

# THEORETICAL ASPECTS OF LAND MANAGEMENT IN THE CONTEXT OF BOTH TRADITIONAL AND NEW FEATURES OF AGRICULTURAL LAND

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## Summary

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In the time of the centrally planned economy Polish agriculture and consequently the ground used by it was identified especially with the implemented production – economic function. In contrast, forming a new non-agricultural land features are becoming increasingly important from the point of view of implementation of the Common Agricultural Policy of the EU and the multifunctional development.

Currently, agriculture is facing many internal and external challenges that are relevant not only for farmers and rural residents, but also for consumers and taxpayers. These challenges lead to reevaluate the purpose of Agricultural Policy and the forms of its implementation. The evolution of which is subject to the Common Agricultural Policy shows a clear departure from the typical sectoral agricultural policy to directed on a multifunctionality of rural development policy, which sustainable and multifunctional agriculture and other areas of the rural economy are essential elements.

The aim of the article is to present the relevant aspects of land management and implement the essence of the agricultural land features both traditional and new in the context of the implementation of sustainable rural development under the Common Agricultural Policy.

**Keywords: land, multifunctional development, new features of agricultural land**

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## Introduction

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The Earth, in view of her role in the market economy and human life, has been always a value which adds importance to farmer's job, a nature, a place of residence, a landscape and a folk culture. Appreciation of multidimensional earth value and everything which is connected with it become a humanism symbol of contemporary civilizations' development. <sup>2</sup>The area of the globe makes up human, mutual good which is essential to create and win another goods. Naturally earth resources are limited and management must be rational due to

natural environment devastation and a disaster of an overpopulation. A privilege and duty of earth management are given to them who have a specific law to an earth. It can be individual owners or a properly shaped society, a tribe, a loval government or an economic organization. <sup>3</sup> In economics, the Earth is one of the four production factors next to a job, a capital and an allocation, represents all natural components of country wealth. Geographer, lawyers, sociologists and economists are unanimous to the following earth atributes:

- each plot of ground is unique to location and topography,
- the Earth is physically immovable,
- the Earth is permament object,
- resoruces are limited,
- the Earth is useful for people<sup>4</sup>.

There are three, specific attributes for the Earth: indestruction, limit and inalienation. The classical authors defined the Earth as "free nature's gift" which was special production factor, different from production means manufactured by human being and from replayed manpower. <sup>5</sup> The Earth is one of the basic factor of agricultural production. Her quality, a concentration and also ways of using determinate an effectiveness of agricultural production. <sup>6</sup>

## Land and its value in economic theory

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2 Wilkin J. : Ziemia i wartość - aksjologiczne przesłanki polityki rolnej i polityki wiejskiej [w:] *Ekonomika i polityka rolna w procesie transformowania gospodarki.* (red.) B. Kozuch, Dział Wydawnictw Filii UW, Białystok 1996. s. 37.

3 Gaździcki J. *Systemy katastralne*, PPWK, Warszawa-Wrocław 1995, s 7-8.

4 Dybivig L., 1992, *The Appraisal of Real Estate*, Chicago: 25

5 Blaug M., 1978, *Teoria ekonomii, pojęcie retrospektywne*, PWN, Warszawa: 102

6 Paszkowski S., Wysocki F., 1999, *Ceny ziemi rolniczej w Polsce i w krajach Unii Europejskiej w: Problemy Integracji Rolnictwa*, Biuletyn Informacyjny Nr 1/99 (13) FAPA, Warszawa: 59

