EFFECTS OFACTIVITIES OF LAND SPECULATORS ON WOMEN FARMERS CROP OUTPUT AND INCOME IN KUJE AREA COUNCIL FEDERAL CAPITAL TERRITORY (FCT), ABUJA, NIGERIA.

BY

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A DISSERTATION SUBMITTED TO THE SCHOOL OF POSTGRADUATE STUDIES, AHMADU BELLO UNIVERSITY, ZARIA, IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE AWARD OF MASTER OF SCIENCE DEGREE IN AGRICUTURAL EXTENSION AND RURAL SOCIOLOGY

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NOVEMBER, 2015

DECLARATION

I hereby declare that this dissertation titled **"Effects of Activities of Land Speculators on Women Farmers Crop output and income in Kuje Area Council, Federal Capital Territory (FCT), Abuja"** has been written by me and it is a record of my research work. No part of this work has been presented in any previous application for another degree or diploma in this or any other institution. All borrowed information have been acknowledged in the text and a list of references provided.

_____ _____

Catherine Jumai MUSA **Date**

CERTIFICATION

This dissertation titled **"Effects of Activities of Land Speculators on Women Farmers Crop output and income in Kuje Area Council, Federal Capital Territory (FCT), Abuja"** by Catherine Jummai MUSA meets the regulation governing the award of the degree of master of Science in Agricultural Extension and Rural Sociology of Ahmadu Bello University, Zaria and is approved for its contribution to knowledge and literary presentation.

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DEDICATION

This work is dedicated to God Almighty and my husband late Lt. Maku, G.Z. Musa

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ABSTRACT

This study examined the effects of the activities of land speculators on the livelihood of women farmers in Kuje Area Council Federal Capital Territory, Abuja. Twelve villages were randomly selected from Kuje while ten percent (10%) of the population of each villages were randomly selected given a total respondents of one hundred and thirty four (134) women farmers, also sixty land speculators were interviewed during the survey period from May to September 2014. The data collected were analyzed using descriptive statistics and multiple regression analysis. Result from the analysis revealed that large numbers of women farmers were affected by activities of land speculators resulting to low crop output and low income. The study further revealed that death of members of families, confiscation of land, invasion on land, destruction of crops and double allocation had negative influence on crop output and income at 1%, 5%, and 10% respectively. The result of the study showed that lack of finance to purchase or rent land is women farmers' major constraints to land acquisition in the study area. The study therefore recommended that the Land Use act of 1978 should be reviewed periodically to accommodate population increase and the demand for agricultural land, and there should be provision for support services and rural finance by establishing cottage industries in farming communities by Kuje Area Council and NGO's to enhance quality life of rural farmers.

CHAPTER ONE

INTRODUCTION

1.1 Background to the Study

In Nigeria, agriculture is one of the most important sectors of notable economic relevance in her economic development and growth (Jonadab, 2006). It accounts for more than one-third of total Gross Domestic Product (GDP), ensures food security, alleviate poverty and reduce labor force wastage (IFAD, 2009). Nigeria Human Development Index (HDI) value for 1989 was 0.459 in the low human development category, positioning the country at 156 out of 187 countries (UNDFW, 2007) and in 2014; it was 0.471 positioning the country at 153 out of 187 countries (WB, 2000). In order to reduce poverty situation in Nigeria, especially in the rural communities, women must have rights to enough land and other natural resourcesin order to produce enough food, generate income for her family and earn foreign exchange for the nation (Idris, 2005).

Agricultural activities are carried out on land to produce agricultural products. Therefore land is primarily required for the production of food for human and animal consumption. Importance of agriculture also includecultivation of plants for fibre, fuel and other organically derived products (Ken and Cotic, 2005). There is a great advocacy on focusing on investing in women in agriculture as farmers, fishers or workers in agro-processing and marketing of agricultural produce, yet women farmers do not have equal access to resources, but do the bulk of farm work (Enete and Achike, 2008).

According to Food and Agricultural Organization (2003) in many developing countries women are the backbone of the agriculture. In some countries, they are even the

majority of small hold farmers. Women farmers do not have access to resources and this significantly limit their potentials in food production.Effiand and Gold (1998) reportedthat women are at severe disadvantage when it comes to security of land or owning land out rightly, owning livestock, accessing financial services, receiving the kind of extension services and resources that enable them increasetheir output. Women do not secure land tenure rights for a number of reasons which include population explosion and land speculation.Land speculation is one of the causes ofland scarcity as land that are available are purchased with hope that prices will increase (Obisola, 2012).

1.2 Problem Statement

The Land use Act No.6 of March, 1978 purported to take over the ownership and control of land in the country is not providing uniform legal basis for a comprehensive national land tenure system (Aluko and Amidu, 2006). Unfortunately, the objectivesof this land use Act promulgated has not been realized orfulfilled; they have been distorted, abused and seriously undermined and arelargely beneficial to land speculators (Owei*et al*,2008). Scarcity of land caused by land speculators has seriously affected the rights of small scale farmers in Abuja and its environs, hindering farmers from enjoying land and the natural fruits in sufficient quantity that will enable them provide for and sustain themselves and their family members. The situation is that land is mainly in the hands of speculators, thus holding most of the farmers to inevitable state of perpetual lack of agricultural land (World Bank, 2002).While purchase of large areas of land by speculators reached an alarming level (Owei*et al*, 2008). Most of the purchases are done by wealthy farmers and non-farmers who hold the land idle waiting to capitalize on appropriatemarket opportunities, while food production is on the decline in the study area.

The right to land by many women farmers in the study area has reduced drastically due to speculation activities which include litigation and confiscation of land(Owai*et al*, 2008). The gap in knowledge to be filled is to identify who this land speculators are, those who are involved in itsprocesses and how land speculators activities affect crop output and income of women farmers in the study area. In view of the above, therefore, this research sought to address some important questions as follows:

i. what are the socio-economic characteristics of land speculators inthe study area?

ii. what are the socio-economic characteristics of women farmers in the study area?

iii what are the activities of land speculators in the study area?

ivWhatare the level of womenaccess to land in the study area?

vWhat are the effects of the activities of land speculators on women farmers' crop output and income in the study area ?

vi. what are women farmers constraints to land acquisition in the study area ?

1.3Objectivesof the Study

The aim of this study is to examine the effects of the activities of landspeculators on women farmers crop output and incomein Kuje Area Council of the Federal Capital Territory (FCT), Abuja. The specific objectives of the study are to:

i. describe the socio-economic characteristics of land speculators inthe study area;

iidescribe the socio-economic characteristics of women farmers in the study area;

iii. identify the activities of land speculators in the study area;

iv examine the level of women accessto land in the study area;

v. determine the effects of the activities of land speculatorson women farmers' crop output and income, and

vi. identifywomen farmers constraints to land acquisition inthe study area.

1.4 Justification of the Study

In many developing countries women produce nearly half of the food produced (UNFW, 2007). They play a crucial role in all farm related activities from land preparation to marketing of agricultural produce.Often they do not have security right to the land they farm and are denied equal rightor access to inherit or ownit. As a result these women are at increased risk of losing their sources of food, income and shelter Sampson (2010).

Most farmers lose their land rights through government interventions, sale and purchase of such farmland. Others inherit holdings too small to meet their farming aspirations, while others are farming under unsecured land right which deterred meaningful investment (Dutse, 2006). Although women rarely have title to land, they commonly have rightsto use their husbands and relatives land (FAO, 2003). However, this holdings may be small and on less fertile land and their rights to use land arethreatened when alternative uses such as sale and purchase of land is presented (Unamma, 2004).

The study is expected to provide empirical information require to plan effective ways to improve land use efficiency by women farmers and stimulate productivity and agricultural growth in the study area. It will equally help policy makers to take note of the effects of land speculation on food production when making any agricultural policy for the area.

This study becomes imperative as the areaof study is an agricultural zone inthe FCT. It will provide knowledge on the nature and sale of agricultural land which is now prevalent in the area, thus providing useful information that can form the basis for effective policy making on agricultural land use. It will also serve as reference material to students and stakeholders for further studies on the general effects of activities of land speculators on food production which could contribute in building a theory of land speculation and effects on agricultural production.

1.5Hypotheses of the study

$H_{o1:}$ There is no significant relationship between activities of land speculators crop outputand income of women farmers in the study area.

Ha_1: There is significant relationship between activities of land speculatorcrop outputand income of women farmers in the study area.

CHAPTER TWO

LITERATURE REVIEW

2.1 Socio-economic Characteristics of Land Speculators

According to Pearce (2001), socio-economic characteristic is both economic and sociological, combined to give total measurement of aperson`s work experience, individual or family`s economic and social position in relation to others, based on income, educational attainment and occupation.Nyerere(2000),when analyzing the socio-economic status of a family, the household income, educational attainment and occupation are examined as well as combined income versus individual when their own attributes are assessed.

Socio-economic statusare divided into three categories, high socio-economic status,middle socio-economic status and low socio-economic status. In orderto describe the three areas, a family or an individual may fall into,any or all of the three variables income, education and occupation, are assessed. Income and education have been shown as strong indicator of how successful a person is in his endavour (Muhammad, 2008).Education is an essential factor for effecting desirable change in attitudes, skill and knowledge of individuals (Odebode, 2008).

Oluwatayo*et al*.(2008), reveals that age and sex affects land speculation business, most of the land speculators are males.He stressed that children do not own land rather is kept for them.Owei*et al*.(2008),reveals that the rich takes advantage of the Federal Capital Development Authority not being able to stop the selling and purchase of land in the Federal Capital Territory to enrich themselves.Rafferty (2001), in his study discovered that most of the speculative purchase are done by wealthy none farmers who held the

land idle waiting to capitalize on appropriate market situation while food production is on the decline. Land speculations varies widely among pundits, legislators and academicians.Muhammad (2008), sociologists use socio-economic status as means of predicting behavior.Ekong (2003) stated that married people often try to make ends meet in order to care for their family effectively.

2.2 Socio-economic Characteristics of Women Farmers

Socio-economic characteristics is defined as a combination of factors including income level of education, and occupation. It is a way of looking at how individuals or families fit into society using economic and social measure that have been shown to impact individual well being(Muhammad,2008).According to Ani (2004), age, household size and farming experience affects rural farmers while Muhammad (2008), reveals that age, sex ,marital status,household size, poverty, education, farming experience, farm size, and methods of land acquisition affects women farmers production. Social position of farmers such as age,marital status and relative economic status in the village influences their access to land. Peter (2001) reveals that factors like political and social environment also have strong influence on their potential for meaningful local level participation.

Nurudeen (2012) reported that majority of the farmers are relatively young and are still in their active age. According to (Fapojuwa, 2010) younger and energetic women are involve in strenuous based activities while older women are more likely to be involved in less strenuous activities like trading. Education increases the ability of farmers to use their resources efficiently and that will enhance their ability to obtain, analyze and interpet information (Abdoulaye et al, 2014). Ekong (2003) observed that education is

adynamic instrument for enhancing women participation in agricultural production. The higher the level of literacy the better the women ability to understand and interpret new skills, then apply such into income generating activities which can improve their productivity as well as their livelihood.

Peter (2001) reported that level of education determines the quality of skill and level of adoption of innovation by farmers. Saito (2005) stated that farmers with more experience would be more efficient in food production.Yahaya (1995) and Odebode (1997) reported that majority of women involved in agricultural activities are married. The unmarried will be more likely to depend on hired labor and communual cooperative work, (Jolly,2008). According to Ekong (2003) the greater the number of hands available the greater the productivity for the family. The number of children owned by a family is a great attribute to determine the extra labor force needed for farm work. Large number of children is of great advantage at the peak of labor demand in cassava farming in societies where labor is expensive.

