relation between land purchase price and lease rent (from being 8.8-times higher to over 60-times higher), which affected the change in preferences and behaviours on the market regarding the form of using the ground, i.e. purchasing or leasing [KOWR 2021]. Such fluctuations in levels of prices and lease rent could have influence on so-called dual perception of farm lands, which on one

hand are the main production resource of every agricultural enterprise, and on the other hand are perceived as a specific asset generating income (direct subsidies from EU funds and increase in value due to regularly increasing land prices). Such way of perceiving land resulted in i.e. increased demand for agricultural land. It should be stressed that in the analysed period, the level of lease rent for agricultural land was reflected in the level of received subsidies for 1 ha of used land. This resulted in regular increase in the level of lease rent and prices of agricultural land since Poland joined European Union (EU) [Mioduszeowski 2020].

As Renata Marks-Bielska [2008] points out on the basis of carried out research, certain hesitations among her respondents were associated with the way of deciding on the level of lease rent. It was decided in accordance to existing regulations i.e. with the use of natural indicator (wheat), and not always it was seen as appropriate to prices of other farm produce, and its level was established at an auction (in some cases it was overpriced). Moreover, existing fluctuations in wheat price and level of lease rent which is paid in arrears, can significantly influence its actual value. As Jarosław Mioduszeowski [2016] indicates, in terms of rules of lease rent payment, solutions should be considered which would minimise its surges in case of extraordinary situations (natural disasters, sharp decrease in profitability), as well as possibility of settling lease rent also in a natural indicator (wheat) should be permitted.

MATERIAL AND RESEARCH METHODS

The aim of this research was to indicate conditions determining the use of lease in management of agricultural land of the State Treasury in the region of Warmia and Mazury. The evaluation was done on the basis of opinion poll carried out with the use of survey among leaseholders and purchasers of private and the State Treasury's agricultural properties, who carry out their business activity in the Warmia-Mazury region. The research was conducted in the 3rd quarter of 2020 with the help of employees of sections of district agricultural advisory teams in Warmia and Mazury Agricultural Advisory Centre in Olsztyn who deliver advisory tasks for farmers from Warmia and Mazury Voivodship. 293 leaseholders and purchasers were contacted to take survey. 147 questionnaires (50.2%) were returned and 134 (45.7%), which were filled out completely and correctly, were analysed.

In order to get answers to stated research questions statistical analysis was carried out with the use of IBM SPSS Statistics 26. With its help descriptive statistical analysis and Kruskal-Wallis tests for chosen variables were carried out. The analysis assumes that statistical importance should be on level $p < 0.05$. In the first step basic descriptive statistics were measured of the analysed quantitative variables together with Kolmogorow-Smirnow

test, which indicated that the distribution of the analysed variables is radically different than normal distribution. As a result of that, analysis with the use of non-parametrical tests was needed. Analysed agricultural enterprises were divided into four groups:

- 1) with the farm area smaller than 20 ha,
- 2) with the farm area between 20 and 50 ha,
- 3) with the farm area bigger than 50 ha but smaller than 100 ha,
- 4) with the farm area bigger than 100 ha.

The analysis and evaluation of the survey results as well as statistical data regarding management of APSST used the tabular-descriptive statistical method and part of it was presented in the form of graphics.

RESULTS OF THE RESEARCH

The research was carried out amongst 134 farmers, who either leased or purchased farm land from APSST or from private owners. The respondents farmed on an area of over 10.1 thousand ha, out of which 95.3% were agricultural land. Land from APSST constituted for 53.7% (about 5.44 thousand ha) and around a third of it (1.75 thousand ha) was bought out. Land coming from private owners constituted for 13.4% (about 1.4 thousand ha) and majority of that (75.9% which is over 1.0 thousand ha) was bought out and the rest was used on the basis of lease. Such structure of usage shows that the process of expanding farms is achieved with the use of two main sources: land from APSST and private land.

