

AGRICULTURAL LAND IN KAZAKHSTAN: STATUS AND TRENDS IN QUALITY IMPROVEMENT

ҚАЗАҚСТАНДАҒЫ АУЫЛ ШАРУАШЫЛЫҒЫ МАҚСАТЫНДАҒЫ ЖЕРЛЕР:  
ЖАҒДАЙЫ, САПАСЫН ЖАҚСАРТУ ҮРДІСТЕРІ

ЗЕМЛИ СЕЛЬХОЗНАЗНАЧЕНИЯ В КАЗАХСТАНЕ:  
СОСТОЯНИЕ, ТЕНДЕНЦИИ УЛУЧШЕНИЯ КАЧЕСТВА

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**Abstract.** The market for agricultural land plays an important role in the functioning of Kazakhstan's agro-industrial complex. The share of agricultural land in the overall structure of the land fund accounts for 81.5%; therefore, the condition of land resources directly affects the situation in rural areas. The purpose is to study the features of land relations in the republic and identify the conditions for involving land areas in market turnover. The object of the research is the regulatory, economic, and social processes of the land sector, which have a subjective nature due to the state-imposed moratorium on the sale of agricultural land plots. From 2016 until December 2026, the sale of agricultural land has been suspended; transactions between business entities are carried out mainly in the form of lease relations. **Methods** — analysis of scientific and applied literature to identify regulators of the formation and development of the land segment of the economy; analytical methods to establish factors influencing the land asset market environment based on surveys and interviews; statistical analysis of indicators to examine supply for the commodity represented by land; and the monographic method to generalize the experience of developed countries in this context. **Results** indicate that the expansion of the rural land real estate market in the Republic of Kazakhstan is regulated by the state on the basis of laws, resolutions, regulatory and standard documents, as well as purchase-and-sale and lease relations between economic entities. **Conclusions**

— to include rural land tracts in economic turnover, it is necessary to improve business tools for promoting land holdings as a quality commodity used in agricultural production.

Аңдатпа. Ауыл шаруашылығы мақсатындағы жерлер нарығы Қазақстанның агроенеркесіптік кешенінің жұмыс істеуінде маңызды рөл атқарады. Жер қорының жалпы құрылымындағы ауыл шаруашылығы алқаптарының үлесі 81,5% - ын құрайды, сондықтан Жер ресурстарының жай-күйі ауылдық жерлердегі жағдайға тікелей әсер етеді. *Мақсаты* - республикадағы жер қатынастары саласының ерекшеліктерін зерттеу және жер аландарын нарықтық айналымға тарту шарттарын анықтау. Ғылыми жұмыстың объектісі мемлекеттің ауыл шаруашылығын пайдалану үшін жер участкерлерін сатуға мораторий белгілеуі салдарынан субъективті сипатқа ие жер секторының нормативтік, экономикалық, әлеуметтік процестері болып табылады. 2016 жылдан бастап 2026 жылғы желтоқсанға дейін ауыл шаруашылығы жерлерін сату тоқтатылды, кәсіпкерлік субъектілері арасындағы мәмілелер негізінен жалдау қатынастары түрінде жүзеге асырылады. *Әдістері* - экономиканың жер сегментінің қалыптасуы мен дамуының реттеушілерін анықтау үшін ғылыми-практикалық әдебиеттерді зерделеу; аналитикалық-сауалнама мен сұхбат негізінде жер активтерінің конъюнктурасына әсер ететін факторларды белгілеу кезінде; жер ретінде әрекет ететін тауарға ұсыныстарды қарастыру үшін көрсеткіштерді статистикалық талдау әдісі, монографиялық - осы түрғыда дамыған елдердің тәжірибесін жалпылау кезінде. *Нәтижелер* Қазақстан Республикасының ауылдық аумақтарында жылжымайтын мүліктің жер нарығын кеңейтуді мемлекет заңдар, қаулылар, нормативтік және стандартты құжаттар, сондай-ақ шаруашылық жүргізуши субъектілер арасындағы сатып алу-сату және жалға беру жөніндегі өзара қатынастар негізінде реттейтін күеландырады. *Қорытындылар* - ауыл аудандарының жер массивтерін шаруашылық қызмет айналымына қосу үшін ауыл шаруашылығы өндірісінде пайдаланылатын сапалы тауар ретінде жер иеліктерін ілгерілетудің бизнес-құралдарын жетілдіру қажет.