2.3 Activities of Land Speculators

According to Hembe (2009)Land speculator is someone who buys land just to sell it off at ahigher price and not for any other reason. Someone that looks at aprice of land and sees its full potential, purchase it and either waits for price to increase or develops it to reap the reward (Ashafa 2010).George (2010)defines land speculatorsas someone that buys a large amount of land for little money and also with no intension of using it, then sell it with a larger amount of money to many people to make money. Colwell and Trefzer (1999) reveals that land speculators purchase land and hoard it for sale at a later date.This hinders agricultural activities on the piece of land as period of sale is

uncertain. Studies haveshown that land speculators retained agricultural land for development and residential use which cause shortage of agricultural land.

Dukun (2009) reveals that land speculators purchase several hectaresof land and sell them to willing buyers who use them for purposes other than agricultural production. He emphasized that in Lagos some land speculators hoarded land for more than twenty years without developing them or leasing them out for farming. In other situations,communities and families whose land holding are not acquired by government, sell them to avoid public acquisition not minding how they are going to produce their food (Owei*et al.*, 2008).

Saito (2005) reveals that farmers and people who inherit land automatically become land speculators as the prospects of development appears. Survey of speculators in other communities have shown that house wives, retired persons and people in many occupations and professions are much involved in buying and selling of land (Saito, 2005). Federal Capital Development Authority FCDA) officials are not left out of illegal sales of land in the FCT (Ashafa, 2010).Igboanugo (2009) found that land speculators collide with faceless officials of some relevant agencies of the city to sell and re-sell some choice plots of land including green areas which could have been used for farming. He further revealed that land documents are forged and lands sold are re-sold,which is a threat to rural land. Farmlands are converted to commercial land by land speculators; these are used for purposes other than agriculture (Ojo, 2009). In some cases, the poorest, the least endowed and the most food insecured farmers are forced by land speculators to sell their land in bad times so that they no longer have farm land for food production (Economic Commission for Africa, 2004).

Owei*et, al.*(2008), reveals that land speculators are always seen walking about on the field tracing land boundaries. This action destroys food crops on the farm as the land dealers and buyers trampled on them. Economic Commission for Africa (2004), reported that land commercialization processes involve measuring and mapping of plots.

Reports from different studies have shown the activities of land speculators in some parts of the country. According to Odueme (2008) the land speculators employ dangerous weapons, such as guns, cutlasses, broken bottles, knives to unleash terror on innocent land owners who refused to pay their unending dues. Olabulo (2011) reported that land speculators make life miserable for the residence through their constant invasion on the communities, according to him many factions of land speculators come to them at different times claiming to have won court judgment on the vast expanse of land in the community.

Land speculators seize and sell lands belonging to other people carelessly, preventing construction and farm work and generating endlesspandemonium in the communities (Sompson, 2010). George (2010) reveals that land speculators forcefully collects the farmers land and sell to other people. They result to intimidation and blackmail against the bonafide owners of the affected piece of land. Gbeminiyi (2013) reveals that land owners who bought land from land speculators are forced to pay for the land twice. While those who cannot afford the twice payment lose their land. Such money is not refunded, most of the time, the pieces of land are sold to different buyers.

Abiodun (2012), reported that in AbuleTinsan in Lagos State, farmers lamented over the destruction of their cash crops by land speculators inorder to facilitate the taking over of their land. In another village Ajambata, farmers cried out that their land arebeing confiscated and so would soon lose their farm land to the land speculators (Abiodun, 2013). According to Olatunji (2012),in one of the communities,old men were rough handled by the land speculators in order to take over their properties illegally.Abiodun (2012) reported that in Tisan village of Lagos State, land speculators were always harassing and killing the villagers to take over their land.

Adeboye (2013) reported that a Nigerian medical Doctor based in the United States of America and two American investors he brought to Nigeria were attacked by thugs of land speculators when they visited their site in Lagos. It was reported that the land speculators killed one of the surveyors working on the site. In one of the communities a man was shot on his thigh while properties such as motorcycles, bicycle and farm produces worth millions of Naira were destroyed (Olatunji, 2012).

According to Adeboye (2013) land speculators use exploitative tendencies of community youths and elders to make unnecessary monetary demands from developers in disguise of community development levy. More often than not, this miscreants resorts to physical assault and molestation of genuine land owners. Omodafe (2009) asserts that the most disturbing development about land speculation business is its complicity and evil machineriesused in the forgery of land documents and other related atrocities. He revealed that they are the architects of all the pains and the frustrations people are subjected to in the course of securing landed properties within FCT.

Odueme (2008) revealed that houses were illegally destroyed at Oko-Oba village by armed land speculators' tugs. Abiodun (2012) reported that in Tisan and Ajanbata villages of Lagos state, hoodlums accompanied by fully armed mobile policemen invaded the villages and sent the villagers packing in order to take over their land. In attempt to claim the farmers land, members of the communities were arrested, detained and remanded in prison or taken to court (Nkem, 1995).

According to Gbeminiyi (2013) development in areas where land speculation is common is known to be redundant asmany plots are abandoned due to endless litigation.Craig (2012) in his study of land rent showed that the average farmland rental rate rose to 40% in roughly 30 years. He further revealed that the rate of some of the lease land were 20-30% higher than 2 years ago while rate in other new leases had risen by 70% as a result ofthe activities of land speculators.

2.4 Women's levelofAccess to Land

The basic philosophy is that sound agricultural development depends on a system of land tenure which makes available to African farmers land and a system of farming whose production support their families at all levels, taken into account prerequisites derived from the farm, in comparizm to other occupations (Peter, 2001).

Land rights are usually referred to as the right to use, enjoy and exploit land. Women's land use rights are fragile and transient, and depending on marital status,child bearing state and their sexual conduct (United Nation, 2005). In spite of Nigeria land use Act of 1978, which restructured the property rights system in the country from mixed toprivate property right system, isconcerned about women's land use right persistence(Aluko and

Amidu, 2006). Saito (2005) established that women inequality in land use right has affected women's socio-economic status, increase the numbers of women engaging in sex work, cause sexual harassment and violence against women and has contributed to marital instability, separation and divorce.

Nkem, (1995) stated that within some cultures are some cultural practices that are discriminatory and lopsided against women in particular and are archaic in a modern world and are generally repugnant to natural justice, equity and good conscience. The social, political and economic life in Nigeria is rapidly and radically changing,therefore the modification in customary law regarding women's land use right should be of great importance to our development. Certain practices and customs should be avoided for new ones to come into existence with new development. It is therefore amazing that a cultural practice which discriminate against women hasrefuse to change with recent development (Nyerere, 2000).

Women in some communities have joint title with their spouses. This is better for women than having no land right at all, but advantages of having land would not accrue to women by joint titles, (Oluba, 2010). Ownership without independent right is not ownership at all (Nyerere, 2000). It is necessary for women who already enjoy land rights to own land in order to enable them be in position to make decision on the use, disposal and acquisition of resources (Eboh and Ogbazi, 2000).For women without land ownership right,there is need forand ownershipindependent rights on issues of usage and disposal.

Land use Act was promulgated on the false premises of gender equality as it granted every Nigerian equal access to land. In granting equal access,in the situation of gender equality the law reinforces existing stereotypes of men as breadwinners and women as dependants (Aluko and Amidu, 2006).

According to Pearce (2001) women land rights are influenced and determined by both religion and cultural practices. The inheritance in Northern Nigeria in general is based on Islamic law and customary intestacy. In Muslim areas, land is accorded to women. They usually exchange their land with their brothers for other properties they considered more valuable, they give out their lands to their brothers without prejudice (FAO, 2003). In most non- Muslim areas, inheritance is patrilineal, male children inherit their father's properties,while women cannot inherit land, but due to the secular land use Act, they can purchase and develop it. Women are not accorded right of succession of either farm land or house, the reason is that they go or should go and marry orremarry (Food and Agricultural Organization, 2001).

Enet and Achike (2008) revealed that under native law and custom devolution of property follows the blood, consequently a wife or widow has no claim to any share except when the widow's choose to remain in her husband's house after her husband's death but cannot transfer her husband's property out rightly to another person.Her interest in the land is merely possessional and not proprietary right, so she cannot dispose it(Pearce,2001).

Although women's right to inherit land was established in Muslim Northern Nigeria by the jihadists, it was not applied uniformly all over the region while women inheritance

right in relation to land were recognized in Sokoto province, the practice in Zaria, Kano and Yola province is different from the Maliki Code(Nkem. 1995).

In addition to recognitioningwomen's inheritance right, the practice in pre-colonial and colonial Sokoto was that land belonging to women and under-aged children were not to be sold because it undermined the security of family land. However women were granted access to their children's land if they so desire. As the colonial economy developed and land became expensive, women inheritance right was threatened. During this era, some judges refused to recognize women inheritance right until the colonial state directed all judges to recognize female inheritance as both Islamic and English law recognizes their right to inherit farm land(Eboh and Ogbazi, 2000).

IFAD (2007)in the study carried out on disparity in land ownership between women and men showed that judiciary corruption brought gender inequality in inheritance right. This influence both women and men's land rights in the Muslim areas of Northern Nigeria while gender inequality in inheritance right was responsible for the disparities in land ownership between the sexes in the non-Muslim areas (FAO, 2001).

According to Pearce (2001) the colonial government and the private cooperation's, because of their interest in the acquisition of land ensured that women generally were allotted smaller or less fertile land, and land sold without their knowledge. In the context of globalization, occasioning greater market integration, women could contend claims made on their land (Eboh and Agbazi, 2000).

According to Biechusyck (1999)rights in land are defined mainly with respect to arable land and housing. The right to graze livestock, gather bush produce, hunt, and fish are restricted in Nigeria. In Rhodesia, the right to receive lineage land is not determined by sex. Men and women are equally eligible (Biebuyck,1999). Many women have considerableholdings in the valued river land which they have received through theirlineages (IFAD, 2006).

Bassett and Crummey(2001) reveals thataccess to land is by marriage, share cropping or renting, buying or begging. It can also be acquired as a gift. Access to land also depends on the use of which it will be put. The way women access land is through marriage, that is, husbands divide land among their wives for farming. Women are typically not owners of land but owners of crops. Women's ultimate rights to the use of land areassociated with their position to menasmothers, wives, sisters and daughters (Pearce, 2001).

According to Bassett and Crummey (2001) access to land for the rural poor is often based on custom. Customary right to land in indigenous societies are usually given according to their tradition and the waycommunity leaders assign land use rights to the community members. These rights of access have their origin in the use of land over a long period of time. They are often rights developed by ancestral societies whichis through the act of original clearance of land for settlement by ancestorsthat rights are claimed.Historically, people's access to land and other natural resources depends on their membership and position they occupy in a particular group giving them political control over the land. Neither the state nor the market channeled the distribution of land.

On the contrary, kinship and ethnic adherence along with status, gender and seniority determines access to and land use right (Baba, 2003).