Agricultural enterprises with the area between 20 to 50 ha were the majority amongst the respondents (33.6% – 45 respondents with average area over 38.9 ha), followed by those with area between 50 to 100 ha (32.8% – 44 respondents with average area over 72.3 ha). Smaller groups were the agricultural enterprises with area exceeding 100 ha (25.7% – 26 respondents with average area above 191.0 ha) and those smaller than 20 ha (14.2% – 19 respondents with average area over 11.8 ha). majority of the respondents were young people and 61.9% of them were younger than 50 years old. The biggest group from the respondents were people between 51-60 years old (30.6%), 27.6% were people between 31-40 years old and 26.1% people between 41 to 50 years old. Respondents aged between 18-30 years old and those above 60 years old were minorities and they stood for 8.2% and 7.5% of the respondents correspondingly. All of the respondents have a couple of years' worth of experience of working on their own farm, and every eighth of them had worked on a state-owned or on a different farm. The main workforce used to run agricultural enterprise were family members (61.9% – 62 responses). 18 enterprises with area over 100.0ha of farm land that produced both plant and animal produce hired 37 permanent employees all together. Every sixth enterprise hired seasonal workers (63 responses). Such relatively low level of employment amongst the respondents mainly

results from profile and scale of production, technical-technological equipment of the enterprises, as well as from character of work and lack of volunteers on a local market for such physically demanding and low-paid work.

The aim of this research was to indicate factors mostly contributing to the development of agricultural enterprises, as well as those limiting their functioning. The assessment of importance of particular factors was done by the respondents with the use of scale from 1-5, where 5 meant the most significant factor and 1 an insignificant one. In the view of the respondents, resource factors, which are directly linked to size of a farm (4.52 – size of farm land) and quality of the farm land (4.51) were of most significance.

Another group of factors that play important part in functioning and development of an agricultural enterprise is profitability of production, affected mostly by the prices of means of production (4.45), level of received subsidies from EU funds (4.44), costs of farm production (4.24), demand for products produced by the enterprise (4.21), as well as unstable purchase prices (4.16). According to the respondents profitability of the enterprise is also affected by the prices of farm land (4.30), which is a reference point for results achieved compared to invested capital (land), as well as having appropriate machinery park (4.10) which allows effective execution and organisation of work on owned resources. Moreover, the level of land prices directly affects ability of farms to purchase them in order to expand their farm or to change current form of using the land, i.e. from lease to ownership. In the eyes of the respondents factors such as level of lease rent (3.95), geographical placement of the farm and climate of the region (3.94), which significantly affects the level of costs and possibility of earning sufficient profit resulting from the scale of production (harvest) and possibility of selling them, were important in running an agricultural enterprise.

Further groups of factors that were significant in the eyes of the respondents were owned capital resources (3.83), which can be freely disposed, outside capital, i.e. availability and ability of getting mortgage (3.53 – legal-formal requirements), costs and level of repayment rates for mortgages taken to purchase farm land (3.46), costs of investment credit for purchase of machinery, building buildings and structures (3.43) and general level of debt (3.42). Such perception of ways of financing of the business activity by the respondents was also affected by legal-formal regulations regarding purchasing (3.43) and lease of lands (3.25) which engage funds for repayments. As a consequence they limit possibilities to invest in production processes in an agricultural enterprise.

From the perspective of development and functioning of a farm, qualifications of labour force available on the market are not as important (3.16). This is because the respondents hardly ever hire anyone to work on their farms, they employ very few permanent and seasonal employees, which can be of key significance in case of intensification of production. One of the few reasons for low employment can be high costs of employing

and upkeeping employees, including due to seasonal character of works done on a farm and a low number of properly qualified workers with motivation to work (Table 1).

As a further step, the authors analysed whether the size of the agricultural enterprise affected how the respondents perceive factors determining enterprises' development and functionality. 24 factors were taken into consideration. Kruskal-Wallis test was carried out for each one of them (the respondents were asked to assign the importance to each factor on the scale from 1 to 5, where 1 means insignificant and 5 significant) and it shows that in case of five factors, their importance varies depending on the size of the agricultural enterprise.