In economic science the land is mainly considered as a factor of production and a source of wealth (prosperity)<sup>7</sup>. Land is factor of production and at the same time an essential component of the economic process, which is the unity of all the forces of nature associated with a given territorial unit. In line with this recognition, there are three land use zones: production (agriculture, forestry, industry, manufacturing services), consumer (non-productive services: residential, tourist and recreational areas and sports, national parks, military areas, etc.) and uncultivated land (desert, swampy areas, slopes, sand dunes, mining pits, dumps, areas contaminated by industry and public utilities). These zones overlap, such as agriculture and forestry are increasingly recreational purposes, so the consumer. Between land use zones and inside them are held constant shift which, according to current and future interests of society, determines the law Agriculture and Organic Act (governing the protection of the environment). In manufacturing, the land is in a dual role: as a matter of work (in agriculture, forestry, mining, construction industry) and working as a servant manufacture of products<sup>8</sup>. Thus, the land is the physical basis for the production and at the same time is the seat of the production. With the proper agricultural techniques, reproduced in the production process and is not amortized. However, under the influence of natural forces and human activities can transform. It is the main component of the productive potential of the agricultural production. Since the days of D. Ricardo and T. von der Goltz land as a factor of production is characterized by three main features: immovability, niepomnażalność and indestructibility, and literature pays special attention to its spaciousness<sup>9</sup>. In addition to living labor and objectified land in agriculture, both in terms of area and quality influences the magnitude of the effect of production and may affect the economic efficiency of the economy, namely the quantitative effect of the ratio of production to labor-living and objectified<sup>10</sup>. The importance of agricultural production, and with it also the agricultural land measured in absolute terms increases with the increase of the total population. This requires on the one hand, intensification of agricultural production, on the other hand, devote agricultural land for other purposes related to the common household human needs.

With land as the property can be derived from the income resulting

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7 Hopfer A., Krawczyk M., Żrobek S., Żrobek R.: Zasady gospodarki przestrzennej i szacowanie nieruchomości, ZCO, Olsztyn-Zielona Góra.1995.s. 28-131.

8 Kapusta A.: Agrobiznes. Wydawnictwo. CDiL. Warszawa 2008. s. 108-109.

9 J. Wilkin: Współczesna kwestia agrarna. PWN. Warszawa.1986

10 Z. Silski, T. Madej: Ekonomia i Ochrona Kształtowania Środowiska, Uniwersytet Szczeciński, Szczecin 1996. s. 26

from the production or use of income resulting from ownership. This income is referred to as ground rent<sup>11</sup>. Reflections on the rent of land led Ricardo (1772 -1823) assuming the existence of free competition and a lack of technical progress, which could temporarily suspend or temporarily increase in pensions reduce its height and so income derived from the land would be a differential rent<sup>12</sup>. Ground rent is not the only phenomenon that refers to agriculture, but may involve other generation resources. Therefore, the land does not have to be use exclusively for agricultural purposes, may have other alternative, to use as a result of which the income derived therefrom may be higher than those achieved in the agricultural destiny. Land rent is therefore an important case historically oldest general economic theory. For the cost of an alternative refrigerant ground impact various conditions, including: differences in the quality of the units of a resource, the issues of location, diversified resource mineral wealth. Contemporary ground rent is created by the use of land as a factor of production in the agricultural sector, but also thanks to the use of land as a business location business, residential building, etc., acting function of expectations that can be associated with the development of the area<sup>13</sup>.

For Ricardo the most important factor in determining the amount of ground rent was the difference in the quality of the land, while von Thünen (1783-1850) the fact of ground rent explained mainly the distance from the end product market. Currently, in addition to the rent of land shaped historically related to the quality of soil, which determines the yields and income from the land, title of ownership, the location of the land in relation to urban centers, there are new, even related to the functioning of Polish agriculture in the Common Agricultural Policy on the ownership or use of land involves the possibility of obtaining financial support. The implementation of pensions in respect of ownership of land the role of soil quality decreased. For the land of inferior quality in nearby urban center intended for construction or other investments, you can get a higher price than for land valuation of a good class that can not be odrolnić and which has only one - manufacturing applications.