**Аннотация.** Рынок земель сельскохозяйственного назначения играет важную роль в функционировании агропромышленного комплекса Казахстана. Доля сельскохозяйственных угодий в общей структуре земельного фонда занимает 81,5%, поэтому состояние земельных ресурсов напрямую сказывается на ситуацию в сельской местности. Цель - исследовать особенности сферы земельных отношений в республике и выявить условия вовлечения земельных площадей в рыночный оборот. Объектом научной работы являются нормативные, экономические, социальные процессы земельного сектора, имеющие субъективный характер вследствие установления государством моратория на продажу земельных участков для сельхозиспользования. С 2016 г. по декабрь 2026 г. приостановлена продажа сельскохозяйственных земель, сделки между субъектами предпринимательства осуществляются в основном в форме арендных отношений. **Методы** - изучение научно-практической литературы для определения регуляторов формирования и развития земельного сегмента экономики; аналитический – при установлении факторов, влияющих на конъюнктуру земельных активов на основе анкетирования и интервьюирования; метод статистического анализа показателей для рассмотрения предложений на товар, в качестве которого выступает земля, монографический – при обобщении опыта развитых стран в данном контексте. **Результаты** свидетельствуют о том, что расширение земельного рынка недвижимости в сельских территориях Республики Казахстан регулируется государством на основе законов, постановлений, нормативных и стандартных документов, а также взаимоотношениями по купле-продаже и аренде между хозяйствующими субъектами. **Выводы** - для включения земельных массивов сельских районов в оборот хозяйственной деятельности необходимо совершенствовать бизнес-инструменты продвижения земельных владений, как качественного товара, используемого в сельскохозяйственном производстве.

**Keywords:** rural territories, agricultural land, resource scarcity, involvement of land in market turnover, land market, state regulation, land legislation, pricing policy.

Түйінді сөздер: ауылдық аумақтар, ауыл шаруашылығы мақсатындағы жерлер, ресурстардың шектелуі, жерді нарықтық айналымға, жер нарығына тарту, мемлекеттік реттеу, жер заннамасы, баға белгілеу саясаты.

**Ключевые слова:** сельские территории, земли сельскохозяйственного назначения, ограниченность ресурсов, вовлечение земель в рыночный оборот, земельный рынок, государственное регулирование, земельное законодательство, политика ценообразования.

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## Introduction

The relevance of this topic is confirmed by state programs for the strategic development of the country's agro-industrial complex. President Kassym-Jomart Tokayev's State of the Nation Address to the People of Kazakhstan "Kazakhstan in the Era of Artificial Intelligence: Current Challenges and Solutions through Digital Transformation", stated that "Land is certainly a strategic resource that should work for the development of the country and the well-being of all citizens. Traditional national products should be actively promoted in foreign markets; a specific plan for agricultural exports is needed, taking into account logistics, veterinary and phytosanitary standards, as well as a competent marketing strategy" (President Kassym-Jomart Tokayev's State...) [1].

The functioning of the agricultural land market is determined by the established principles of the Land Code of the Republic of Kazakhstan (Land Code of the Republic of Kazakhstan...) [2]. It underpins transactions involving the transfer of land ownership rights, establishes landowners' obligations regarding the intended use of land in the production process, and regulates the purchase and sale, lease, taxation, and other administrative and financial transactions related to agricultural land.

Due to the degradation of land resources under the influence of climate change and anthropogenic activities, research (Climate Change and Land...) [3] focuses on the land management and environmental mechanism for regulating the land market. This mechanism's role is based on actions to distribute and redistribute land resources among categories, regions, districts, and agricultural sectors, maintain land inventories, monitor and protect land, and identify and restore disturbed lands.

In the context of new economic relations in our country, the established standard value of land does not correspond to modern pricing standards in the agricultural sector and constitutes one of the challenges in developing the land market. Pricing policies, taxation, the establishment of cadastral value, and land rent, as components of the market mechanism, are the main components of economic regulation of the land market (Turganaliev S.R., Abdigalieva S.S., Dabilova B.E. et al.) [4].