The first of the factors was connected with machinery park ($\chi^2(2) = 9.169$, $p = 0.018$, average range for group 1 = 42.23, average range for group 2 = 42.12, average range for group 3 = 65.24, average range for group 4 = 60.78). Comparison between the groups indicates that the respondents owning their farms from groups 3 and 4 more often pointed out this factor as significant for functioning and development for their enterprises as opposed to respondents from groups 1 and 2 ($p = 0.031$ for group 3 and 1, $p = 0.029$ for groups 4 and 1, $p = 0.045$ for groups 3 and 2, corrected in every variant with Benferroni method).

Table 1. Factors influencing development and running of an agricultural enterprise according to the respondents

No.	Specification	Total N = 134	Aerial groups [ha AL]			
			to 20 (group 1)	20-50 (group 2)	50-100 (group 3)	100 and more (group 4)
		average mark [points]*				
1	Size of the enterprise (area of agricultural land)	4.52	4.53	4.51	4.48	4.62
2	Quality of land	4.51	4.58	4.49	4.57	4.42
3	Prices of production resources	4.45	4.26	4.16	4.23	5.46
4	Level of subsidies received from EU funds	4.44	4.11	4.93	4.14	4.35
5	Farm land prices level	4.30	4.16	4.31	4.39	4.23
6	Costs of farm production	4.24	4.16	4.13	4.34	4.31
7	Demand for farm's produce	4.21	4.47	4.00	4.41	4.04
8	Unstable purchase prices	4.16	4.00	4.04	4.34	4.19

Table 1. Cont.

Lp.	Specification	Total N = 134	Aerial groups [ha AL]			
			to 20 (group 1)	20-50 (group 2)	50-100 (group 3)	100 and more (group 4)
			average mark [points]*			
9	Machinery park	4.10	3.89	3.87	4.36	4.23
10	Procedures of receiving subsidies from EU	3.97	3.63	3.84	4.09	4.23
11	Lease rent level	3.95	3.79	3.82	4.09	4.04
12	Geographical placement and climate	3.94	3.95	3.98	3.84	4.04
13	Own capital for development	3.85	3.89	3.78	3.89	3.88
14	Access to bank credit (legal-formal requirements)	3.53	3.42	3.44	3.52	3.77
15	Repayment rate for purchased assets (buildings, structures, and other facilities)	3.52	3.26	3.51	3.48	3.81
16	Mortgage costs (mortgage rates for purchased farm land)	3.46	3.11	3.47	3.45	3.73
17	Investment credit costs (purchase of machinery, building of buildings and structures)	3.43	3.32	3.36	3.39	3.73
18	Legal-formal regulations regarding purchase	3.43	3.32	3.56	3.32	3.50
19	General level of debt	3.42	3.16	3.22	3.66	3.54
20	Level of taxes (ground tax)	3.30	3.11	3.24	3.45	3.27
21	Legal-formal regulations regarding lease	3.25	3.05	3.40	3.14	3.35
22	Qualifications of labour on the local market	3.16	2.89	2.93	3.34	3.42
23	Property insurance	2.99	2.68	3.04	2.98	3.15
24	Social insurance contributions	2.86	2.79	3.00	2.77	2.81

* 5-grade scale, where 5 means a significant factor, and 1 an insignificant factor

Source: own study based on research results

Another factor was connected with qualifications of labour available on the local market. Kruskal-Wallis test for this variable indicates that the size of the enterprise (area of farm land) was seen as significant for development of the enterprise ($\chi^2(2) = 8.987$, $p = 0.016$, average range for group 1 = 43.23, average range for group 2 = 44.01, average range for group 3 = 60.99, average range for group 4 = 62.18). Similarly to the first discussed factor, comparison between pairs of factors shows that the respondents owning their farms from groups 3 and 4 more often perceived this factor as significant for functioning and development of their enterprises as opposed to the respondents from group 1 and 2 ($p = 0.033$ for groups 3 and 1, $p = 0.026$ for groups 4 and 1, $p = 0.042$ for groups 4 and 2, corrected in every variant with Benferroni method).