Contemporary economic reality, as well as the literature indicates the existence of various types of annuities, which can obtain owner / tenant in the process of land management. When analyzing the literature, we

11 Dębniowski, A. Nowak. J. Suchta: Wykorzystanie renty leśnej w metodyce szacowania wartości zasobów leśnych. Wycena. 1996. 4 (27) s. 1-15

12 G. Dębniowski: Theory of land and economics RENT. Economics Sciences, 4 (2/2001). p. 188

13 Woś A. (red.): Agrobiznes. Mikroekonomika. Wyd. Key Text. Warszawa 1996. s. 54

classify annuities, where the main criterion for the allocation of land will be used, and so first of all should be distinguished: a pension from the land associated with the production (differential I, differential II, the pension scale of production) and pension related to its alternative use (planning, location, construction, settlement, mining, environmental). Many economists considered the functions of agricultural land agent for constants predicting its almost total substitution by the capital. Changes that de facto forces the consumer in developed countries, in essence consist of reversing the trend of general land of inheritance on the rise. In the era of globalization, developed industry and its infrastructure, the environment and land factor recovers its former usefulness to consumers, and even gain a new, as evidenced by the increasing growth in agricultural land prices. Land factor in developed countries is becoming more complementary to capital<sup>14</sup>. In the era of globalization, the classical theory of ground rent required changes. Due to the growing demand for environmental services and ground to a lesser extent used for agriculture disappearing pensions differential in both their creation and implementation. The reason is to equalize the marginal costs and cost effectiveness revenues agricultural land resources of different classes bonitation ground. In addition, the pension differential is transferred through the market mechanism to control subjects final demand for food<sup>15</sup>.

Fundamentals of rational distribution of space in the context of agriculture were first comprehensively presented by Johann Heinrich von Thünen in 1826. Thünen analyzing the location of various types of agricultural production in relation to the center of market consumption, defined the principle of specialization of production depending on the distance from the center, resulting transport costs and profits<sup>16</sup>. On these principles ordered and ranked the various forms and types of agricultural production in the circles - rings based on a function of distance from the outlet. Development of markets in central thought was created by Sinclair<sup>17</sup> called reversed circles Thünen theory, according to which the results of production and productivity per unit of area increase with remoteness from an urban center (reduction of

14 Czyżewski B.: Kategoria renty gruntowej w ekonomii nurtu głównego i jej współczesne zastosowania, *Journal of Agribusiness and Rural Development*. 2009. 1(11), s.10

15 Czyżewski B.: Wpływ globalizacji ekonomicznej na współczesne renty gruntowe w Unii Europejskiej [w:] *Zrównoważony rozwój lokalny. Unijne instrumenty wsparcia rolnictwa i obszarów wiejskich w latach 2007-2013* (red.) Mickiewicz P., Gotkiewicz W. Akademia Rolnicza Szczecin 2008. Tom II, s.36

16 Kamiński W.: Polityka regionalna a rozwój obszarów wiejskich. *Problemy teorii i praktyki. Roczniki Naukowe SERiA* 1998 87, 1, 113, 116, i nn.

17 Sinclair R.: Von Thunen and Urban Sprawl. *Annals of the Association of American Geographers*. 1967. V 57,I 1, 72-78

urbanization)<sup>18</sup>. At the same time the value of agricultural land near cities is inversely proportional to its market price<sup>19</sup>. Originally shaped distribution of production in relation to economic centers, consisted of the production centers around the sales of products with higher value per hectare, expensive and vulnerable economically and physically transport. The further away from markets produced products easier and cheaper to transport. In view of the present trend of increasing the level of real wages around large cities while sales centers of agricultural production are as detrimental to agricultural employment economic relations. Alternative non-agricultural employment makes increases the number of people leaving lower paid employment in agriculture, in favor of less risky and more economically reasonable off-farm employment. Thus, a reversal of the classical Thünen circles around the cities, the abandonment of agricultural land (especially crushed for commercial development) becomes a mass phenomenon especially in mountainous areas and additional justification is due to the generally lower the productivity (and lower ground rent related to quality) or even the lack of it. Therefore, in the sub-regions of weak soils, unproductive located around the city is growing share of land used extensively in the distance from economic centers, where it is more difficult for non-agricultural employment and income, in the absence of alternatives to generate income, agricultural land use is justified economically and / or socially. City creates a financially attractive non-agricultural jobs contributing to the emergence of agricultural problem areas<sup>20</sup>. Such a hypothesis takes into account the problems of contemporary problems and threats to the environment, stepped R. Sinclair. As a result, as noted by J. Siekierski<sup>21</sup>: zone further away from the large urban agglomerations represent potential especially valuable for organic food production, reaching a market price higher than the standard.