The formation and development of market relations in our country, in the context of the transition from public land ownership to state and private ownership, and the transition to a market economy, is taking place within the framework of public administration. A study of the international experience of economically developed countries on the functioning of the

agricultural land market under market conditions has shown that leasehold relations are built in conjunction with state and private ownership.

Therefore, the study of factors influencing the development of the agricultural land market in the country, using the experience of economically developed countries to improve market relations in land ownership, is a pressing issue.

## Literature review

The state's agricultural policy is aimed at promoting national products on foreign markets; in this regard, land, as a strategic natural resource in agriculture, ensures economic independence and social well-being of the population. The Concept for the Development of the Agro-Industrial Complex of the Republic of Kazakhstan also sets the goal of addressing issues of integrating agricultural land into market circulation (2021-2030) (Resolution of the Government...) [5].

The leading factor in the formation of market relations between subjects of the land market is state regulation based on the principles of rational and careful use of limited natural resources (Djangarasheva N.V., Taipov T., Kizimbaeva A.) [6]. After the introduction of land private ownership, agricultural lands were transferred to shared use, distributed among the residents of rural areas. The reform (Rustembaev B.E., Kulmaganbetova A.S., Idris S.S.) [7] laid the foundations for the development of the land market, accompanied by the following features: growth of speculative demand for land; low level of income from the sale of agricultural products; growth of real estate prices; low prices for land owned by rural residents; growth of transaction costs for payment of notary and real estate services when transferring ownership of land.

The motivation of residents for agricultural production became low, due to job losses people began to move to the city, the infrastructure of rural areas fell into disrepair, the social significance of the land market decreased. These market processes led the state to establish a moratorium on the sale of land (Moratorium on the sale...) [8].

In the context of environmental change due to anthropogenic activities in the use of land in the production process, as well as climate change resulting from global warming, floods, desertification of productive areas, and other ecosystem changes, land management and environmental issues, which include the accounting, registration, monitoring, protection, and control of resources, are an important

factor influencing the land market. Soil degradation in agricultural areas poses a threat to the effective use of market relations on the land (Gorgan M., Hartvigsen M.) [9].

One of the factors constraining the development of the agricultural land market is the low profitability of the agricultural sector due to a lack of technical resources and material assets (Stukach V.F., Grishaeva L.V., Astashova E.A. et al.) [10]. To ensure the successful functioning of the state regulation mechanism for the agricultural land market, amendments to the legislative framework are necessary. To create the conditions for land inclusion in market circulation, it is necessary to improve the legal framework governing the sale and lease of land plots (Bandlerova A., Marisova E.) [11].

A study of the effective functioning of the agricultural land market in foreign economies shows that it relies on lease relations, where the primary regulator is the rental price, which controls the rational and careful use of natural resources (Vranken L., Tabéau E., Roebeling P.; Hudcová L., Kysel P.) [12, 13].

### Materials and methods

The external and internal legal, economic, and environmental factors influencing the formation and development of the agricultural land market were determined using legislative and regulatory documents, the Statistics Committee, the Land Resources Management Committee, and relevant information websites. To determine the impact of government regulation on the market, legislative and regulatory documents were reviewed from the introduction of private land ownership in agriculture. These documents were used to identify the stages of pricing policy development and the determination of cadastral value and rent standards.

To comprehensively assess the level of regulators' influence on market development, a theoretical approach was used to study scientific and practical literature, identifying definitions, opinions, and judgments of scholars in the field of agricultural land relations. To identify problems in regulatory mechanisms, an analytical approach was employed, using surveys and interviews with land market participants to study their opinions on the progress of reform programs and which economic instruments for advertising and promoting the quality of land plots are effective in actual land use practices.

A statistical analysis of quantitative indicators was used to identify market supply of land, which is used by peasant and farming households through a competitive selection process for temporary, paid use or lease for agricultural production. A monographic approach was used

to examine best practices in developed countries for the effective functioning of the agricultural land market. It was found that the overall goal of agricultural policy in various countries is to create conditions for the rational use of limited natural resources while preserving the environment and biodiversity.