Kruskal-Wallis test carried out for the factor associated with the mortgage costs (mortgage rates for purchased farm land) also indicates that the size of the enterprise affects how it is perceived in terms of significance for development of the enterprise ($\chi^2(2) = 7.887$, $p = 0.036$, average range for group 1 = 40.43, average range for group 2 = 53.01, average range for group 3 = 52.12, average range for group 4 = 61.11). In this instance, comparison between pairs shows that the respondents managing the biggest enterprises chose this obstacle as more significant for functioning and development of their enterprise as compared with the smaller enterprises from group 1 ($p = 0.039$ corrected with Benferroni method, Kruskal-Wallis test results $\chi^2(2) = 7.212$, $p = 0.041$, average range for group 1 = 42.67, average range for group 2 = 45.88, average range for group 3 = 47.82, average range for group 4 = 54.58).

Similar correlation was noticed in case of the factor associated with repayment rate for purchased assets (buildings, structures, and other facilities). As with the previous factor, in this case the respondents managing the biggest enterprises also chose this obstacle as more significant for functioning and development as compared with the respondents managing the smallest enterprises from group 1 ($p = 0.035$, corrected with Benferroni method, Kruskal-Wallis test results $\chi^2(2) = 8.112$, $p = 0.031$, average range for group 1 = 40.67, average range for group 2 = 47.98, average range for group 3 = 49.12, average range for group 4 = 53.22). Similarly, the respondents managing bigger farms marked this obstacle as more significant for functioning and development of their enterprise as compared to the smaller enterprises from group 1.

The last factor that was perceived differently by the respondents from different groups was associated with the procedures of receiving subsidies from EU (Kruskal-Wallis test results: $\chi^2(2) = 8.637$, $p = 0.024$, average range for group 1 = 47.43, average range for group 2 = 49.12, average range for group 3 = 51.16, average range for group 4 = 60.43). Comparison between the pairs again indicates that the respondents managing the biggest enterprises more often indicated this factor as significant for functioning and development of their enterprises than those managing smaller enterprises from group 1 ($p = 0.048$,

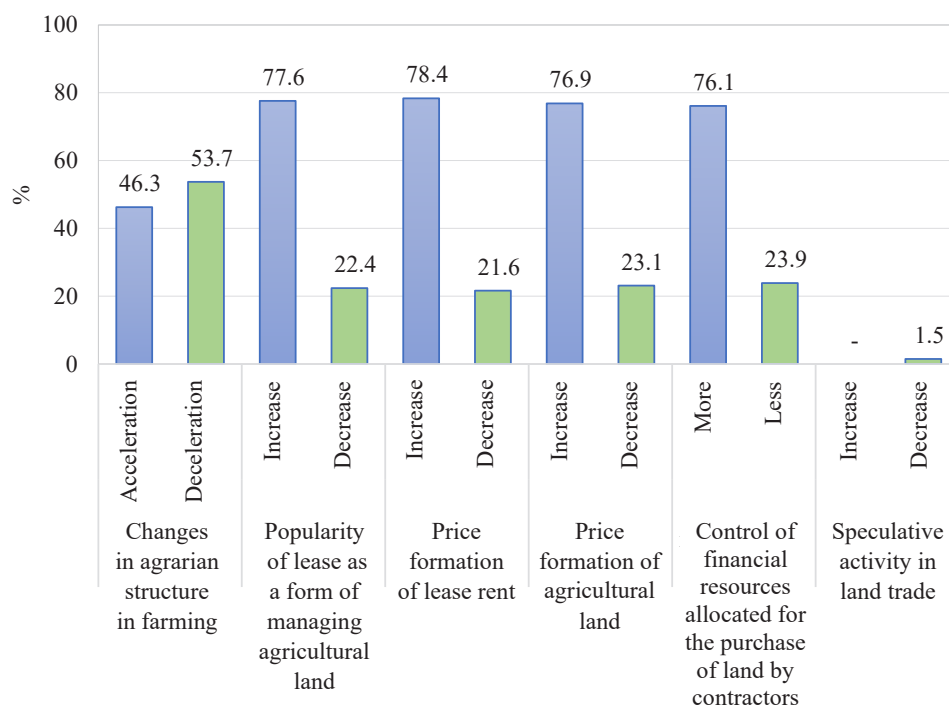


Figure 1. Influence of changes introduced to the act on shaping the agricultural system on changes to land prices, lease rent, popularity of particular forms of management of land and changes to agrarian structure