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18 M. Byczkowska, A. Kaczmarek, K. Czykra, Współpraca przedsiębiorstw na pograniczu polsko-niemieckim w Euroregionie Pro Europa Viadrina (doświadczenia polskich przedsiębiorstw), Wyd. PWSZ w Gorzowie Wlkp., Gorzów Wlkp. 2011, s.1-49.

19 Wigier M.: Czas i przestrzeń w długookresowym rozwoju rolnictwa i obszarów wiejskich- ujęcie retrospektywne, Journal of Agribusiness and Rural Development 2012. 2(24) s. 264-265

20 Musiał W.: Ekonomiczne i społeczne problemy rozwoju obszarów wiejskich Karpat polskich, IRWiR PAN 2008. s. 176-177

21 Siekierski J.: Przestrzeń i lokalizacja w teorii ekonomii. Acta Agraria et Silvestria. Series Agraia. Sekcja Ekonomiczna. Vol XLIII/I. PAN, Kraków 2004. s. 7

## **New dimension of an agricultural earth**

The definition and meaning of earth has kept new dimension in the transformation and system process in Polish economy. Introduction of market economy emphasized economic meaning of the Earth as important factor generating incomes. The Earth has become an object of a change privately relations and a restructuring and organization conversion of Polish national economy. Moreover after transition between order-distributive economy and market economy appeared huge need to transformate village ground through husbandry composing new functions in village space. In consequences there are changes in using earth which determine urbanization, transport and agricultural production development. Thereby lead to function's changes and value of grounds in country area.<sup>22</sup> The changes of using yield to intensification connected with market economy development and often stimulate the conflicts of space and environment and bear fruit function's change and a value of ground.

Inadequate allocation natural resources in area is a succession of incorrectly dispensation of terrain function. It is the reason of restriction of balanced development country area and difficulties with economic function by many businesses. Then it should be remembered that using ground is dependent not only on outside conditions like a distance from a market area, transport cost, a demand, a price system, a manpower, an interventionism but also on inside conditions (efficiency work, a capital, technical development of job, farm's size and a land structure, soil's quality, professional qualification, a connection with industry).<sup>23</sup>

A distinctive feature of an agriculture is the connection with the Earth as a basic condition and means of production from nature conditions which decided about market value of real estate which is found in a range of their influence<sup>24</sup>. The agriculture is the complex in which relations of different life's sphere plait such as economic, social, cultural and nature. In general this system is like many crumbs what means that his particular parts are subjected to analysis of detailed disciplines for example: agricultural techniques, animal husbandry, agriculture economics, drainage, spatial

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22 Zaremba A.: Uwarunkowania gospodarki ziemią a zmiana funkcji i wartości gruntów na terenach wiejskich w aspekcie rozwoju lokalnego (procedura i metodologia badań). Roczniki Naukowe SERIA 2007, Tom IX, Zeszyt 2. s.448

23 Kuciński K.: Geografia ekonomiczna. Zarys teoretyczny. SGH. Warszawa 2000. s. 76-77

24 Łaguna T.M.: Gospodarka ziemią. Rynek nieruchomości rolnych w badanych województwach [w:] Kołodziejczyk D. (red.) Konwersja użytków rolnych w procesie rozwoju obszarów wiejskich . IERiGŻ 2006. Warszawa, s.69

economy, village's sociology, cultural anthropology, astrophysics and the like. There is a tendency which presents in all contemporary branches. As a result a huge increase of detailed knowledge do not go hand in hand with the increase of knowledge and understanding how composed arrangements function and change when they are questioned from the different point of view.<sup>25</sup>