### Results

State regulation, through legal and legislative means, has a major influence on the formation and development of the land market. The land market is a strategic factor in agricultural production, distinguishing itself from other markets in that it is an economically and socially significant natural resource with a limited scale of use. Land is the primary means and object of agricultural production, thereby ensuring the country's economic and food security and the social stability of its citizens. The land market creates conditions for employment, facilitates the development of land ownership and leasehold arrangements, and affirms its social significance. When examining contemporary processes in agricultural land relations, it is necessary to consider the interaction between state and market regulation.

Agricultural land is a strategic resource that, if used in the long term, will generate maximum income under conditions of ecological stability. Climate change threatens to destroy soil productivity across vast swaths of Kazakhstan. Environmental issues are hindering the development of the agricultural land market. The Departments of Land Cadastre and Technical Survey of Real Estate conducted monitoring work on arable and other agricultural lands as part of the state procurement program (Consolidated analytical report ...) [14].

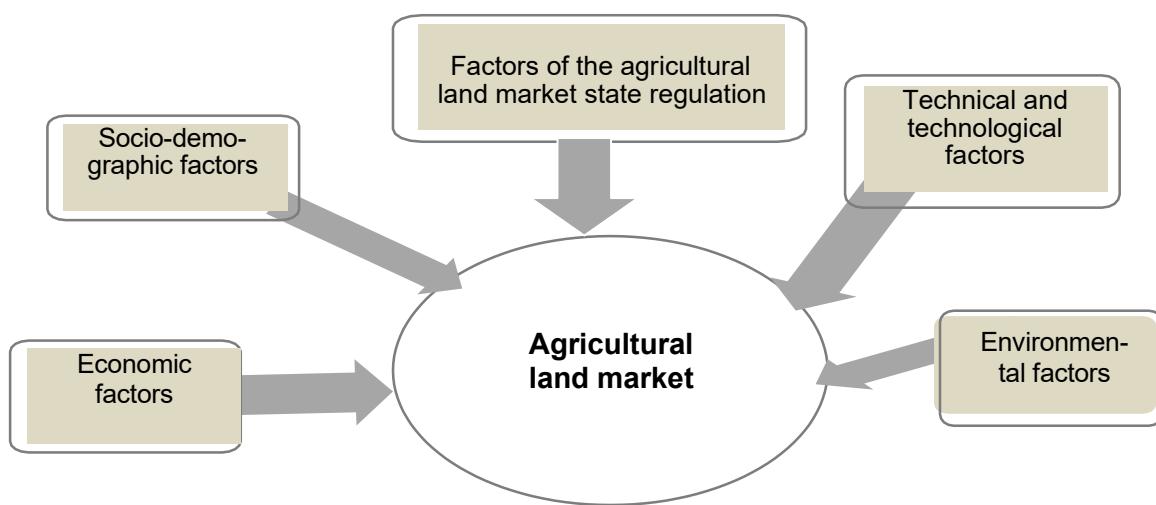
As a result of the completed work, a deterioration in the productivity of agricultural land was revealed in all regions of the country. For example, according to the results of surveys in the Akmola region, a decrease in the nutrient content of soils is observed in all districts. In the Nuresilsky rural district of the Tselinograd district, according to the results of experimental observations at the permanent ecological site number 13, a significant decrease in the humus content in the arable horizon (0-30 cm) by 33.6% was recorded in dark chestnut carbonate medium-deep heavy loamy soils between 2000 and 2021. The total nitrogen content in the  $A_{arable}$  horizon over the same period decreased by 33.3%, and the total phosphorus content by 27.3% ( Consolidated analytical report ...) [14].

Another reason for the loss of agricultural soil productivity is the consequences of the reforms of the late 1990s. To consolidate private

ownership, agricultural land was divided among the population into shares. These plots were not all cultivated because some share owners lacked access to agricultural machinery, labor, or the knowledge of how to properly apply agricultural production technology. The land was abandoned, desolate, and its soil properties and productivity were lost. Share farming marked the birth of market relations in agriculture in our country. Shares had a value, and purchase and sale transactions, collateral for loans, and profit-making transactions emerged. Land became a market commodity.