Source: own study based on research results

corrected with Benferroni method). In case of the remaining 19 factors, the differences in perception depending on the size of an enterprise was statistically insignificant.

The respondents of this research made an assessment of the influence that changes introduced by the Act of April 14, 2016 [Journal of Law 2016, item 585] had from the perspective of the last 4 years. According to those rules, sales of agricultural properties belonging to the State Treasury has been suspended for 5 years and sales of privately owned farm lands went under supervision. On March 17, 2021 the period of suspended sales of properties, their parts or shares in ownership of properties belonging to the APSST was further prolonged for another 5 years, i.e. till April 30, 2026 [Journal of Law 2021, item 760].

The perception of significance of limitations to purchasing land in order to change agrarian structure amongst the respondents varied, but the majority (53.7%) indicated that they slowed down the changes in agrarian structure in polish farming. The biggest

changes occurred in perceiving lease as a form of managing agricultural lands. The majority of the respondents (77.6%) indicated that there was increase in popularity of lease as a form of managing agricultural land, which consequently contributed to the increase in level of lease rents (78.4%). The opinion of the majority of the respondents (76.9 %) is that there will be systematic growth of prices of farm land, but most of them (76.1%) also believe that there will be increased control of funds intended for land purchase by contractors due to implemented solutions. Very few of the respondents (1.5%) indicated that implemented changes contribute to decrease in speculative activity in land trade (picture 1). One should consider that while the research was being carried out, COVID-19 pandemic was spreading, and it caused for instance crash in supply chains of production resources, machinery, products and resources, which was also reflected in their market prices. One can believe that this situation influenced the perception of ongoing changes, as well as the scale and level of lease rent and prices of farm land.

CONCLUSIONS

In the process of proprietary changes in states agricultural sector, lease as a form of management of farm lands became the basic form of management of acquired land. Since 1992 till the end of 2020 4.75 million ha of land was acquired to APSST, out of which over 71% (around 3.4 million ha) has been redisposed. In APSST there still remains over 1.36 million ha, out of which 77.6% is being leased (1.06 million ha). Over 150.6 thousand ha is located in the area of Warmia and Mazury Voivodship and 85% of that is being leased. For the majority of farmers leasing agricultural land from the State Treasury the decision on purchasing the leased land and developing their agricultural enterprises was purposeful. As the results of the research show, development and functioning of agricultural enterprises are highly influenced by resource factors, i.e. area and quality of agricultural land, profitability of farm production – influenced mostly by received subsidies and procedural requirements of receiving subsidies from EU funds, costs of farm production, prices of production means, demand for products produced by the enterprise and purchase prices. The efficiency of carried out business activity amongst agricultural enterprises is highly influenced by level of agricultural land prices – level of lease rent determining the ability to purchase of the land of the market, geographical location and climate of the region, as well as owned machinery park allowing efficient execution and work organisation in an agricultural enterprise. These factors directly influence the level of accrued costs and the ability to generate profit. Furthermore, capital resources (own and foreign) also have significant impact on functioning and development of agricultural enterprises, as the access to them or their availability determine the realisation of production and investment processes.

The limitations introduced through the Act on Shaping of the Agricultural System, in the view of the majority of the respondent, will result in increased popularity of lease of agricultural land, which will be accompanied by increased lease rent and increased land prices. The tempo and dynamics of ongoing changes will be significantly influenced by socio-economic situation and by correlation between demand and supply of agricultural land in particular regions. Considering the implemented limitations and tendencies of changes introduced so far, one can assume that leasing agricultural properties from the State Treasury has a real chance at becoming the most popular form of land trade, though in order for it to be considered a permanent form of management, and not temporary, the general approach to securing stability of legal-formal solutions regarding this form of land management is necessary.