United Nation, (2005) reportedthat, women's relationship with land is through husbands, fathers, brothers or sons. Although, land market is growing, inheritance (or in some system gift/loans) is the main means by which rural households acquire land. Women's inheritance rightsare generally not equal to those of the men, and in some cases does not exist.Women mainly gain access to land through marriage, and are apportioned land as daughters or sisters. African tenure system gives women access to land not in their own right but as their husband's or in the case of divorce and widowhood, as daughters or sisters within their own family. While they may have right to land from their husbands or other malerelatives, they have no right to particular piece of land and may be shifted from field to field (Bassett and Crummey, 2001).

Disparities in male/female access to land are virtually universal. In Latin America, men and women do not have equal access to land, even though legislation had removed gender barriers to land ownership. In this region as well as the Caribbean, women access to land and other properties generally takes place through a male relative (FAO, 2005).

United Nations Development Fund for Women (2007) reveals that in most African countries, women are essentially temporary custodians of land. Land is usually transferred from father to male heads of households and not to the girl child. African women usually lose the rights to land due to death of their spouses. Widows and

divorced women have virtually no tenure or inheritance rights with which to ensure food security forthemselves and their children (Colwell and Trefzger, 1999).

Migot and Bruce (1994) revealed that wives get land from kin's group and it is this kin groups, that in some circumstances protects their claims. Women often also retain some residual land claim in their own kin group as well as frequently obtaining land by loan or gift from a wider circle of the society.

Mackenzie's study, provide ample evidence to challenge the idea that women only had "secondary" rights to land as wives. Even though they were unable to inherit land,women acquire strong usufruct rights and reasonable control over subsistence production and its products. In a later publication, issue of male and female rights in land under customary law was addressed. She concluded that both (male) right to allocate land and (female) rights of access has legal visibility under customary law". The (male) right to allocate land is subject to the economic functions of (female) rights to cultivate it. It is accepted that women's propitiatory position in an economy whichlies so much on their labor is a strong one" (International Land Coaliation, 2009).

The result of the study conducted by Saito (2005) in South-West Burkina Faso, shows that where land scarcity makes the value of land rise, itcreates a market for land and women's ability to obtain land is strengthened. Another example of the need/benefit of analyzing women's claims in a broad, extra household context is found in Ghana, where the interstate succession law strengthened women's traditional claims on the basis of their extensive, long-term field work.Quisumbing (2004) countered the rumor/ complaint that Akan inheritance practice in Ghana that wives do not have secured rights

to their husbands' land in the case of death or divorce. The situation, she argues, is currently changing in women's favor.

Efland and Gold (1998), reveals that in Ghana, husbands are increasingly transferring farm land to their wives and children as gifts during their life time, especially wives who have helped in planting (cocoa) trees. The individualization of land tenure Institutions is strengthened further by the interstate succession law. It was postulated as the inheritance or gifts increases in areas where matrilineal inheritance is practiced in order to strengthen Individual land rights. Quisumbing (2004) maintained that these gifts are in recognition of women's labor input.

According to Sampson (2010) women have no claim on the family land, either their own or that of the group they are married into. They can even, if land is available and their husbands agree, have a field cleared by gayya (group effort for which they provide beer and meat); but none of this is theirs by qualified right of user. They cannot dispose produce without their husband's knowledge and if they leave them, their rights cease. On the death of the man, she passes on to the bed of his successor, unless he is her own son. If too old to remarry she lives on in the compound of her late husband or, if she is left without adult male child, the nearest relative step into the "husband's shoes". "Angas women donot hold land in trusts for their male children likethe Hausasand certain Plateau customs do. They do not obtain land out rightly as the Hausa women do by gift and purchase (Oluba, 2010).

Efland and Gold (1998) in the study carried out in the forest zone discovered that women in the savannah zone do not have adequate access to land than those in the forest

zone probably as a result of lower population density which consequently reduced population pressure on farm land in the savanna zone than in the forest zone. In addition, women farmers tend to demand greater access to land than is possible under the conditions of customary tenure. The study shows that about two-third of women of all categories already have problems of land shortage under the customary tenure system. It shows that women within the area of study do not have access to agricultural lands.

Women also access land for farming by loan, swap, inheritance, gifts, barter, pledge, share contract, encroachment, rent or purchase like their male counterparts (Oluwatayo et al.., 2008). Efland and Gold (1998),in their work showed that trespass on other people's land was cited by about three-quarters of the women as one major factor that can lead to revocation of such land right.

According to Ghali(2010)liberalisztion of land market, land title and registration create opportunity for women to purchase land on their own account and have it register in their own name. Unfortunately, majority of the women do not have the purchasing power to do so. Therefore, they are at the mercy of the male counterparts.

Land speculation affects the women farmers in many ways as they can no longer get enough land for cultivation of food crops.Ashafa (2010) revealed that land speculation adds to the demand for land, making price go higher and leading to land scarcity. This has reduced the women farmers' accessibility to farm land over the years. World Bank, (2002) stressed that shortage of land is common among women. World Bank (2002) reported that, in Kenya 40 percent of holdings of less than one hectare are managed by

women. In Guatemala and Elsalvadormany farm managed by women are less than half hectare and that in Botswana female headed farm households work fewer acres of land.

2.5Effects of the Activities of Land Speculators on Women Farmers

The communal land tenure system where land was owned by members of the communities where there was enough land for men's use and enough to give to women for food production has translated into individual land tenure system where lands are owned by individuals who have the right to transfer the ownership to anybody who have enough money to pay them at anytime of the year leaving the women with little or no land for cultivation (United Nations Development Fund for Women, 2007).

Land speculators activities have led to reduction in the output of women farmers. Low crop output by women farmers are due to the size of plot, less fertile land and distance to farm. High crop output is primarily as a result ofcultivation of large size of land (International Land Coalition, 2001).If factors of production are allocated efficiently for both male and female farmers, food production would increase (Nyerere, 2000). Jonadab (2006) reveals that decreased output is as a result of decreased in farm size.

Dan (2001) in his study revealed that independent women farmers usually have relatively lower scale of production due to the problem of shortterm accessibility of land rights and threat to use of land when alternative land use opportunities are presented (World Bank, 2002).Land speculators activities affect women farmers' income greatly. Economic Commission for Africa (2004) reported that one of the most serious obstacles to increasing agricultural productivity and income of rural women is their insecurity of land right. Small size land and unsecured land use rights have the

most serious effect on the income of small holders in Africa particularly amongst the women farmers.(Oluba, 2010). This has resulted into perpetual state of poverty among rural women more than any other groups in Africa in general and Nigeria in particular (Oluwatayo*et al*., 2008).

According to World Bank (2002) extension provides information to farmers to enable themadopt recommended improved practices. Production increase results in improved crop output and income. However, cultural practices in South African societies have preventedwomen from getting access to extension services which is connected with their unsecure land use right (Derek, 2006).In another study, Efland and Gold (1998) revealed that land scarcity affected the adoption of alley farming by women .

As nearby lands are speculated,only distance farmlands are available to women, making it difficult, if not impossible for them to combine personal farms with their family farm work. Cultivatable areas are farther from house, wild forest food and fodder are gathered farther away from the villagesin tree crop producing areas(Olabulo,2011).Destruction of cash crops have led to low agricultural production among farmers in the western part of the country (Peter, 2001).

Uncontrolled speculation in urban cities has led to fragmentation of rural lands (Aluko and Amidu, 2006). According to Chen *et al.* (2003) the value of many of the small holdings is reduced by fragmentation. Odueme(2012) established that the activities of land speculators often lead to small size of holdings highly fragmented, and scattered over places. More serious is the concentration of land ownership and operation in thehands of minority holders (Nyerere, 2000).According to Obisola(2012) security of

tenure is key to having control over decisions such as what crop to grow, what techniques to use, what to consume and what to sell.

Women face great difficulties in obtaining loan, either to buy tools for farm or for down payment for land. They generally lack the collateral in terms of land ownershiprequired by banks for loan. The lack of credit denies women access to adoption of recommended practices. They cannot afford to buy tools, equipment and fertilizers to improve their farm output andto save them time and labor (Federal Ministry of Agriculture and Water Resources, 2008). According to Efland and Gold (1998),where credits are tied to land rights, rural women are usually excluded from such benefits because women lack rights to land ownership and so these hinders their access to bank loans.

The activities of land speculatorssuch as hoarding, encroachment on land, invasion on land, destruction of crops and confiscation of land affects decision making onplanting period, investment on farm and types of crops (Ani, 2004). Economic commission for Africa (2004) also reported that majority of women farmers, cultivates less than three acres of land in Africa. The report shows that none of the small scale farmers in Nigeria had more than five hectares of land for crop production which adversely affected their income.

2.6Women Farmers Constraints to Land Acquisition

Several studies have shown that the lack of access to land by women is a major constraint to increased agricultural production. Enet andAchike (2008) established that the major reason for this is the patriarchal system of inheritance in many parts of Nigeria, as it prevents women from inheriting land from their fathers or husbands. This

system is so embedded in the culture of the people that rural women have come to accept their roles as producers without land.

Efland and Gold (1998), in their study in South-West of Nigeria show that women within the areas did not have access to agricultural land on an equal basis with their male counterparts. Rather, the customary tenure rules tend to discriminate against them in the allocation of such rights.

According to Food and Agricultural Organisation(2003) women normally cannotown or inheritland under customary law, although they retain use rights, during their life time astheyremain in the husband's house, but when the men die,their farmland is shared out according to the laws and customs of the community. Clans are permitted to administer, supervise, protect and finally partition the landed property among the heirs of the deceased (Chen*etal.*, 2003). TheGwarigenge (Gbagyi) shares their farm land to their male children. The wives do not inherit anything (Baba, 2003). Women's ultimate rights to use land are associated with their position as wives, mothers, sisters and daughters.

In South Africa, women are discriminated against under many types of tenure arrangement. The most widely recognized form of discrimination is practiced under tribal and communal tenure. However, there are also many ways in which imposed colonial and apartheid administrative rules and laws have discriminated against them in terms of family law and inheritance provision (Derek, 2006).

International Fund and Agricultural Development (2007) reported that the national legislation of some countries specified equal access right to land for women and men,

but in practice, however, society does not honor women'srights. Land is assigned almost exclusively to men and if husbands die, their male relatives takes over the land for themselves and force the widow to return to their parents homes, unless they agree to marry one of their brothers in-law who have taken over the land. Women groups can only obtain right to use a plot of land but often it is far from the village and of poor quality. The worse of it is that the group is usually allowed to use the plot of land for only one or at most two seasons for fear that they might acquire permanent rights to it (International Fund and Agricultural Development, 2007).

Another factor which limits women access to land is poverty. The National Bureau of Statistics (NBS) estimates that 50-54% of Nigerian's population of 140 million live below the poverty line and that 75% of these are women(NBS, 2006). This results in the wide spread poverty among rural women.Hence, poverty is high in householdsheaded by women in agriculture (NBS, 2007).

Lack of awareness of their rights to land and the high level of illiteracy among rural women are found to hinder their access to land. Manywomen do not know what is obtainable outside their communities because of lack of exposure. They do not know that land can be obtained from sources other than the males of their families or communities. They complain when not given adequate land for farming, but cannot do anything about it. In some parts of the country, widowhood is enough reason to deny a woman access to land, especially if she is a widow without a male child. It is also difficult for divorcees and women who are unmarried or separated from their husbands to access land (Dan., 2001).

Efland and Gold (1998), in their study reveals that the profitability of cash crops made the land-owners to allocate more of the good land to cash cropping, which farther reduced women's access to cultivable land. They further stated that the process of privatization of communal land has also led to further loss of land and forest product rights by women in most communities in southern Nigeria.The reason given for patriarchal inheritance by the Yoruba is that a woman has to lives with her husband after marriage, making her only part of the family(Adeboye, 2013). For this reason if a woman was given an inheritance by her family, in marriage, it becomes her husband's property.