Currently, agricultural land transactions

are influenced by a multitude of market-forming factors. The main ones are: economic factors, such as the state of the macroeconomy and the availability of financing; socio-demographic factors, including employment and income levels, taxes, and infrastructure, which play a key role in stimulating or constraining interactions between market participants. Factors reflecting the physical characteristics of the land plot and its environmental condition include: natural and climatic conditions, location, soil composition, topography, etc. The structure of factors influencing the agricultural land market is presented in figure.



Note: compiled by the authors

Figure – Factors influencing the agricultural land market situation

An analysis of market relations allows us to determine the impact of external and internal factors that make up the land market situation. External factors driving change and development in the agricultural land market include elements of the marketing mix-product, price, sales, and promotion; environmental factors include economic, political, social, and technological phenomena (Turganaliev S.R., Abdigalieva S.S., Dabilova B.E. et al.) [4].

To analyze the influence of these factors on the development of the agricultural land market in Akmola region, interviews and questionnaires were used. The questionnaire was designed to identify a wide range of factors influencing the formation and development of the agricultural land market. The survey of land market participants utilized an online survey of respondents using Google Forms and social media. The target audience for the study are participants in the agricultural land market, managers, and key specialists of large agricultural enterprises in the Akmola region. The se-

lection criteria are their affiliation with the management structure of an agricultural enterprise and practical experience in the technology of agricultural production based on the use of land as a means of production (Gorgan M., Hartvigsen M.) [15].

An approach that stresses the consistency of the territorial qualities of a specific district within the region, identified by a stratum, was used for the survey. Using a stratified sample reduces the margin of error in estimates; grouping into strata is feasible and less expensive using questionnaires and interviews; it guarantees equal accuracy in assessing survey results for the entire population of the Akmola region.

Respondents' opinions on how the legal factor of state regulation of the agricultural land market has changed at the national, regional, and district levels were distributed as follows: 61.5% of respondents believe that the legal factor remains unchanged; 23.1 % believe that legal regulation has worsened; 15.4% observe improvements. An analysis of external factors

caused by state regulation of the agricultural land market showed, according to 35.9% of respondents, that there have been no significant changes in state policy in the areas of taxation, pricing, lending, and investment in agricultural land over the past 20 years. Pricing policy has worsened, according to 30.8% of respondents, and notification of information and consulting services regarding changes in land legislation for interested parties is poorly developed.

According to respondents, internal factors reflecting demand for land plots driven by advertising to promote the product were insufficient in the land market. Of the total number of respondents, 41% and 33.3% believe that marketing tools – advertising and product promotion in the land market, through sending out information on the latest trends and changes in the land market, and using platforms and websites for agricultural land transactions – are slow.

The analysis revealed that the leading factors are those determined by state regulation of the land market on a legal basis. The impact of state regulation both increases and decreases the market turnover of agricultural land. The market mechanism of economic regulation based on marketing tools – quality, demand, and supply of land as a commodity – is in the process of formation.

The current demand for land is driven by the following market factors. First, agricultural land is demanded for the production and sale of products for profit. Second, land is demanded for the purpose of subsequent sale for speculative income. Third, there is essential demand for the production of agricultural products for current consumption by the population and livestock.

To determine the level of supply in the agricultural land market, an analysis was used of the number of land plots offered to rural entrepreneurs by local government organizations for lease on a competitive basis for agricultural production. According to data from the Ministry of the Republic of Kazakhstan for 2022, more than 650 agricultural land plots were offered for lease on a competitive basis for agricultural purposes in Northern Kazakhstan. Lease terms by district in the North Kazakhstan region range from 10 to 49 years. Overall, the average lease term for agricultural land for temporary, compensated agricultural use is 15 years.

Table 1 presents the results of the decision of the land commission of the Akmola region after the competitions held for 2024 and 2025, on the distribution of areas to farmers for agricultural production on the basis of temporary paid land use rights - lease.

Table 1 - Area of land offered for farms on leasehold basis in Akmola region

Administrative division	2024	2025
Stepnogorsk	-	9955.57 hectares
Akkol	-	940.8 hectares
Atbassar	117 hectares	-
Birzhan sal		1375.3 hectares
Bulandy	188.6 hectares	-
Yereimentau	-	2651.7 hectares
Yessil	121 hectares	-
Sandytau	766 hectares	-
Shortandy	32 hectares	-

Note: compiled by the authors based on the source (Consolidated analytical report ...) [14]

In total, 16 147.97 hectares of land, primarily arable land and pastures, were put up for tender in 2024-2025. The largest amount, 14 923.37 hectares, was put up for tender in 2025, with the largest land area – 9 955.57 hectares – located near the city of Stepnogorsk. Temporary land use rights are primarily granted for a 10-year term.