Moreover, the results of the research indicate, that imposed limitations and legal-formal solutions enable higher control of sources of financing of land purchases by contractors. As a result of lack of permanent rules and used solutions majority of the respondents see ground lease as a merely temporary solution, for instance due to changes introduced to the legal-formal solutions to this form of management. Experience gained in the process of leasing agricultural properties from the State Treasury resulted in increased popularity of this form of management of agricultural land and will remain one of the main forms of using and trading of the agricultural land on the market, due to high and quickly increasing prices for instance.

BIBLIOGRAFIA

- Dzun Włodzimierz. 2015. *Gospodarstwa rolne osób prawnych w procesie transformacji systemowej i integracji z UE* (Agricultural farms of legal entities in the process of systemic transformation and integration with the EU). Warszawa: Instytut Rozwoju Wsi i Rolnictwa PAN.
- Grzelak Aleksander, Andrzej Czyżewski. 2000. *Dzierżawy nieruchomości rolnych oparte na byłych PGR-ach – stan obecny uwarunkowania i perspektywy*. [W] *Znaczenie dzierżawy w rolnictwie polskim* (Leases of agricultural real estate based on former state farms – current condition, conditions and prospects. [In] *The importance of leasing in Polish agriculture*, ed. E. Niedzielski, 53–62. Olsztyn: UWM w Olsztynie, AWRSP OT w Olsztynie.
- KOWR (Krajowy Ośrodek Wsparcia Rolnictwa, National Agriculture Support Center). 2021. *Sprawozdanie z działalności Krajowego Ośrodka Wsparcia Rolnictwa w 2020 r.* (Report on the activities of the National Support Center for Agriculture in 2020). Warszawa: National Agriculture Support Center.

- Marciniuk Konrad. 2017. Pojęcie nieruchomości rolnej jako przedmiotu reglamentacji obrotu własnościowego (Agricultural real property as a subject of limitations on transactions transferring ownership). *Studia Iuridica Lublinensia* 26 (1): 93-114.
- Marks-Bielska Renata. 2008. Dzierżawa nieruchomości rolnych w woj. warmińsko-mazurskim w opiniach dzierżawców (Agricultural property rentals in the Province of Warmia and Mazury in tenants' opinion). *Zeszyty Naukowe SGGW w Warszawie. Problemy Rolnictwa Światowego* 4 (19): 291-299.
- Mioduszewski Jarosław. 1995. Podaż ziemi z gospodarstw państwowych do zagospodarowania przez rolników indywidualnych. [W] *Udział rolników indywidualnych w przekształceniach gospodarstw państwowych* (Supply of land from state farms for use by individual farmers. [In] Participation of individual farmers in the transformation of state farms), ed. E. Niedzielski, 45-68. Wydawnictwo Olsztyn: ART.
- Mioduszewski Jarosław. 2016. Trwałość dzierżawy jako formy zagospodarowania nieruchomości rolnych skarbu państwa (The permanence of the lease as a form of management of the state treasury's property). *Zeszyty Naukowe Ostrołęckiego Towarzystwa Naukowego* XXX: 304-314.
- Mioduszewski Jarosław. 2017. Sposoby zagospodarowania nieruchomości rolnych Skarbu Państwa na przykładzie regionu warmińsko-mazurskiego. [W] *Przekształcenia własnościowe w rolnictwie – 25 lat historii i doświadczeń* (Countries on the example of the Warmian-Masurian region. [In] Ownership transformations in agriculture – 25 years of history and experience), eds. E. Niedzielski, R. Kisielred, 19-39. Olsztyn: Towarzystwo Naukowe Współczesnego Zarządzanie w Krakowie.
- Mioduszewski Jarosław. 2020. Znaczenie dzierżawy w zagospodarowaniu gruntów rolnych Skarbu Państwa. [W] *Instytucjonalne i strukturalne aspekty rozwoju rolnictwa i obszarów wiejskich. Księga poświęcona pamięci dr hab. Adama Sadowskiego Profesora Uniwersytetu w Białymstoku* (The importance of leasing in the management of agricultural land owned by the State Treasury. [In] Institutional and structural aspects of the development of agriculture and rural areas. A book dedicated to the memory of Dr. Hab. Adam Sadowski, Professor at the University of Białystok), eds. R. Przygodzka, E. Gruszewska, 201-231. Białystok: Wydawnictwo Uniwersytetu w Białymstoku.
- Sikorska Alina, Bogdan Buks, Tadeusz Chrościcki, Tomasz Ciodyk, Andrzej Zadura, Tomasz Zagórski. 2015. Rynek ziemi rolniczej. Stan i perspektywy. [W] *Analizy rynkowe. Program Wieloletni 2015-2019* (Agricultural land market. Status and prospects. [In] Market analyses. Multiannual Program 2015-2019), ed. A. Sikorska, 36-37. Warszawa: Wydawnictwo IERiGŻ-PIB.
- Suchoń Aneta. 2022. Wpływ ustawy o kształtowaniu ustroju rolnego na dzierżawę gruntów rolnych (Impact of the law on the shaping of the agricultural system on the agricultural land lease). *Przegląd Prawa Rolnego* 2 (31): 269-287. DOI: 10.14746/ppr.2022.31.2.13.
- Tańska-Hus Bożena. 2009. *Dzierżawa rolnicza w Polsce na przestrzeni wieków* (Agricultural lease in Poland throughout ages). Wrocław: Wydawnictwo Uniwersytetu Przyrodniczego we Wrocławiu.