A study on land right among the Idoma in Benue State shows that women are not considered to be part of their husbands' families, and when they die their bodies arereturned to their father's compounds for burial. Since they were considered as 'strangers', they were forbidden from owning and controlling land. In Igede land, a widow who has male child cannot be sent out of her husband's property, while under theTiv customary law, women are treated as inheritable properties who cannot inherit their dead husband's land (Dan, 2001). Even when some women are allowed to inherits land as in some northern parts of the country, the size of their land is usually much smaller than that of their brothers. Generally, ownership by inheritance leads to unnecessary fragmentation of holdings since a man who inherit a piece of land from his father will eventually divide it among his own sons (Ashafa, 2010). This situation is not conducive for the improvement of agricultural practices and production in Nigeria.

2.6 Theoretical Framework

The theoretical framework adopted for this study is the feminine theory and evolution theory.

2.6.1 Feminine theory

Feministtheory is one of the major contemporary sociological theories, which analyses the status of women and men in the society with the purpose of using that knowledge to better women's lives. One of the main theories that attempt to explain the societal difference between men and women is gender difference. The gender difference perspective examineshow women are, how theirexperience of social situations differ from men's (Reed, 2014).

Cultural feminist look at the different valuesassociated with womanhood and ferminities as a reason why men and women experience the social world differently Moi (2000). Other feminist believe that the different role assigned to women and men within situation better explain gender difference, including sexual division of labor in the household.According to Cott (2015) existential and phenomenological feminists focus on how women have been marginalized and defined as "others" in patriarchal societies. Women are therefore, seen as objects and are thus denied the opportunity for self-realization.Cultural feminist, existential and phenomenological feminist explain why there is difference between women and men in terms of land security especially in the situation of land scarcity (Moi, 2000).

2.6.2 Evolution theory

Evolution theory states that an evolutionary progression followed the same form in every realm of life (Hembe, 2009). The same principles apply to mental processes,

society, organic or inorganic elements. He maintained that homogeneous form (of the society) were unstable and would necessarily change. Homogeneous to Spencer, involves the absence of differentiation. A human group would be homogeneous if all its members were the same. Differentiation is inevitable, however, because the non-differential parts are unevenly exposed to external influence (Laurence, 1993).

Evolution is the gradual development of something (Laurence, 1993) evolution depicts trends in development from one stage to another hence evolution refers to development of simple land tenure system to complex commercialization of land. Evolutional perspective underscore the historical transition of the homogenous nature into heterogeneous state including other forms of land acquisition (speculation) in the tenure system, Margus (2000) revealed that communal land tenure system which made land available to every member of the community is as old as human society. Migot and Bruce (1994) reported that evolution of landtenure system has made some farmers landless in Nigeria because they do not have what it takes to own a piece of land.

Due to the Fulani conquest of most of theNorthern Nigeria in the early 1800's there was a change in land tenure system in areas under Fulani control. The conquest bestowed fiefs on certain individuals, who were appointed overseers with the power to allocate unused land without regard for local community interests. The result was increased number of grants to strangers during the nineteenth century. The overseers sought to increase the revenue from their tenants. This practice reduced the extent of bush land and encouraged the migration of farmers to urban areas which began towards the end of the nineteenth century (Baba, 2003).

Land tenure system evolved over times in Northern Nigeria. Traditional land tenure system was in existence before the advent of colonalization. During this era, the traditional leaders held the land in trust for the members of the communities. Baba, (2003) revealed that in 1910, the British government declared all the land in Northern Nigeria as public land and held it in trust for the natives. In 1916 the declaration was repealed and re-enacted as land and native right ordinance of 1916. This was replaced in 1961 by land tenure law of 1962. The main position of this law was that the whole land was vested in the commissioner responsible for land matters who held it in trust and administered it for the native people (Aluko and Amidu,2006).

The land use decree of 1978 now known as Land Use Act of 1978 came into being in 1978. The land use act principally nationalized the control of land all over the federation. It assigned the power of control over land on governor of the state. Communities and individuals have only rights of use. The principal aim of the Act was to make land more accessible for private and public us, unfortunately, it has led the nation into the mess of land speculation (Ani, 2004).

This theory is relevant to this study as ithelps to understand how communal land became government land as a result of land Act of 1978 which gradually developed into individual land ownership that gave birth to commercialization of landwhich land speculators now use as economic ventures not minding the consequences on the society and food production.

2.6.3 Conceptual model

According to Balin (2014) conceptual model is a theoretical structure of assumptions, principles and rules that holds together the ideas comprising a broad concept.

Conceptual model is the abstract representation connected to the research project goal that directs the collection and analysis of data. Vaughan (2012), defines conceptual model as the way ideas are organized to achieve a research project purpose. It is an analytical tool with several variables,context and is used to make conceptual distinction and organization. In the context of this study, the independent variables in the model were confiscation of land, hoarding of land, invasion on land, destruction of crops, injury on persons, encroachment on land, double allocation of land, number of killing recorded and destruction of properties, while Agriculturalproduction andincomeare the dependent variables leading to expectant effects such as reduced farm size of women farmers, low crop output and low farm income.

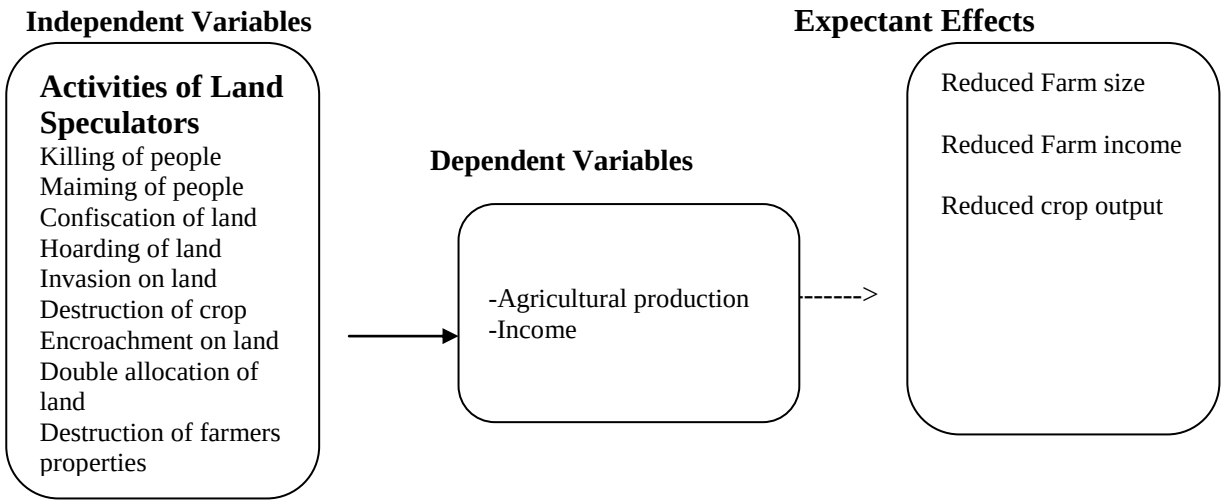


Figure 2.1: A diagram illustrating the effects of activities of Land speculators on crop output and income of the women farmers

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 The Study Area

The Federal Capital Territory is made up of six (6) Area Councils namelyKuje, Gwagwalada, Abaji, Kwali, Bwari and Abuja municipal Area Councils. This study was conducted in Kuje Area Council of the Federal Capital Territory (FCT), Abuja. Kuje Area Council being one of the six area Councils is made up of about 78 villages and has a landmass of 1,682 square kilometers which represents 22.5% of the total landmass of the entire Federal Capital Territory (NBS, 2006). The Area Council is bounded on the West by Gwagwalada Area Council, South West by Abaji AreaCouncil and on the Northeast by Abuja Municipal Area Council

.

The AreaCouncil had a population of about 97,367 people in 2006 (NPC, 2006), with a projected population of 129,459 in 2015 at the growth rate of 3.6%.It is situated within the savanna region with moderate climatic pattern of rainfall between April and October and dry season between November and March. The indiginsare Gbagyi, Gbari, Gade, Bassa. WhileEbira Koto, Hausa/Fulani and other ethnic groups are settlers who migrated from other parts of the country to the Area council. The land is fertile and the major occupation of the people is farming. They produce crops such as yams, cassava, cocoyam, sweet potatoes, groundnuts, rice, maize, guinea corn, rice, melon to mention a few. Cattle are reared by the nomadic Fulanis, sheep, goats and poultry are kept mostly on free range system in the Area. Other occupations of the people include arts and crafts.

