

Research on the Related Issues of Rural Land Circulation in Escape Agriculture—Taking Village D in S City as an Example

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ABSTRACT

Affected by the acceleration of urbanization, a large number of rural labour forces have flowed out. The "empty villages" are accompanied by the idleness of rural land and obstacles to improving land utilization. This article uses a semi-structured interview method to take village D in S city as an example. Based on the social exchange theory, this paper studies the rural land transfer issues that affect the order and stability of rural development. The research finds that rural land transfers have low participation and transfer behavior in rural land transfers. Lack of standardization and other issues, and on this basis, put forward corresponding suggestions, which have important theoretical value and practical significance for the analysis of rural land transfer issues.

Keywords: Rural land transfer; idle arable land; escape from the field; land utilization rate

1. RAISING THE PROBLEM

The problems of agriculture, rural areas, and peasants have always been fundamental issues related to my country's national economy and people's livelihood. At present, with the acceleration of urbanization, a large number of rural laborers have migrated to work, and the problem of "empty villages" in rural areas has become more and more serious. At the same time, a large number of farmers have fled the fields, resulting in large tracts of idle arable land in rural areas. As a result, the land utilization rate is greatly reduced. The No. 1 Central Document issued by the government in 2017 clearly pointed out that in the transfer of rural land, it supports the coexistence of management rights transfer, shareholding system cooperation, substitute farming and planting, and land trusteeship, so as to accelerate the development of multiple forms of large-scale operations[1]. Although the government has issued a series of preferential policies on rural land transfer and contracting, it has not effectively alleviated the increasing trend of rural idle land. On this basis, it is of great practical significance to explore the problems in the process of rural land transfer through semi-structured interviews, and to put forward corresponding countermeasures, which is of positive significance to the stable development of rural areas.

2. RESEARCH STATUS AND THEORETICAL SUPPORT

2.1. Research on the issue of rural land transfer

In the past, scholars have conducted research on rural land transfer issues from different angles. In view of the previous literature on this aspect, this article mainly summarizes the following two aspects from the factors affecting rural land transfer and the impact of rural land transfer:

First, the research on the factors affecting rural land transfer. Scholars have conducted in-depth research based on different entry points. Scholar Gong Binbin and others pointed out that an important measure to revitalize the rural economy is land circulation, land rent collection is an important variable for rural economic development, and food prices are the main reason for the rigid increase in land circulation prices. [2]. From the connotation of urban-rural integration and rural land transfer, scholar Cheng Xuejuan pointed out that it has affected rural land transfer [3]. Scholar Sun Mingyang believes that affected by factors such as the differentiation of labor capacity, the increase in agricultural costs and difficulty, and the decrease in agricultural income, farmers generally have the willingness to transfer land [4]. Second, the research on the impact of rural land transfer. The scholar Zhang Nailian analyzed the impact of rural land transfer on the

agricultural economy. Its advantages are to increase villagers' income, promote the modernization of rural land, transfer rural labor, and bring better economic benefits to rural development [5]. The transfer of rural land has increased the income level of farmers, promoted the diversified development of agriculture, and promoted the construction of a new type of agriculture. It also promotes the concept of agricultural operation and management, broadens the development channels of the agricultural industry, and promotes the modernization of agriculture in my country [6].

On the whole, although many results have been achieved in our own research, in the new era, the problem of rural land transfer presents a new situation, and the past research results are insufficient to explain the new phenomenon. Scholars' analysis of rural land transfer lacks relevant theoretical support, and some studies have strong homogeneity, and it is difficult to analyze the problems existing in rural land transfer in accordance with local conditions. Based on the current situation of rural land transfer in Village D in S city, this article analyzes its existing problems in depth, and puts forward corresponding countermeasures and suggestions in a targeted manner, hoping to help the process of rural land transfer.