- Ustawa z dnia 28 lipca 1990 r. o zmianie ustawy – Kodeks cywilny.* Dz.U. 1990, nr 55, poz. 321 (Act of July 28, 1990 amending the Act – Civil Code. OJ of 1990, No. 55, item 321).
- Ustawa z dnia 19 października 1991 r. o gospodarowaniu nieruchomościami rolnymi Skarbu Państwa.* Dz.U. 1991, nr 107, poz. 464 (Act of October 19, 1991 on the management of agricultural properties of the State Treasury. OJ 1991, No. 107, item 464).
- Ustawa z dnia 11 kwietnia 2003 r. o kształtowaniu ustroju rolnego.* Dz.U. 2003, nr 64, poz. 592 (Act of 11 April 2003 on shaping the agricultural system). OJ of 2003, No. 64, item 592.
- Ustawa z dnia 14 kwietnia 2016 r. o wstrzymaniu sprzedaży nieruchomości Zasobu Własności Rolnej Skarbu Państwa oraz o zmianie niektórych ustaw.* Dz.U. 2016, poz. 585 (Act of April 14, 2016 on suspending the sale of real estate belonging to the Agricultural Property Stock of the State Treasury and amending certain acts). OJ of 2016, item 585.
- Ustawy z dnia 10 lutego 2017 r. o Krajowym Ośrodku Wsparcia Rolnictwa, przepisów.* Dz.U. 2017, poz. 624 (Act of February 10, 2017 on the National Support Center for Agriculture, regulations). OJ of 2017, item 624.
- Ustawa z dnia 9 listopada 2018 r. o restrukturyzacji zadłużenia podmiotów prowadzących gospodarstwa rolne.* Dz.U. z 2019 r. poz. 33 (Act of November 9, 2018 on the restructuring of debt of entities running agricultural farms). OJ of 2019, item 33.
- Ustawa z dnia 26 kwietnia 2019 r. o zmianie ustawy o kształtowaniu ustroju rolnego oraz niektórych innych ustaw.* Dz.U. 2019, poz. 1080 (Act of April 26, 2019 amending the Act on shaping the agricultural system and certain other acts). OJ of 2019, item 1080.
- Ustawa z dnia 17 marca 2021 r. o zmianie ustawy o wstrzymaniu sprzedaży nieruchomości Zasobu Własności Rolnej Skarbu Państwa oraz o zmianie niektórych ustaw.* Dz.U. 2021, poz. 760 (Act of March 17, 2021 amending the Act on suspending the sale of real estate from the Agricultural Property Stock of the State Treasury and amending certain acts. OJ of 2021, item 760).
- Ziętara Wojciech. 1999. Dzierżawa ziemi i jej rola w krajach Unii Europejskiej i w Polsce. [W] *Dzierżawa ziemi jako czynnik przemian struktury agrarnej w Polsce* (Land leasing and its role in the European Union countries and Poland. [In] *Land lease as a factor of changes in the agrarian structure in Poland*), ed. W. Ziętara, 7-11. Warszawa: SGGW.