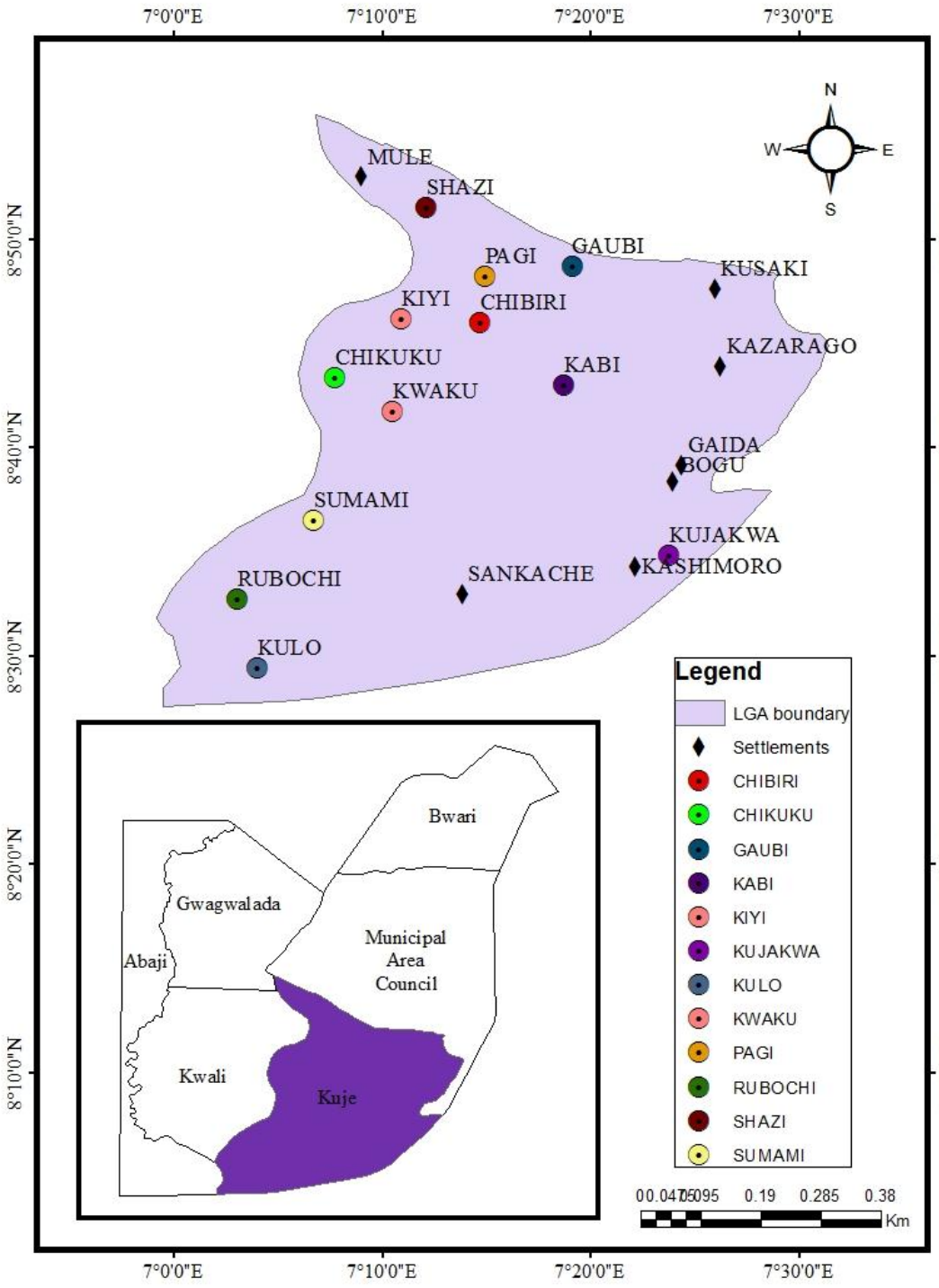


Figure 3.1: Map of Kuje Area Council Abuja showing the study area

3.2Sampling Size and Sampling Techniques

There are about 78 villages in Kuje Area Council, the study was carried out in twelve (12) villages of Kuje Area Council due to financial constraint. These villages are Gaube, Ruboci, Kuje-Kwa, Chukuku, Kiyi, Chibiri, Kebi-Mangoro, Kulo, Kwaku, Simami, Shezi and Pegi. These twelve (12) villages were purposively selected for the study from the list of 78 villages in the Area Council because of high concentration of women farmers in these villages.Two sets of questionnaire were designed for both land speculators and women farmers. A simple random sampling technique was used to select 10% of the respondents from the list of women farmers' population in each of the villages, making a total of one hundred and thirty eight (134) women farmers and five land speculators from each villages, making a total of sixty (60) land speculator respondents, selected to form the sample size.

Table 3.1. Village women farmerssampled

S/N	Villages	NWF	NWFS (%)
1	Shezi	135	13
2	Gaube	84	10
3	Chikuku	83	10
4	Kuje-Kwa	162	17
5	Simami	94	10
6	Kebimangoro	95	10
7	Kiyi	70	8
8	Kwaku	102	12
9	Rubochi	121	12
10	Kulo	69	8
11	Chibiri	99	10
12	Pegi	112	14
	Total	**1215**	**134**

Keys:NWF = Number of women farmers,;

NWFS = Number of women farmers sampled

3.3 Data Collection

Data wascollected using both primary and secondary sources. The primary data collected from both women farmers and land speculators in the study area, through the use of structured questionnaire, wereanalyzed. Secondary data were obtained from review of existing literature relevant to the study. These include documents such as journals, reports, proceedings, magazines and other published and unpublished materials.

3.4 Analytical Techniques

Data collected were subjected to descriptivestatistics which include measurement of central tendencies such as frequency distribution, percentages and ranking orderly to analyze objectives 1,2,3,4 and6. Multiple regression analysis was used to achieve objective 5. The regression model for this study is specified as follows:

$$Y= \quad a = B_1 X_1 + B_2 X_2 + B_3 X_3 + B_4 X_4 + B_5 X_5 + \ldots\ldots\ldots B_{10} X_{10} + \ldots\ldots e$$

X_1 = Killing (Noof people.)

X_2 =Confiscation of land (No of plots.)

X_3 = Encroachment on land (No of times.)

X_4 = Hoarding of land (No of plots.)

X_5 = Invasion on land (No of times.)

X_6 = Destruction of crops (kg.)

X_7= Maiming (No of people.)

X_8= Encroachment into land (No of times.)

X_9= Disputed claim (Noof times.)

X_{10}= Destruction of properties (~~N.~~)

b_1–b_2 = regression coefficients

a = constant.

3.5 Measurement of Variables

3.5.1 Independent variables

i. **Killing:** This refers to the number of people who died in the family as aresult of land problem.This was measured in numbers(No).

ii **Hoarding of land:** This refers to the number of years a piece of land was kept by a land speculator before it is sold. This was measured using numbers(No).

iii **Encroachment:** This is the number of times the women farmers'land was encroached into. This was measured in numbers (No).

iv **Confiscation of land:** This refers to number of plots taken away from women farmers. This was measured in numbers (No).

v **Double allocation:** This refers to the number of plots of land that was allocated more than once.This was measured usingnumbers (No).

vi **Destruction of crops**: This refers to the quantity of crops destroyed by the land speculators as a result of land problem. This was measured in numbers (No).

vii **Litigation:** This refers to the number of times there was dispute over a particular piece of land. This was measured usingnumbers (No)

viii **Maiming:** This refers to the number of people injured by the land speculators as a result of land disputes. This was measured in numbers (No).

ix **Invasion on land:** This refers to the number of times land speculators invaded the farm land. This was measured using numbers (No).

x **Destruction of properties:** This refers to the number of times farmers' properties were destroyed. This was measured in numbers(No).

3.5.2 Dependent variables

Output: This is the outcome of whatever the women farmer invested or used in her production process. It can be referred to as the total products obtained from farm operation. This was measured in kilogram (kg).

Farm income: This is the total income in Naira of the women farmers realisedfromcrops production. It wasmeasured as amount consumed, given as gift, sold and what remain from the major crops grown in 2014 and valued at the 2014 market price. This was measured in Naira (₦).

CHAPTER FOUR

RESULT AND DISCUSSION

4.1 Socio-Economic Characteristics of Land Speculators

The description of the socio-economic characteristics of land speculators in the study area explains the first objective of this study. The socio-economic characteristics are sex, marital status, family size, and educational attainment of the respondents. During the survey, 60 questionnaires were administered to the land speculators but 57 of them were returned.

4.1.1 Sex of land speculators

The result presented in Table 4.1 showed the distribution of land speculators according to sex. Among the fifty seven (57) sampled land speculators, 84 percent were male, while 16 percent of them were female. This implies that majority of the land speculators are males. The findings agree with Nyerere (2000) in his study on women development and adult education that sex determines the activities carried out by persons.

4.1.2 Age of land speculators

Age is said to be the number of years a person has lived on earth. It is an important variable that determines the nature of the activities that can be undertaken by an individual. The average age of the land speculators is 35 .5years. Further investigationshowed that less than half (49) percent of the land speculators were within the ages bracket of 31 – 40 while only 2 percent of them were 61 years and above. This implies that about half (49 percent) of the land speculators are in their youthful and active age in which production energy is high. This finding agree with Jonadab (2006),

who in his study on factors influencing agricultural land use, found that young people seek less tasking work in the urban centers instead of helping in food production.

4.1.3 Marital status of land speculators

Marital status can be referred to as the state of being married or unmarried of an individual. The result in Table 4: 1 showed that 63 percent of the land speculators are marriedwhile 37 percent of them are not married. This implies that majority of the land speculators (63 percent) are married. This result agrees with the findings of Jonadab (2006) who found that majority of people who sell land are married.

4.1.4 Family size of land speculators

This refers to the number of persons living together in a house. Family size of a person shows how much responsibility hehas. Table 4:1 showed that land speculatorshave average family size of 3 family members. Thirty seven percent had the family size of 1 – 5, followed by 28 percent who had 6 – 10 family size. Only 7percent and 7 percent of them had 21-25 family size and 26 and above family size.This implies that land speculators have small family sizes, the greater the family size the greater the responsibility of the land speculators. This result agrees with Jonadab 2006 who found that some of those who sell land have small family size.

4.1.5 Educational attainment of land speculators

The result on educational attainment in Table 4:1 showed that 46 percent of the land speculators attained tertiary level of education, followed by 35 percent who attained secondary school level of education. This result indicates that close to half of the land speculators (46 percent) had tertiary level of education, supporting the finding of

Oluwatayo*et al*. (2006), who found that education is a strong indicator of how successful a man can be.

Table 4.1: Distribution of Land Speculators According to Socio-Economic Characteristics.

Sex	**Frequency**	**Percentage**	**Mean**
Male	48	84	
Female	9	16	
Age			
20-30 19	33	35.5	
31 -40 28	49		
41-50 5	9		
51-60 4	7		
61 and above 1	2		
Marital status			
Married 36	63		
Single 21	37		
Family size			
1-521	37 3		
6-10	16	28	
11-15	7	12	
16-20	5	9	
21-25	4	7	
25 and above	4	7	
Educational level1		9	
Non formal education5		9	
Primary education7		12	
Secondary education20		35	
Tertiary education25		46	
Total 57	**100**		

4.2 Socio-economic Characteristics of Women Farmers

The description of socio-economic characteristics of women farmers in the study area explains the second objective of this study. The socio-economic characteristics of the respondents studied are age, marital status, family size, educational attainment and farming experience.

4.2.1 Age of women farmers

Age is defined as the number of years an individual lived on planet earth. Age determines the nature of activities that can be undertaken by an individual. The age of women farmers was investigated to find out the age group mainly engaged in farming. The average age of the women farmers is 35.5. The result showed that 45 percent of the women farmers were within the age group of 31 – 40, 35 percent were within the age group of 41 – 50. Only 4 percent were 51 and above age. This implies that some of the women farmers are in their youthful and active ages in which production energy is very high. This result supports the finding of Odebode (2006) who stated that age determines the ability of people for agricultural production. This result indicated that the age of the women farmers is an important factor that contributes to their food production.

4.2.2 Marital status of the women farmers

Marital status of the women farmers is referred to as a state of being married or unmarried of the women farmers. The result in Table 4.2 showed that 90 percent of the women farmers were married, only 5 percent were single while 5 percent were widows. The result of the investigation implies that majority of the women farmers were married. This agrees with Muhammad (2008), who found that marital status affects women farmers' production.

4.2.3 Family size of women farmers

Family size refers to the number of people living in a house. The result of the investigation showed in Table 4.2 indicates that more than half (57) percent of the womenfarmers had familysize of 5 – 8, only 3 percent of them had family size of 11 and above family size. On the average, the women farmers had 7 persons per household. This implies that the women farmershadmoderate family size. This agree with Ekong (2003) statement who found out that the greater the number of hands available, the greater the family labour and consequently the productivity of the family.

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4.2.4 Educational attainment of women farmers

Educational attainment refers to the level of education of the women farmers. The result on Table 4.2 showed that 37 percent and 31 percent of the women farmersattained secondary and primary level of education respectively while only 7percent attained tertiary level of education. This implies that less than half (37) percent of the women farmers attained secondary level of education. This result agree with Jonadab (2006) who found that 41 percent of the farmers attained secondary level of education in his study area.

4.2.5 Farming experience of women farmers

Farming experience refers to the number of years the women farmers have been involved in farmingactivities. The result on Table 4.2 showed that 37 percent of the women had farming experiences of 6 – 10 years andonly 7 percent of them had farming experience of 26 – 30 years. The average farming experience of the women farmers is 8 years. This implies that women farmers have some level of farming experience This

result disagree with Jonadab (2006) who found that 37 percent of farmers in his study area had 21 – 30 years of experience.