2.2. Theoretical basis

The theoretical basis of this research is social exchange theory. The well-known American sociologist George Homans founded the theory of social exchange. He studied social exchange behavior from the micro level of the individual. He believed that social exchange is based on certain social relationships and exchanges in terms of social psychology and behavior. The objects include material and non-material rewards, and each exchange object is a rational economic man, pursuing the maximization of his own interests [7]. The reason why this study chooses the theory of social exchange as the theoretical basis is that the two parties involved in the rural land transfer are based on the existence of a transaction relationship to make behaviors or exchanges of material and non-material rewards.

3. RESEARCH OVERVIEW

3.1. Overview of Village D in S City

D Village in S City has rich product information and a long history and cultural tradition. It is located in the Huanghuaihai Plain. The villagers in this village are mainly engaged in crop planting, with wheat and corn wheels as the main products. Tree planting has a long history and planting area is relatively wide. The village covers an area of 1.8 square kilometers, a population of 1,237 people, and 4807 acres of arable land in the village, of which 1,576

acres are involved in the process of land transfer, and the level of economic development is relatively backward. Most young men and women go to work in Jiangsu and Zhejiang. In recent years, due to the influence of migrant workers, the village has gradually shown a trend of "empty village", with a large outflow of labor force and the phenomenon of unused land becoming more and more common. The current land transfer in the village mainly includes land lease, land subcontracting, and land exchange. The legal and orderly land transfer in the county where Village D is located is about 120,000 acres. The county government has also issued a series of preferential policies to guide farmers in the transfer of land, with the aim of transforming agricultural development towards intensification.

3.2. Overview of interviewees

This research adopts a semi-structured interview method. According to the interview outline designed in advance, the interviewees are selected by snowball sampling. This interview selected 10 interviewees, aged between 27 and 75 years old, of which 5 male and 5 females; the details are as follows:

Table 1. Overview of interviewees

N0.	Sex	Age	Education level	Profession
A1	male	27	Junior college	Designer
A2	Female	50	primary school	Odd job
A3	Female	29	B.S.	Company Clerk
A4	male	63	Junior college	retired teacher
A5	male	48	primary school	Farming
A6	Female	52	primary school	Odd job
A7	Female	46	primary school	worker
A8	Female	53	primary school	Farming
A9	male	75	primary school	Farming
A10	male	56	primary school	Village cadre

Among them, A2, A3, A5, A6, A10 participate in the circulation, and the rest are not involved.

4. PROBLEMS IN THE LAND TRANSFER OF VILLAGE D IN S CITY

Through a series of interviews with the interviewees, the following issues are found in the current land circulation in D Village, S City:

4.1. Low participation of farmers in land transfer

In recent years, affected by urban integration, the existing population is mainly composed of the elderly and children. The labor force required for agricultural production is squeezed by the tide of migrant workers, showing a downward trend. Affected by the shortage of labor supply

and demand, a large amount of the original cultivated land is left idle. These large amounts of idle arable land did not participate in the village's land transfer. First of all, because most of the people who invest in the existing farm work are middle-aged and elderly people. Secondly, many people have no time to understand land transfer policies and matters. Finally, Village D lacks typical contractors or tenants, and it is not attractive to villagers to participate in the transfer. At present, the village's participation in the transfer of land accounts for less than a quarter of the total cultivated land area, and villagers' participation in the transfer of land is low.

"Our family's land is under management, and they are getting older, and my aunt comes to help when the farming is busy. The remaining acres are idle. Now who is still pointing to farming to make money. Anyway, I will not stay at home to grow. Locally, those large contractors also have a certain funding base to manage them." (Interviewee A1)

"I am 75 years old this year, and my family is the oldest couple, and the children are all going out to work. I don't understand the land transfer policy given by my superiors. I don't trust my family's old pear tree to be managed by outsiders. I am a young pear tree. If someone else manages it, I'm not at ease. I think I can do it now, as if I'm exercising, and I'm used to it." (Interviewee A9)

4.2. Lack of normative transfer behaviour

The existing land transfer information in Village D of S City is low and the transfer behavior lacks standardization. Many villagers believe that the existing land transfer process is relatively cumbersome. Generally, to save time and effort for both parties, the transfer is usually carried out in the form of an oral agreement. Often the two parties have not signed a transfer contract. Due to the prevalence of simple contracts, the parties to the contract have neglected many accountability issues, such as the lack of clarity of the rights, obligations, and liabilities of the parties to the contract, and the lack of transfer filing intentions for the subletter. Due to the lack of standardization of the transfer behavior, the transferor's interests are often lost, and it is at a disadvantage in the entire land transfer process.