The agriculture is the economy branch in which on the one hand nature resources are used and on the other hand farmers shape this environment<sup>26</sup>. In this connection a need to rational shape a sphere and protect resources do not raise doubts. What is more there are still more and more arguments supporting the concept of balanced development agricultural terrains. In centrally planned economy days the main aim for polish agriculture was a satisfaction human foods needs, being food self-sufficient of our country and an improvement of cargo turnover balance in foreign trade. That is why polish agriculture and ground are identified with the production and economy functions. Separating sphere of economic activity of village area was grown in an agriculture industrialization. It is consist in taking over process and functions from agricultural management carmine, stock sphere of production and services and also processing resources.

The companies places themselves in the village area because of that realized industrialization process. Moreover an economic growth of these grounds created formation of companies and institutions which served social, cultural and educational life or even healthcare for local and country societies. Additionally for 15-20 years the process of people migration from cities to the villages has increased because of a recreation and also economic activity connected with new computer technologies. As a result of these processes, a sphere of economic activity is coming into being on village area next to agriculture. The village areas stop being determined only by agriculture but they are specified in bigger stage by outagricultural economic activity<sup>27</sup>.

### **Ecological premises of village earth management**

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It is worth saying that 80 years of XX century has initiated ecological

25 Wilkin J.: Wielofunkcyjność rolnictwa i obszarów wiejskich . Nowe Życie Gospodarcze 2007. s. 4 (dodatek specjalny-listopad)

26 Krasowicz S., Kuś J.: Czynniki decydujące o wykorzystaniu rolniczej przestrzeni produkcyjnej w Polsce. Zagadnienia Ekonomiki Rolnej, 1998. nr 1. s.32

27 Hunek T.: Uwarunkowania i mechanizmy w rozwoju gospodarki obszarów wiejskich w Polsce [w:] T. Hunek (red.) Dylematy polityki rolnej. Integracja polskiej wsi i rolnictwa UE. Wyd. FAPA. Warszawa 2000 s. 128



issue of earth's function. The passage ecological politics in 90 years has started increased actions towards environmental protection and created conditions for continual, balanced, social-economic development of Poland. Polish entry to the EU and a realization a common agricultural politics of EU determined new ecological functions of village earth which are inseparable with an idea of balanced development. It is realized by versatile development of agriculture and village areas. Historic and doctrinic connection between balanced development and issues of using environment are indisputable<sup>28</sup>. Moreover it is important to remember that from the beginning in the interests of international societies there were fundamental solutions in a theory of balanced development with environmental protection. In the documents from II session of Council Manager UNEP in 1975 it was decided that society realizing an idea of balanced development is "a society acknowledging headship of ecological requirements which cannot be disturbed by increase civilization or cultural and economic development. This society is able to self-determination the development with the aim of supporting homeostasis and symbiosis with a nature, so respecting economical production, consumption and using scrap materials, taking care of future consequences by present-day action and also by need and health of future generations."<sup>29</sup>

Many famous economists (mainly agricultural such as: Adamowicz M., Borys T., Czyżewski A., Fiedor B., Siekierski J., Urban S., Wilkin J., Woś A., Zegar J.S.) touch on the issue with balanced development on village areas. The integral part of this conception as an economic, nature and social balance<sup>30</sup> is land balance which is realized by correct land economics. The land economics is a discipline which organize totality of physical space management. To be exact it is about management of all material, alive and not alive subjects which enter into many biological, usable and production compounds in special view of location subjects in physical space. It might be said that the land economics rely on management of functional-space system<sup>31</sup>. The subject of the interests of land economics are relations: human-nature, society-economics, city-village. In a literature of Kozłowski S., Siekierski J., Stasiak S<sup>32</sup>, authors have been analysing problems of land

28 Pełna analiza historyczna rozwoju koncepcji zrównoważonego rozwoju por. Z. Bukowska: Zrównoważony rozwój w systemie prawa. Toruń. 2009. s.23-102