Table 4.2: Distribution of women farmers according to socio-economic characteristics

Age	**Frequency**	**Percentage**	**Mean**
21 – 30	47	35	35.5
31 – 40	60	45	
41 – 50	22	16	
51 and above	5	4	
Marital Status			
Married	120	90	
Single	7	5	
Widow	7	5	
Family size			
1 – 4	39	22	7
5 – 8	76	57	
9 – 11	18	14	
11 and above	11	3	
Educational attainment			
Non formal education	34	25	
Primary education	41	31	
Secondary education	49	37	
Tertiary education	10	7	
Farming experience			
1 – 5	19	14	8
6 – 10	49	37	
11 – 15	21	16	
16 – 20	21	16	
21 – 25	14	10	
26 – 30	10	7	
Total	**134**	**100**	

4.2.6 Extension contacts

Extension contact by the women farmers referred to the number of times the women farmershad extension contact within a given period of time. The result in Table 4:3 showed that 30 percent of the women farmers had extension contact of once in a month, 24 percent of them had extension contact of once in a year while only 18 percent of the

women farmers had extension contacts as need arises. This implies that less than half (30 percent) of the women had extension contact once in a month. This result is in support of IFAD (2006) finding in their study of rural poverty which reported that women do not have access to sufficient extension services.

Table 4.3 Distribution of women farmers according to extension contacts

Extension contacts	**Frequency**	**Percentage**
Once in two weeks	19	14
Once in a month	40	30
Once in three weeks	19	13
Once in a year	32	24
As the need arises	24	18
Total	**134**	**100**

4.2.7 Cooperative association

The result in Table 4 showed that 60 percent of the women farmers do not belong to any cooperative association while 40 percent belong to cooperative association. This implies that most of the women farmers would not be able to enjoy the benefits of group dynamics. This result agreed with Unamma (2004), in his study on the role of extension in concept of research, extension and farm input link, that women do not key into opportunities available in cooperative association due to exploitation.

Table 4.4 Distribution of women farmers according to cooperative association

Cooperative Association	**Frequency**	**Percentage**
Yes	53	40
No	81	60
Total	**134**	**100**

4.2.8 Sources of credit

Sources of credit refer to how the individual farmer access finance for farming activities. The result on Table 4.5 showed that 54 percent of the women farmers obtained loan from local money lenders while 18 percent obtained loan from their husbands and only 13 percent of them obtained loan from cooperative association. This implies that majority (54 percent) of the women farmers in the study area obtained loan from local money lenders.The implies that the cost of production would be higher than necessary due to high rate of interest being paid on loan. This finding agree with FMAWR (2008) report on national program for food security, that majority of the women do not have access to formal financial institution due to lack of collateral.

Table 4.5 Distribution of women farmers according to sources of credit

Sources of Credit	**Frequency**	**Percentage**
Husbands	24	18
Families and Friends	16	12
Local money lenders	74	54
Agricultural agencies	2	1
Cooperative societies	18	13
Total	**134**	**100**

4.2.9 Forms of credit

Forms of credit refer to the shape and structure of the financial assistance got by the the women farmers. The result presented in Table 4: 6 showed that majority (75 percent) of the women farmers in the study area obtained credit in form of cash while 24 percent of them obtained loan in form of inputs.This implies that the women would be able to take care of other farming expenses. This agrees with IFAD (2007) on their study on poverty

in Nigeria, who stated that women obtain loan in cash to enable them take care of other farming expenses.

Table 4.6: Distribution of women farmers according to forms of credit

Forms of Credit	**Frequency**	**Percentage**
Cash	100	75
Input	33	24
Others	1	1
Total	**134**	100

2.2.10 Amount of credit in cash

Further analysis was carried out in order to appreciate the level of financial assistance received. The result in Table 4:7 showed that 83 percent of the women farmers had financial assistance of less than ₦10,000 followed by 7 percent of those who had ₦51,000 and above.On the average the women farmers had financial assistance of₦5000.This implies that majority of the farmers cannot pay for enough inputs and forlabour.

Table 4.7: Distribution of women farmers according to amount of credit received in cash

Amount in cash	**Frequency**	**Percentage**	**Mean**
Less than ₦10,000	112	83	₦5,000
₦11,000 – ₦30,000	3	2	
₦31,000 – ₦40,000	5	4	
₦41,000 – ₦50,000	5	4	
₦51,000 and above	9	7	
Total	**134**	**100**	

4.3 Identification of Land Speculation Activities

The result presented on Table 4:8 showed that 21 percent of the women indicatedkilling of family members. This agreed with Abiodun (2012) report on activities of land speculators that land speculators were always harassing and killing villagers to take over their land. Nineteen percent of the women farmers indicated hoarding plots of land as activities of land speculators This did not agree with Dukun (2009) finding on the studycarried out on land speculators, that some land speculators hoarded land for more than twenty years. .

The result in Table 4: 8 showed that 16 percent of the women farmers indicated destruction of crops as an activity of land speculators. This implies that 16 percent of them had their crops destroyed. This result agreed with Abiodun (2012) report on land grabbers activities, that farmers' lament over the destruction of their crops by land speculators in order to facilitate the taking over of their land.

The result also showed that only 15 percent of the women farmers had double allocation of land. This implies that few women had double allocation of land. This result disagree with Odueme (2012) statement that several majority of the farmers had double allocation of land.The result also showed that 15 percent of women showed that their land was confiscated. This implies that not many women had their land confiscated. This agrees with Odueme (2012) statement that land confiscation contributes to land conflict.

Table 4.8: Identification of land speculation activities

Land speculation	Frequency	Percentage
Killing of members of the family	129	21
Number of injured members of the family	7	1
Number of hoarded plots of land	115	19
Encroachment into farmers land	14	2
Litigation	41	7
Having land invasion	11	2
Double allocation experience	93	15
Confiscation of farmers land	93	15
Destruction of farmers crops	95	16
Destruction of farmers properties	10	2

4.4 Level of Women Access to Land

The fourth objective of the study is to examine the level of women access to land in the study area.

4.4.1 Ownership of land by women farmers

The result presented on Table 4.9 showed that majority (66) percent of the women farmers had farm land of their own while 34 percent of them do not have farm land of their own. This implies that majorityof the women own land.This result agree with IFAD (2006) finding on their study on women right to land and livelihood who found that many women had considerable holdings in the value river land which they had received through lineage.

Table 4.9:Distribution of women farmers according to ownership of land

Land ownership	Frequency	Percentage
Yes	**88**	**65.7**
No	46	34.3

4.4.2 Size of land owned

The result of the study on Table 4.9showed that some (34) percent of the women farmers owned land size of 1 – 2 hectares, followed by 31 percent of them who owned 3 – 4 hectares of land. On the average the women own 1.5 hectares of land.This implies that the women own small size of land. This is in agreement with ECA (2004) who found that women farmers cultivate less than three hectares of land.

Table 4.10 Distribution of women farmers according to size of land own

Size of land (kg)Frequency		**Percentage**	**Mean**
1 – 2	46	34	1.5
3 – 4	41	31	
5 – 6	32	24	
7 and above	15	11	
Total	**134**	**100**	

4.4.3Decision making

Decision making refers to the ability to choose planting period, investment and type of crops to produce. The result on Table 4.11 showed that 90 percent of the women farmers make decision on planting period, investment and types of crops to produce while only 10 percent of them do not make decision on planting period, investment on farm and types of crops to produce. This implies that majority of the women make decision on planting period, investment on farm and types of crops to produce. The result do not supportAni (2004) statement that women farmers do not make decision on planting period investment on farm and types of crops to produce.

Table 4.11: Distribution of women farmers according to decision making

Decision Making	Frequency	Percentage
Yes	120	90
No	14	10
Total	**134**	**100**

4.4.4Kinds of investment

Kinds of investment refer to the kind of investment the women farmers made on their farm. The result in Table 4.12 showed that 63 percent of the women farmers indicated that they have economic trees on their farm, followed by 21 percent who have well. Majority (63 percent) of the women farmers have economic trees on their farm. This result contradicts Jonadab (2006) who in his study found that farmers do not make investment on farm due to land conflict.

Table 4.12: Distribution of women farmers according to kinds of investment

Kinds of Investment	Frequency	Percentage
Economic trees	74	63
Well	22	21
Borehole	28	16
Total	**134**	**100**

4.4.5Farm distance

Farm distance refers to the distance women farmers cover to get to their farm. The result on Table 4.13 showed that 33 percent of the women farmers cover 9 – 12 kilometers, followed by 32 percent who covered 5 – 8 kilometers.On the average the women coversa distance of 10 kilometers to the farm. This implies that the women cover a long

distance to the farm. This result agree with Olabulo (2011) who found that only distance farm lands are available to women farmers to produce food.

Table 4.13: Distribution of women farmers according to distance cover to farm

Distance Covered	Frequency	Percentage	Mean
1 - 4	21	12	10
5 – 8	43	32	
9 – 12	44	33	
13 and above	26	19	
Total	**134**	**100**	

4.5 Effects of the Activities of Land Speculators on Women Farmers Crop Output

Objective five of the study is to determine the effects of the activities of land Speculators, on women farmers' crop output and income

4.5.1 Maize

The result in Table 4.14 showed that Majority (96 percent) of the women farmers had less than 100 kilograms of maize output while only 1 percent of them had 301-400 kilograms of maize output.On the average the women had 50 kilograms of maize output in 2014.This implies that women had low maize output. This result agrees with ILC (2001) who in their study on women access to land revealed that low crop output of women farmers are due to farm size, less fertile land and distance to farm.

Table 4.14: Distribution of women farmers according to maize output

Maize Output (kg)	Frequency	Percentage	Mean
< 100	128	95	50
101 - 200	1	1	
201 - 300	2	1	
301 – 4001	1		
401 – 500	1 1		
501 and above	1 1		
Total	**134**	**100**	

4.5.2 Beans output

The result of beans output in Table 4.15 showed that majority (87) percent of women farmers had beans output of less than 500 kilogram, followed by 12 percent who had beans output of 501 – 600. The average beans output of the women was 50 kilograms. This implies that the women had low beans output. This result supportJonadab (2006) findings in his study on factors influencing agricultural land use conflict that farmers in his study area had low crop output is as a result of decreased farm size.

Table 4.15: Distribution of women farmers according to beans output

Beans (Kg)	Frequency	Percentage	Mean
< 100	117 87		50
101 -20016	1		
201 and above1		1	
Total	**134**	**100**	

4.5.3 Melon output

The result obtained from melon output of the women farmers in Table 4.16 showed that majority (90) percent of the women farmers had melon output of less than 300 kilogram followed by 8 percent who had output of 301 – 600 kilogram. On the average the women had melon output of 150 kilograms. This implies that the women had low melon output. This result confirms ILC (2001) who in their study on women access to land found that one of the reasons of low crop output of women farmers is due to size of farm.

Table 4.16: Distribution of women farmers according to Melon output

Melon Output (Kg)	**Frequency**	**Percentage**	**Mean**
< 300	121	90	150
301 - 600	11	8	
601 - 900	1	1	
901 and above	1	1	
Total	**134**	**100**	

4.5.4 Rice output

The result presented on Table 4.17 showed that majority (76) percent of the women farmers had rice output of less than 100 kilograms, followed by 19 percent who had 101 – 200 kilograms. The average rice output of the women was 50 kilograms. This implies that the women had low melon output. This result agrees with Ani (2004) who in their study on women in agriculture and rural development found that women managed farms less than half hectares reducing output.