An analysis of land offers on the Northern Kazakhstan market revealed that they are primarily forage land. Arable land typically remains a priority for beginning agricultural producers, as it requires less initial investment and

skills and provides a faster return on production. However, pastures and forage lands require greater agricultural knowledge, experience, and capital investment in infrastructure, making them less attractive to those just starting out in agriculture.

The results of the study of land regulatory and legal relations, their key stages in the mechanisms of state regulation aimed at the development of the agricultural land market, starting from the moment of permission for their acquisition into private ownership by year, are presented in table 2.

Table 2 – State regulation of the agricultural land market since the introduction of private property

Mechanisms state regulation	2003 year	2006 year	2009 year	2012 year	2015	2018	2021
Permission to sell agricultural land	+	+	+	+	A moratorium on sales was introduced in November until 2021	Moratorium on sales until 2021	Extension moratorium until 2026
Establishing base rates for calculating the cadastral value of agricultural land	+	-	-	-	-	-	-
State regulation of rent limits	+	-	-	-	-	-	-
Moratorium on sale lands	-	-	-	-	+	+	+
Lease of agricultural land for periods from 5 to 49 years	+	+	+	+	+	+	+

Table 2 shows that pricing policy has remained unchanged among state regulation mechanisms since 2003. As lease relations between land market participants evolve, changes are occurring in the types of ownership of land use rights. The sale and purchase of land in its natural form, which completes the alienation of a land plot from its owner, is being replaced by acquisition or lease – not of a plot of land as a commodity, but the acquisition or lease of the right to use the land for agricultural production.

A study of the development of land lease relations in the context of foreign experience has shown that agricultural land leases are currently the most widespread in global practice, and are used in Germany, France, Belgium, Canada, the United States, China, and elsewhere. Agricultural land leases in developed countries are a key element in organizing agricultural production. In many countries, leases are comparable to private ownership in terms of scale and efficiency of land use. In countries with developed agriculture, such as the United States, France, Russia, Germany, and others (Vranken L., Tabeau E., Roebeling P.) [12], land leases are structured as follows:

- the owner of the land uses it and also leases out a certain share;
- the economic entity leases land from the state;
- an economic entity leases land belonging to another entity.

In Belgium, France, and the Netherlands, land leasing is regulated by very strict rules,

with many farmers accessing land through leases. In Slovakia, agriculture is primarily represented by large corporate structures that lease land from numerous smallholders (Vranken L., Tabeau E., Roebeling P.) [12]. In China, after the collectivization of the national economy, forms of collective land ownership emerged, based on the management of village councils. Communal lands are leased to farmers for 30-year contracts (Jiang F., Jiang Y., Peng J. et al.) [16]. This collective economic mechanism has had a positive impact on the standard of living of rural residents, addressing the social needs of society and the rational use of natural resources.

The basis of the agreement between the lessor and lessee is the lease agreement, under which the lessor transfers the right to use the land to the lessee for a specified period. Obligations include the payment of rent within the terms specified in the contract. The Organization for Economic Co-operation and Development (OECD) has examined the terms of agricultural land leases, which in global practice are classified as short-term and long-term (Adjustment in OECD Agriculture ...) [17]. Rent calculation for agricultural land varies across countries, depending on the requirements of social development. Table 3 presents a comparative analysis of the conditions underlying agricultural land rent in foreign countries and the conditions in Kazakhstan.

Table 3 – Comparative analysis of conditions for determining the calculation of rent for agricultural land in foreign countries and Kazakhstan

Country	Special conditions for the formation of land rent
Denmark	Strict control over the preservation of soil fertility. The landlord and tenant independently agree on the amount of rent between themselves.
Germany	Control over rational use of land. Bringing farmers to legal responsibility for irrational use. The rent is approved every 2 years.
Italy	Rent review every 3 years.
USA	Rent is calculated taking into account the quality of the land, as well as the income received.
Belgium	A maximum rent has been established, based on cadastral income and a rental coefficient. It varies depending on the agro-ecological region. Cadastral income is indexed annually.
France	The rent is set annually by the state.
Latvia	The annual rent for the use of a land plot is set at 4.5% of the cadastral value of the said plot.
Slovakia	In accordance with established regulations, the minimum rent for the use of a land plot is no less than 1% of its cadastral value.
Kazakhstan	The rent varies between 100-120% of the land tax rate. pay Not re-approved since 2003.