29 Fiedor B.: Podstawy ekonomii środowiska i zasobów naturalnych, (red.) B. Fiedor. Warszawa 2002, s.229

30 Adamowicz M.: Rola polityki agrarnej w zrównoważonym rozwoju obszarów wiejskich Roczniki Naukowe. SERiA 2000. Zeszyt 1

31 Dąbrowski H., Hopfer A.: Podstawy planowania przestrzennego- wybrane zagadnienia teorii i praktyki. Skrypt Akademii Rolniczo-Technicznej w Olsztynie, 1983

32 Kozłowski S.: Ekorozwój - wyzwanie XXI wieku, Wyd. PAN, Warszawa, 2000,

economics, stressing means of actions which favour a balance in natural environment, ecological development and a village area's saturation in technical infrastructure. Quoting W. Radeckim<sup>33</sup> environmental protection must have not only measurement international but global too. It follows that a lack of nature limit (border flows of polluted air) on the one hand and mutual influence of natural components, a state and environmental resources to flora and fauna on the other hand. W. Michna<sup>34</sup> has stressed rightly that an opinion about the agriculture as a security guard of environmental protection neutralizes so much emission factors of environmental degradation. However nowadays it is common knowledge that the agriculture is neither the guard nor unrestrained power causing a revivment of ecological balance. It should be a subject of country regulation. Both range of village areas, size of population and network of settler have appeared the problem's range of village areas. It is such big and that is why it has a strategic character. It offers special challenge in looking for ways, methods during modeling process and practical conception of village areas' development<sup>35</sup>. Varied variants of versatile development of village area are determined by region characteristics, historical shaping social-economic structures and factors: demographic, nature, capital, infrastructural and location<sup>36</sup>. The connection between balances development and rational using environment are imminent. That is why it should be claimed like A. Wosiem<sup>37</sup>, that basic rule of management in agriculture is a concept of balances development. Considering this issue in historic way it goes without saying that in all period of time after war there were two strategies of social-economic development and land economics associated with it:

- a strategic of polish industrialization and urbanization and correlated concept of even distribution of manufacturing power,

Siekierski J.: Przestrzeń i lokalizacja w teorii ekonomii, Acta Agraria et Silvestria, Series Agraria. Sekcja Ekonomiczna, Vol. XLIII/1. PAN. Kraków. 2004: S. Stasiak (red.). Wpływ przekształceń strukturalnych rolnictwa na zagospodarowania przestrzeni wiejskiej. Wyd. PAN. Warszawa 1997.

- 33 Radecki W.: Problemy prawne ochrony środowiska [w] Ochrona środowiska. Problemy społeczne, ekonomiczne i prawne. Wyd. PWE. Warszawa. 1998. s. 230-231
- 34 Michna W.: Problemy ekologiczne rozwoju wsi, rolnictwa i gospodarki żywnościowej, Zagadnienia Ekonomiki Rolnej 1999, 2-3. s.32
- 35 Hunek T., Uwarunkowania i mechanizmy w rozwoju gospodarki obszarów wiejskich w Polsce. [w:] T. Hunek (red.) Dylematy polityki rolnej. Integracja polskiej wsi i rolnictwa UE. Wyd. FAPA. Warszawa, 2000, s. 128
- 36 Kłodziński M.: Wielofunkcyjny rozwój terenów wiejskich w Polsce i w krajach Unii Europejskiej, Wydawnictwo SGGW, 1996 . s.45
- 37 Woś A.: Rolnictwo Zrównoważone (Sustainable Agriculture), Zagadnienia Ekonomiki Rolnej. 1992, Nr 1-3, s.7-21

- a strategic of faster and harmonious social-economic development of Poland and correlated conception of reasonable concentration.