UWARUNKOWANIA ROZWOJU DZIERŻAWY GRUNTÓW ROLNYCH SKARBU PAŃSTWA W REGIONIE WARMIŃSKO-MAZURSKIM

Słowa kluczowe: dzierżawa gruntów rolnych, ZWRSP, uwarunkowania, ceny ziemi, czynsz dzierżawny

ABSTRAKT. Celem badań było wskazanie czynników warunkujących wykorzystanie dzierżawy w zagospodarowaniu gruntów rolnych Skarbu Państwa w regionie warmińsko-mazurskim. Zrealizowano go na podstawie przeprowadzonych badań ankietowych wśród 134 dzierżawców i nabywców nieruchomości rolnych z regionu warmińsko-mazurskiego. W województwie warmińsko-mazurskim przejęto do Zasobu Własności Rolnej Skarbu Państwa do końca 2020 roku 824,7 tys. ha gruntów rolnych, z tego 83,6% wydzierżawiono. Głównym źródłem finansowania powiększania obszaru gospodarstwa były środki własne, kredyt bankowy oraz pozyskiwanie dopłat i dotacji z UE. Natomiast w rozwoju i funkcjonowaniu gospodarstwa rolnego największe znaczenie miały czynniki zasobowe (powierzchnia, jakość użytków rolnych, park maszynowy) i opłacalność produkcji, na którą wpływ miał poziom: cen na środki produkcji, dopłat ze środków finansowych UE, cen za grunty rolne, kosztów produkcji rolniczej, a także popyt na produkty wytwarzane w gospodarstwie i niestabilne ceny ich skupu. Na odmienne postrzeganie czynników decydujących o rozwoju i funkcjonowaniu gospodarstw miał wpływ obszar gospodarstwa. Wyniki dokonanych analiz wskazują, że dla rozwoju i funkcjonowania gospodarstw rolnych o powierzchni powyżej 100 ha większe znaczenie miały: posiadany park maszynowy, kwalifikacje siły roboczej na lokalnym rynku, koszty obsługi kredytów zaciągniętych na zakup nieruchomości rolnych, a także procedury uzyskania dotacji ze środków UE.

AUTHORS

JAROSŁAW MIODUSZEWSKI, PHD

ORCID: 000-0002-8452-7218

University of Warmia and Mazury in Olsztyn, Poland

Institute of Management and Quality Sciences

e-mail: miodus@uwm.edu.pl

MARIAN OLIŃSKI, DR. HAB. PROF. UWM

ORCID: 0000-0002-1707-0553

University of Warmia and Mazury in Olsztyn, Poland

Institute of Management and Quality Sciences

e-mail: olinski@uwm.edu.pl

KRZYSZTOF KRUKOWSKI, DR. HAB. PROF. UWM

ORCID: 0000-0002-1614-4397

University of Warmia and Mazury in Olsztyn, Poland

Institute of Management and Quality Sciences

e-mail: kkruk@uwm.edu.pl

Proposed citation of the article:

Mioduszewski Jarosław, Marian Oliński, Krzysztof Krukowski. 2024. Conditioning of development of leasing of State Treasury's agricultural land in the Warmia-Mazury Region. *Annals PAAAE* XXVI (1): 167-182.