Experience with lease agreements in other countries shows that, in general, their policies share a common goal: preserving the fertility of agricultural land and ensuring its efficient use. Rents in other countries are set either in cash or in kind and are reviewed and approved, in some cases annually, and in others every two to three years. Compared to other countries' experiences, agricultural land rent in our country has not been reviewed for the past twenty years.

## Discussion

Vast territories suitable for agricultural production make the land market highly economically and socially important for our country. Given declining soil productivity on agricultural land, factors influencing the market situation need to be considered. The development of agricultural land markets and guidelines for involving land in market circulation based on the experience of foreign countries contribute to the efficient use of land resources and stimulate sustainable agricultural development.

The study's results indicate that the primary factor influencing the formation and development of the agricultural land market is government regulation, which is based on administrative, legal, and economic conditions. The effective functioning of the agricultural land market is crucial for our country, as it is a natural resource that ensures economic, food, and social stability for the future. This requires the state to regulate land pricing policies through legislation and adapt them to modern market demands.

A study was conducted in the Akmola region to examine the land market situation. Using a survey and interviews with rural producers, their level of influence on land market development was determined. The target audience included land market participants, managers and specialists of agricultural enterprises of various types of ownership, and organizations with a thorough understanding of rural land use. The study sample consisted of enterprises representing the districts to which they are subordinate, and their typicality reflects the overall state of the agricultural land market in the Akmola region.

An analysis of competitive bidding dynamics for agricultural land plots for production leasehold in the Akmola, Kostanay, Pavlodar, and North Kazakhstan regions revealed that the market is primarily comprised of arable land and pastures, both naturally and permanently improved. Demand for agricultural land depends on soil quality and the location of the plots from the service center; the market primarily operates on leased land transactions.

A study of global agricultural land leasing practices, as an object of market influence by pricing instruments, suggests that agricultural land leasing in foreign countries is an important element of agricultural production organization. In many countries, the form of leasing is comparable to private land ownership. The conditions for determining agricultural land rent in foreign countries demonstrate that they are based on the principles of careful and rational use of land resources by farmers and the preservation of soil fertility. Consequently, one

of the areas of land market development is the expansion of the institution of agricultural land leasing, in particular, the improvement of the methodology for calculating rent, which is a key element in the state budget.

## Conclusion

The analysis of factors influencing the formation and development of the land market in agriculture allows us to draw the following conclusions:

1. The agricultural land market in Kazakhstan has its own specific characteristics and develops under the influence of external and internal factors in the development of social production. The efficiency of the agricultural sector is determined by the production of agricultural products, which ensures the economic stability of the state at the international level. In land resources, a significant share is allocated to agricultural land; they act as both an object and a means of production, solve issues of employment of the rural population and improve social problems of society.

2. Within the framework of the legal mechanism at the national and regional levels, it is necessary to address the challenges of creating an effective mechanism for regulating land relations that will facilitate the development of the agricultural land market.

3. To create conditions for involving land in market circulation, it is necessary to improve the economic pricing mechanism that regulates the sale and lease of land plots.

4. The most important thing is to solve the problem of the influence of environmental factors on the land market. To overcome soil degradation processes, measures are needed to introduce conservation agricultural technologies that are aimed at increasing the nutrients in the soil, eliminating land degradation, and improving the efficiency and rationality of agricultural land use.

5. The state needs to improve the legislative framework for agricultural land leasing, emphasize requirements for maintaining soil fertility, introduce strict controls on users of natural resources to prevent a decrease in soil nutrients, create a regulatory framework for the possibility of revising the base rental rate every 2-3 years, and consider issues of reducing the land lease term.

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results, and study of the dynamics of land lease use; Feng Wei: a review of foreign experience in the rental use of agricultural land.

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