### **New features of agricultural land**

In both strategies, the criteria for protection and rational development of the environment has not played a fundamental importance. It was not until the early 90's was adopted a new model of socio-economic development in the natural environment found in the first place<sup>38</sup>. In the literature<sup>39</sup>, it is concluded that the model of the rural economy should be based on environmental conditions and landscape areas. The direction and type of agricultural production is the result of many factors. Some of them are the result of economic needs, while another part of the ecological barriers. The first of these affect the maximization of production, while the second limit production nevertheless have the effect of competitiveness, growth and quality of food produced. In addition, the authors attempt to answer the question. Where, therefore, should be aimed at the development of rural areas? What is the main direction of development? In previous years, the range of functions of rural areas was limited and came down to:

the production of food, raw materials, plant and animal industry,  
provide labor for non-agricultural sectors of the economy focused  
on rural areas,  
supply of mineral and water resources, municipal and utility,  
regulation of residence for more than 45% and work for 30% of the  
population of the country.

In the current socio-economic conditions in rural areas must meet a much more diverse functions. In addition to the above you should find a place to:

establishment of rural areas of new jobs,  
residence and living space into non-agricultural population,

38 Z. Więckowicz: Ochrona środowiska przyrodniczego w planowaniu przestrzennym i urządzaniu obszarów wiejskich [w:] Zagrożenia, ochrona i kształtowanie środowiska przyrodniczo-rolniczego, S. Bieszczad, J. Sobota (red.) Wyd. Akademii Rolniczej we Wrocławiu, 1993 s. 421-424

39 Cymerman R., Nowak-Rzasa M., Piekarska B., Rzasa K.: Rozwój obszarów wiejskich w aspekcie uwarunkowań przestrzennych, społecznych i ekologicznych. [w:] Gospodarowanie nieruchomościami na terenach wiejskich, IX Krajowa Konferencja Rzeczoznawców Majątkowych, Toruń, 2000, s.12

recreation,  
buffering and filtration of air pollutants,  
depositing and use of industrial and municipal waste.

Popularity issues multifunctionality result of disseminating awareness in society, reinforced by research that agriculture is not only a major provider of human existence products for the diet, but also a producer of goods and services are not valued in the market, but having the human and environmental importance. Wilkin<sup>40</sup> classifies market and non-market functions of agriculture as follows:

1. Production:
  - commercial (food products destined for the market, agricultural products, industrial raw materials which are of agricultural products for energy production, tourism services related to agricultural activity),
  - non-commercial (subsistence farming in the food produced on the farm means of production for their own use).
2. Social:
  - impact on the economic viability and social cohesion village,
  - an element of security for farm families and some families non-agricultural,
  - stabilizer shock -induced changes in the economic and institutional.
3. Cultural:
  - the protection and enrichment of cultural traditions in the countryside,
  - enrichment of the national culture,
  - strengthening cultural identity and diversity at regional and national level,
  - the formation of cultural capital,
  - protection and enhancement of the cultural landscape of the village.
4. Natural:

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<sup>40</sup> Wilkin J. (red.) Wielofunkcyjność rolnictwa. Kierunki badań, podstawy metodologiczne i implikacje praktyczne. IRWiR PAN, Warszawa 2010, s. 28-29

- negative (pollution of soil and groundwater with chemicals, municipal wastewater, and economic, soil erosion, reduction of farmland biodiversity, greenhouse gas emissions),
- positive: (preventing degradation of natural farmland, farmland biodiversity conservation, protection or improvement of water relations in rural areas, prevention of soil erosion).

In the scientific literature on multifunctional agriculture, a new proposal to the classification of non-commercial functions of agriculture, dividing them into four groups<sup>41</sup>:

1. Green functions: management of land resources in order to maintain its valuable properties, create conditions for wild animals and plants, the protection of animal welfare, maintenance of diversity and improve the circulation of chemicals in agricultural production systems.
2. Blue functions: water management, water quality improvement, flood prevention, power generation water and wind.
3. Yellow functions : maintaining cohesion and vitality of rural areas, sustaining and enriching cultural tradition and identity of rural regions, the development of agro-tourism and hunting.
4. White functions: food security and healthy food.

## **Summary**

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In accordance with the above considerations, besides basic functions of agricultural ground as: production, services, residential and tourist, the recreational (agrotouristical services) and ecological (ecological agriculture, buffer sphere) functions are often recommended.