Table 4.17: Distribution of women farmers according to rice output

Rice Output (Kg)	Frequency	Percentage	Mean
< 100	100	76	50
101 - 200	28	20	
201 - 300	3	2	
> 301	3	2	
Total	**134**	**100**	

4.5.5 Groundnut output

The result of groundnut output of women farmers on Table 4.18 showed that 75 percent of the farmers had groundnut output of less than 100 kilograms and 18 percent had groundnuts output of 101 – 200 kilograms. On the average the women had 50 kilograms of groundnuts. This implies that the women had low output of groundnuts. This result agrees with Jonadab (2006) who in his study on factors influencing agricultural land use conflicts found that one of the reasons for decreased output is decreased farm size.

Table 4.18: Distribution of women farmers according to groundnut output

Groundnut Output (Kg)	Frequency		Percentage	Mean
< 100	121	90	50	
101 - 200	11	8		
201 - 300	1	1		
> 300	1	1		
Total	**134**	**100**		

4.5.6 Farmers Income

The result on Table 4.19 shows that more than half (52) percent of the women farmers had income of less than ₦10,000.00 and 36 percent had ₦11,000.00 – ₦20,000.00.The women average income was₦ 5000.00 which implies that the level of poverty among the women farmers is very high. This result support NBS (2006) who found that poverty is more pronounced among the women folks.

Table 4.19: Distribution of women farmers according to income

Income	**Frequency**	**Percentage**	Mean
<₦10,000	71	52	5000.00
₦10,000 – ₦20,000	45	36	
₦21,000 – ₦30,000	9	6	
₦31,000 – ₦40,000	6	4	
₦41,000 and above	3	2	
Total	**134**	**100**	

4.5.7 Effects of the activities of land speculators on women farmers' crop out put

Multiple regression analysis was used to analyze the effect of land speculators on women farmers' crop output in the study area. The results of the analysis presented in Table 4.20 showed that cumulative contributions of independent variables to the crop output among of the women farmers had coefficient of determination (R^2 Adjusted) value of 0.444. This implies that all the variables together, explained about 44 percent of the total variability in land speculators activities on crop outputs among the women farmers in the study area. However, the estimated coefficients of killing, maiming, hoarding, encroachment, litigation, invasion of land, double allocation, land confiscation, destruction of crops and destruction of properties were entered in the

model while killing,invasion of land, double allocation, land confiscation and destruction of crops were statistically different from zero.

The result revealed that killingof family member has a positive and significant effect (5324.442) on women farmers outputat 10% level of probability. The implication of this result is that killing a family member will lead to re-allocation or re-sharing of the deceased farm land to other members of the family, thereby increasing farmers output as a result of increase in farm land. Positive relationship has been established between farm size and improvement in households' income and output (Deininger, 2003). The larger the farm size of the household, the higher the expected level of food production. According to Kajoba (2002) in countries where ownership and inheritance laws have been reformed in favour of women, women compete favourably in terms of income and output with their opposite counterpart, in practice women do not necessarily have more rights to land, as local customs act as barriers. Land is a basic source of livelihood; providing employment, the key factor in agricultural activities, and a major determinant of a farmer's access to other productive resources and services.

Invasion of land has a negative and significant effect (-3368.725) on women farmers outputat 10% level of probability. This implies that a unit increase in land invasion by land speculators into women farmers' farm land will reduce the size by magnitude of -3368.725. On the other hand invasion of land lead to reduction in women farmers' output. Land is the most important asset for farmers and farming families' income/livelihood depends mainly on land and it also determines the extent of crop production by farming household. Decrease in farm size will decrease the output of the farmer.Double allocation has a negative and significant effect (-4972.431) on women

farmers output at 1% level of probability. The implication of this resultis that double allocation of land size will result to crises between the farmersallocated on the piece of farm land. On the other hand, a unit increase on double allocation by land speculators will reduce the output by magnitude of 4972.431.Destruction of crops has a negative and significant effect (-3118.519) on women farmers output at 10% level of probability. This implies that a unit increase in crop destruction by land speculators will reduce the women farmers output by magnitude of -3118.519.

Table 4.20: Regression estimate of effects of land speculators on women farmers crop output

Activities of land speculators	**coefficient**	**Std error**	**t-value**
Constant	12520.443	1871.453	6.690
Killing	5342.442	3058.857	1.747*
Maiming	2312.264	3625.929	.638NS
Hoarding	-461.110	2341.251	-.197NS
Encroachment	-2896.705	1952.476	-1.484NS
Litigation	-3012.816	2011.140	-1.498*
Invasion of land	-3368.725	2038.739	-1.652*
Double allocation	-4972.431	1903.196	-2.613***
Land confiscation	-4520.764	1903.777	-2.375**
Destruction of crops	-3118.519	1871.067	-1.667*
Destruction of properties	-5.23.148	3397.488	-.154Ns

*** P<0.01, ** P<0.05, * P<0.10, Ns = Not significant
R^2 = 0.444
Coefficient =0.500
F value = 50

4.5.8 Effects of the activities of land speculators on women farmers' income

The regression analysis result on Table 4.21showed that litigation has a negative and significant effect (-7729.2) on women farmers' income at 10 percent level of probability. This implies that aunit increase in litigation will reduce women farmers' income by ₦7729.210. Invasion on land has a negative and significant effect (-5386.5) on women farmers' income at 10 percent level of probability. This means that invasion of land contributed to the women farmers' low income by ₦5386.5. Double allocation of land has a negative and significant effect (-8455) on women farmers' income at 1 percent level of probability.This implies that double allocation of land contributed to low income of women farmers by ₦8455.

Confiscation of land has a negative and significant effect (-7273.5) on women farmers' income at 5 percent level of probability which implies that confiscation of land contributed to women farmers' low income by ₦7273.5. Destruction of crops has a negative and significant effect (-9858.7) on women farmers' income at 10 percent level of probability. This implies that destruction of crops contributed to women farmers' low income by ₦9858.7. The activity variables specified in the model collectively contributed 44 percent to the variation in the women farmers' income in the study area.

Table 4.21: Effects of activities of land speculators on women farmers' income

Activities of land speculators	Un-standardized co-efficient B	Standardized coefficient Std error	T-value
Constant	28105.807	4144.224	6.782
Death	7414.627	6773.662	1.095NS
Injury	3751.835	8029.409	.467NS
Hoarding	-1256.526	5184.566	-.242NS
Encroachment	-381.081	4323.646	-.088NS
Litigation	-7729.189	4453.552	-1.736*
Invasion of land	-5386.486	4514.670	-1.193*
Double allocation	-8455.006	4214.518	-2.006***
Land confiscation	-7273.497	4215.805	-1.725**
Destruction of crops	-9858.689	4143.369	-2.379*
Destruction of properties	-4157.739	7523.540	-.154NS

*** P<0.01, ** P<0.05, * P<0.10 and Ns = Not significant
R = 0.444
Coefficient = -0.495
F value = 50

4.6 Constraints to Land Acquisition by Women Farmers.

Constraint to land acquisition refers to the hindrances to acquisition of land by women farmers in the study area. The result on Table 4.22 showed that 37 percent of the women farmers could not acquire land due to lack of finance, followed by 28 percent of who indicated population explosion, 11 percent of themindicated insufficient input. Less than half of the respondents indicated lack of finance as constraints to their land acquisition. This implies that majority of the women had no money to purchase landThis result agrees with NBA (2007) who found that 50 – 54 percent of Nigerian

population of 140 million live below the poverty line and 75 percent of these are women.

Table 4.22: Distribution of women farmers according to constraints to land acquisition

Constraints	**Frequency**	**Percentage**
Government distance	15	4
Encroachment	22	6
Unfertile land	27	6
Distance to farm	28	8
Insufficient inputs	35	11
Population explosion	94	28
Lack of finance	125	37
Total	**346***	**100**

*multiple responses.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDAITONS

5.1 Summary of the Finding

From the summary on the socio-economic characteristics of the land speculators, it was discovered that84 percent of land speculators were males. Majority (79 percent) of them were youth of between 30 – 40 years of age. Theland speculators' had an average age of35.5 years.Majority (63) percent of them were married, few (37) percent of them have family size of between 2- 5.The women had average family size of 3 and they are literate.

Investigation on socio-economic characteristics of the women farmers showedthat some (45) percent of them were between the age bracket of 31 – 40 years and an average age of35.5 years, majority (90) percent of them were married while more thanhalf (57) percent of them had family size of between 5 – 8members and an average family size of 6.5. Thirty seven percent of the women farmers were literate who attained secondary school level of education. Some (37) percent of the women had6 – 10 years farming experience with anaverage of 8 years farming experience while about30 percent of them had extension contacts of once in a month. Majority (60 percent) of the women farmers were not members of cooperative associations. Few (18) percent of the women farmers had financialassistance from their husbands for farming operations. Majority (74) percent of the farmers had financial assistance in cashand majority (84) percent collected less than ₦10,000.00as loan for their farming operation. The average loan collected by the women was ₦5000.

The result on women's level of access to land in the study area showed thatsome of thewomen (34) percent had access to land of between 1 – 2 hectares while some

(34)percent of them owned between 1 – 2hectares of landand average of 1.5 hectares of land while majority (90) percent of them made decision on planting period, investment on farm and types of crops to produce. Majority (63) percent of the women farmers had economic trees on their farm while33 percent of them covered 5 – 9 kilometers withthe average distance covered as 10.5 kilometers.

The result of multiple regression analysis carried out on effect of activities of land speculators on crop output showed that out of 10 variables, number ofkilling as a result of land speculation contributed 5342.443to the reduction of women farmers output at 10 percent level of probability, number of land confiscated contributed -4520.764to the reduction of women farmers' output at 5 percent level of probability, number of times land was invaded contributed -3368.725to the reduction of women farmers' output at 10 percent level of probability, destruction of crops contributed -3118.519to the reduction of women output at 10 percent level of probability, while double allocation of land contributed-4972.431to the reduction of women crop output at 1 percentlevel of probability while litigation contributed -3012.816to the reduction of women output at 10 percent level of probability.Thisimplies that the mentioned variables have contributed to the reduction of women farmers' crop output at various level of probability in the study area.

The result of regression analysis on effects of the activities of land speculators on women farmers income showed that the variables, number of litigation led to reduction of women income by₦7729.187, number of times land was invaded led to reduction of women income by ₦5386.486, double allocation led to the reduction of women income by ₦8455.006, number of land confiscated led to the reduction of women income by

₦7273.497 while number of times crops were destroyed led to reduction of women income by ₦9858.689.This result shows that variables mentioned are responsible for low income level of the women farmers in the study area.

The result of the study on constraints to land acquisition by women farmers' showed that 37 percent and 28 percent of the women farmers indicated lack of finance and population explosion as constraints toland acquisition in the study area.

5.2 Conclusion

In conclusion, the result of this study showedthat majority of the land speculators are youth males of average age of 35.5, they literate and are married with average family size of 3. Majority of the women farmers are young and of average age of 35.5 and have average family size of 7. They are married and are literate, they owned small farm size. From the regression analysis result, some of the activities of land speculators are negatively significant to crop output and income ,resulting in low crop outputand reductionofincomeamong the women farmers' in the study area. There are many constraints to land acquisition amongwhich women in the study area indicated that lack of finance as a result of poverty among the rural women farmers.