"My land is leased to several houses, and they are all in the same village. Everyone knows them and no one can run away. So I don't think there is much risk. The neighbors just promised them. The neighbors have been so many years, so I can't believe it." (Interviewee A6)

"In my village, it is not uncommon for the two parties to have conflicts in the future due to the conditions listed in the contract. I also posted precautions about land transfer on the publicity boards in the village before, but how many people actually saw it?" (Interviewee A10)

4.3. Land transfer impacts the local characteristic planting industry

The village is located in the pear tree planting area with national characteristics. However, due to the saturation of the pear market in the past few years, the development of the pear industry has been affected by price shocks, and it is difficult to sell in the saturated market. Even if these farmers choose to go out to work and idle the orchard, they are unwilling to participate in the management of pear tree planting. Affected by the loss of pear tree planting, some villagers chose to cut down pear trees to convert them into conventional arable land for land transfer. The characteristic planting industry supported by the state has also been hit by the tide of land transfer, which is not conducive to this support. The progress of the work.

"My family used to have two acres of pear trees south of the railway, but later they were cut down without making money. I think pears are the cheapest fruit, a few cents, and a lot of money." (Interviewee A2)

"Even if you have contracted so many pear orchards, it is not as simple as you think. The national support policy is limited in funding and limited in scope." (Interviewee A5)

5. COUNTERMEASURES AND SUGGESTIONS FOR LAND TRANSFER

In response to the problems in the above research, the countermeasures are as follows:

5.1. Strengthen policy propaganda and guidance, and play an exemplary leading role

The publicity, interpretation and guidance of the rural land transfer policy is slightly insufficient, and the village leading cadres should further implement the interpretation. Through vigorously cultivating and propagating transfer models, we will dispel the worries of the majority of farmers, change farmers' traditional concept of land, and earnestly realize the benefits of land transfer. Actively transfer and move land that is unwilling or unable to cultivate in the family, actively participate in the transfer of rural land, and form a diversified and intensive pattern of land use.

5.2. Relevant departments strengthen the standardization of circulation behaviour

In response to the lack of standardization of current land transfer behavior, relevant departments need to establish a simple and clear land use or transfer system, make full use of land transfer service platforms, integrate transfer supply and demand information, provide information channels for them, and guide farmers to sign long-term standardized

transfer contracts , And do a good job of reporting and filing. Village organizations encourage farmers to cancel land transfers that use the transfer verbal promises under the social network of rural acquaintances, and provide normative guidance for the transfer contracts declared to reduce the probability of future conflicts.

5.3. Strengthen the transfer of local characteristic planting industry to benefit the people

Some existing land transfers have already impacted the local characteristic planting industry supported by the state. Therefore, in the specific land transfer support policies, corresponding subsidies will be given to the large-scale operation entities of the characteristic planting industry with a larger transfer area, and free technology will be provided. Training, provide specific support. Improve the planting management confidence of contractors. Increase the coverage area of Pear tree's characteristic tourism industry and apply for it to be included in the Liyuan Tourism Economic Circle.

6. CONCLUSION

In summary, the road to intensive and large-scale rural land transfer is a long way to go. Farmers should take an active participatory attitude in the process of land transfer. Both parties to the circulation shall carry out planned behavioral operations based on fairness and justice when signing the circulation contract. Village organizations should focus on promoting policy guidance and transfer support work, so

that the transfer of rural land can be truly implemented. Only in the future can the circulation of idle land in rural areas reach a new level.

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