Alternative possibilities of using earth, not only production, favour a theory of retain public goods in good condition and they are a proof of economic using of nature do not need to be a conflict between interests of human and natural requirements. The beliefs of that is a basic condition of

41 J. Wilkin: Wielofunkcyjność rolnictwa. Kierunki badań, podstawy metodologiczne i implikacje praktyczne. IRWiR PAN Warszawa 2010. s. 28-29 .....cyt .Van Huylenbroek G., Verbeke W., Lauwers I., (red.): Role of Institutions in rural Policies and Agricultural Markets, Elsevier, Amsterdam 2004

properly human behaviour in nature environment <sup>42</sup>.

Expanding economics uses earth in different ways and all aims are socially important. Without doubts food production is the most important. Unfortunately more and more quantity of ground and forests are taken up by industry, transport, technical infrastructure. In modern and expanding societies, overnight more grounds are designate to another forms of a recreation which are treated as one of important need. Without doubts it is suprised due to increasing level of wealth.

Contemporary agriculture has got challenges (outside and inside), which has got huge influence not only for farmers and inhabitants but also for consumers and taxpayers. These challenges associate with change aims od agricultural politics and forms its implementation. An evolution to which Common Agricultural Politics subordinate points to a movement away from sector, agricultural politics to versatile one. This new one has important element as balanced and permanent development of agriculture and another disciplnes of village economy, social progress and preservation virtues of natural environment<sup>43</sup>. Beyond agricultural functions of earth are very important from the point of view of realization Common Agricultural Politics EU included versatile development areas.

Nowadays with respect to the realization of village area's balanced development ecological function of the earth has got many important role. It is necessary to mention market and unmarket destiny of earth. Idea of ecological funcion development of earth harmonizes with high condition of public goods and creating new values by better quality air, surface water and grounds, enriched values of landscape and valuation of biological variety. Environmental problems from which polish sphere is not completely free result from past mistakes for example<sup>44</sup>:

- irrational, water economics,
- low stage of good, agricultural practise in fertilizer economics and plant protection system,
- excessive using grounds on areas susceptible to erosion phenomenon,
- negligence in infrastructure,
- soil pollution by sources non-agricultural,
- phenomenon fallow land.

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42 Woś A, Przestrzeń ekonomiczna rolnictwa. IERiGZ. Warszawa. 2002

43 Adamowicz M.: Perspektywiczne kierunki ewolucji Wspólnej Polityki Rolnej , Roczniki Nauk Rolniczych, SERiA 2003. t.90 z.1 s.18-31

44 A Liro: Programy rolno środowiskowe jako instrument wielofunkcyjnego rozwoju wsi i ekologizacji polskiego rolnictwa. Wieś i Rolnictwo nr 2(119) 2003, s 100-101

Unfavourable, ecological phenomena intensify on restructuring areas next door to big, industrial region. Pollution getting to environment, chain reaction that is changes one condition for example: water, will be come on elements of ecological system by matter and energy circulation. Effects of earth's extraagricultural using on village area depend on the selection of production direction and management system, correct for specific environment.

Implying the above considerations it should be better estimate and expose agricultural land in the process of creating public goods. Echoing the view for A. Woś... of everyday knowledge, that we are on the subject, shows that the current practice of management of scarce natural factors, especially land, all minerals and their potentials, water resources, etc. received very low prices in the economy cash, and sometimes treated them almost as free goods.

The practice has brought a lot of damage. Cemented the belief that these stocks are cheap, that you can derive from them without restrictions, that do not need to save. This carelessness in reaching for natural resources, because they do not have the correct corresponding prices, rescued the way for economic voluntarism. It was deformed economic calculation, because determined low prices for natural resources, which from a social point of view, are very valuable and increasingly rare, incorrectly reported makers at different levels on the actual costs of manufacturing<sup>45</sup>.

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45 Woś A.: Strategie rozwoju rolnictwa. PWN. Warszawa 1992. s. 108

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