5.3 Recommendations

Based on the above findings, the following recommendations have been made to enhance improvement in level of living of women farmers in the study area.

i. Investigation on land acquisition on Table 4.23 shows that about 13 percent of the women farmers acquired their land through government allocation which signifies that there is no equity in land distribution. To bring about

equity and justice in land distribution the land use Act of 1978 should be reviewed and amended to make it effective or it should be repealed since its impact is not felt by the women farmers' to enable the traditional land tenure system operate properly. This is because of its support for speculation of landed property leaving the bulk of large number of farmers without land right.

ii. Investigation on the major crops of the farmers indicated that crop output of the women farmers are low and as such should be encouraged by extension agents on the use of improved seeds, insecticides and herbicide to improve their output.

iii. The Federal government should provide the institutional and legal framework that is condusive for agricultural growth. The provision of support services especially extension, research and rural finance, necessary for the uptake of improve agricultural technologies. The government should enhance agricultural credit and financing scheme through improvement of access to credit by women farmers. Accessibility to credit will make it possible for increase in size of their holdings through purchase or rent of farm land. If the farm size is increased there will be need for promotion of the use of modern agricultural technologies to enable the women increase their scale of production, reduce drudgery and save time.

iv. It was discovered that women farmers output and income were discouraging, therefore, non-governmental organizations and agricultural agencies

shouldembark on establishment of cottage industries in farming communities, to enable them generate more income and facilitate improvement in the quality of life of the rural women farmers through their involvement in rural micro-economic activities.

5.4 Contribution to Knowledge

The major contributionsof this study to knowledge are as follows:

The activities ofland speculators identified were killing of members of the families, maiming of members of the families, hoardingof land, confiscation of land, destruction of crops, double allocation of land, encroachment on land, litigation, invasion on land and destruction of properties in the study area.

The finding shows that 66 percent of the women farmers own their farm land. Thirty four percent of the women farmers owned land size of 1-2 hectares. On the average the women own 1.5 hectares of land.

The regression analysis result showed that killing of family members contributed 5342.4 much to increase women farmers' crop output at 10 percent level of probability, invasion on land contributed -3368.7 to reduction of crop output at 1 percent level of probability, double allocation of land has contributed -4520.8 to reduction of women crop output at 10 percent level of probability, destruction of crops has contributed -3118.5 to the reduction of women crop output at10 percent level of probability. A unit of litigation led to reduction in women income by ₦7729.2, invasion on land led to a reduction in women income by ₦5386.5, double allocation of land has led to reduction in women income by ₦8455, confiscation of land has led toa reduction in women

income by ₦7273.5 and destruction of crops has led to a reduction in women income by ₦0858.7. All these variables specified in the model contributed 44 percent to the variation of both women farmers, crop outputin the study area.

The constraints to women farmers' land acquisition showed that 37 percentof women farmers had constraints of finance, secondly 28 percent of the women farmers had constraints of population explosionwhileonly 4percent had constraints of Government distancefrom the farmers in the study area.

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Villages in Kuje Area Council

1.	Shaji	2.	Tukubo 1	3.	Dafara
4.	Tukubo 2	5.	Gaube	6.	Yanga
7.	Dafara	8.	Mapa	9	Pagi
10.	Kusala	11.	Chukuku	12.	Digbe
13.	Dibe	14,	Yarwa	15.	Zangokoro
16.	Goje	17.	Sabo	18.	Kiyi
19.	KabodaHunnu	20	Gozaragwa	21	Dada
22.	Gatumo	23	Payati	24	Pandagi
25.	Tunga Fulani	26.	Gaube	27.	Kabi
28.	Gadaro	29.	Gungau	30.	Gau
31.	Kwaku	32	Gashe	33.	Pegi
34.	Uge	35.	Damakusa	36.	KusakiKasa
37.	Kumo	38.	Munu	39.	Shetukwo
40.	Sabe	41.	Daudu	42.	Kuje-kpa
43.	Gunufuta	44.	Mamosco	45.	Gumoyi
46.	Duwuda	47.	Angwai	48.	Gudunkariya
49.	Sagace	50.	Buga	51	Pune
52.	Gwagwalada	53	Zagabutu	54	Zango
55.	Kpashibi	56.	Zoge	57.	Wako
58.	Yaha	59	Rubochi	60.	Gbamfa
61.	Mano	62	Gana	63.	Kworio
64.	Gnago	65.	Kutuba	66.	Afanko
67.	Ananbaki	68.	Yeuye	69.	Kulo
70.	Okai	71.	Rubatu	72.	Simami
73.	Chibiri	74.	Kebimangoro	75.	Lanto
76.	Tukpechi	77.	Tika	78.	Shazhi

APPENDIX I: QUESTIONNAIRE FOR LAND DEALERS

INSTRUCTION: Tick (√) the appropriate answers and fill the spaces where necessary.

SECTION A: Background information.

1. Name of Residence ----------
2. Name of land dealer ----------
3. Sex:
   (a) Male ( )
   (a) Female ( )
4. Age ----------
5. Marital status ----------
6. Family size----------

7. Educational qualification?

SECTION B : ACTIVITIES OF LAND SPECULATORS.

8. How long have you been in the business?
   (a) Less than 5 Yrs ( )
   (b) 6 ---10 Yrs ( )
   (c) 11 ---15 Yrs ( )
   (d) 16 ---20 Yrs ( )
   (e) 21 Yrs and above ( )

9. Is your relationship with zonal land manager cordial?
   Yes ( ) No [ ]
10. Have you ever had land dispute with anybody?
    Yes ( ) No ( )
11. Have you ever been accused of killing anybody in relation with land dispute?
    Yes ( ) No ( )
12. How many people? ----------
13. Has anybody ever had any form of disability as a result of the land dispute you had with him or her?
    Yes ( ) No ( )
14. Have you ever sold any land and ask the buyer to start development immediately?
    Yes ( ) No ( )
15. Have you ever been accused of destroying anybody`s crops on the farm?
    Yes ( ) No ( )
16. Do you have plots of land you have bought for some time now, and are waiting for the price to go up before you can sell it?
    Yes ( ) No ( )
17. Do you have court cases over land issue?
    Yes ( ) No ( )
18. Have you ever destroyed anybody`s properties as a result of land dispute?
    Yes ( ) No ( )

19. Have you ever encroached on Anybody`s land?
    Yes ( ) No ( )
20. Do you have land you bought recently to be sold?
    Yes ( ) No ( )
21. Have you ever collected anybody land by force?
    Yes ( ) No ( )
22. Have you ever been accused of sending anybody to invade anybody's land?
    Yes ( ) No ( )

APPENDIX II: QUESTIONNAIRE FOR WOMEN FARMERS

INSTRUCTION: Tick (√) the appropriate answers and fill the spaces where necessary.

SECTION A: BACK GROUND INFORMATION:

1. Name of farmer----------
2. Name of village----------

SECTION B: SOCIO-ECONOMIC CHARACTERISTICS OF THE FARMER

3. How old are you? ----------years
4. Marital status:
5. What is your family size? ----------
6. What is your Educational qualification?
   (a) Non formal Education
   (b) Primary Education
   (c) Junior Secondary Education
   (d) Senior Secondary Education
   (e) Post secondary Education
   (f) Others ----------
7. How long have you being farming? ----------years
8. How often do have contact with extension workers?
   (a) Once in two weeks
   (b) Once in a month
   (c) Once in three months
   (d) Once in a year
   (e) As the need arises
9. Do you belong to any cooperative group?
   Yes ( ) No ( )
10. If yes, what are the benefits?

    ----
11. Did you obtain credit for your farming activities?
    Yes ( ) No ( )
12. If yes, what was your source of loan?
    (a) Husband ( )
    (b) Relatives and friends ( )
    (c) Local money lender ( )
    (d) Agricultural agencies ( )
    (e) Cooperative society ( )
    (f) Others ----------
13. If no, why?
    (a)I have enough money ( )
    (b) I don t like borrowing ( )
    (c) It was difficult for me ( )
    (d) The interest rate is too ( )
    (e) Other ----------
14. In what form did you receive the credit?
    (a) In form of cash ( )
    (b) In form of input ( )
    (c) Others----------
15. If in form of cash, how much? ----------
    ----
16. Are you a member of any cooperative group?

Yes ( ) No ( )

17. What are the benefits of the groups you belong? Write them.

SECTION C: WOMEN`S LAND RIGHTS AND ACCESS TO LAND.

18. Do you own land for farming?

yes ( ) No ( )

19. If yes. How many hectares of Land do you have? ----------

20. How many plots of land do have? ----------

21. What kind of investment do you have on your farm?

(a) well ( ) (b) fence ( ) (c) borehole ( )

22. What is the distance between your house and your farm?----------km

23. How far do you go to collect wild forest food and fodder?

(a) Not far ( ) (b) far ( ) (c) very far ( )

24. What kind of farm technique do you use?----------

25. How did you acquire your farm land?

(a) Purchase ( )
(b) Exchange ( )
(c) Allocation ( )
(d) Share cropping ( )
(e) Borrowed ( )
(f) Lease ( )
(g) Gift ( )

SECTION D: ACTIVITIES OF LAND SPECULATORS

26. Has anybody been murdered in your household as a result of land deals?

Yes [ ] No [ ]

27. Has anybody been maimed that you know? Yes [ ] No [ ]

28. Do you know of any hoarded plots of land? Yes [ ] No [ ]

29. Has your land ever been encroached into? Yes [ ] No [ ]

30. Have you ever had any land disputes? Yes [ ] No [ ]

31. Have your land ever been invaded on? Yes [ ] No [ ]

32. Have you ever experienced double allocation? Yes [ ] No [ ]

33. Has your land ever been confiscated? Yes [ ] No [ ]

34. Total farm land sold to land speculators by you:…… ha.

35. Amount received from sale of land to speculators: ₦……

36. Have your crops ever been destroyed as a result of crisis associated with land deals?

Yes [ ] No [ ]

37. If yes, what is the value? ----------Naira

38. Have your properties been destroyed as a result of crisis associated with land deals? Yes [ ] No [ ]

39. If yes, what is the value? ----------Naira

SECTION E: CROP OUTPUTS

40. Which of these crops do you produce?

(a) Maize ( )
(b) Beans ( )

(c) Melon ( )
(d) Rice ( )
(e) Groundnuts ( )
(f) Others ----------

41. What was your crop output for 2013?

S/No	Crop	Output (kg)
1	Maize	
2	Beans	
3	Melon	
4	Rice	
5	Groundnuts	
6	Others……	

SECTION F: STANDARD OF LIVING

42. Do you have a house of your own?
Yes ( ) No ( )

43. If Yes, what type of house? What is the estimated cost in ₦
(a) Block cement with zinc roof ( )
(b) Mud with zinc roof ( )
(c) Block cement with aluminium roof ( )
(d) Others ----------

44. Which of these functional electronics do you have? Write the estimated cost in N
(a) DVD set ( )
(b) Radio set ( )
(c) Satelite dish ( )
(d) Coloured television set ( )
(e) Others ----------

45. Which of these animals do you have? Write the type, quantity, and estimated cost in ₦

Animal	Quantity of local	Estimated cost (₦)	Quantity of Improved	Estimated Cost (₦)
(a) Goat				
(b) Sheep				
(c) Pig				
(d) Cattle				
(e) Poultry				
(f) Others				

SECTION G: CONSTRAINTS TO LAND ACQUISITION.

46. Do you have problems in acquiring your farm land?
Yes (1) No (0)

47. If yes what are the problems you encountered in acquiring your farm land?

i ----------
ii ----------
iii ----------
iv ----------

48. Suggest how these problems can be solved?
(a) i ----------
(b) ii ----------
(c) iii ----------

Thank you