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КОНЦЕНТРАЦІЯ ЕКОЛОГІЧНО ЧИСТИХ СІЛЬСЬКОГОСПОДАРСЬКИХ ЗЕМЕЛЬ ЯК БАЗИС ЕФЕКТИВНОГО ЗЕМЛЕКОРИСТУВАННЯ

Актуальність. *Парцеляція, надвисокий процент розораності, інтенсивне сільськогосподарське використання земель в Україні призвели до активізації процесів деградації. Відсутність еколого-економічного обґрунтування перерозподілу земельних ресурсів та антиекологічні процеси, що відбуваються, мають важкі наслідки, ведуть до зниження родючості земель та погіршення якості продукції. Змінити ситуацію можливо за рахунок: переходу до екологічно безпечного землекористування на цілісних масивах сільськогосподарських земель, підтримки екологічних процесів і функцій, ліквідації порушення цілісності екосистем, забезпечення рівноваги між потенціалом природи і обсягами господарського навантаження.*

Мета та завдання. *Метою статті є визначення концентрації екологічно чистих сільськогосподарських земель як процесу їх об'єднання та подальшого господарського використання, що передбачає дослідження її особливостей і взаємозв'язку із процесом консолідації, визначення відмінностей та умов запровадження, а також переваг для суб'єктів господарювання та розвитку сільських територій.*

Результати. *Концентрація екологічно чистих земель та земель, яким можливо надати статус екологічно чистих є процесом, відмінним за цілями від концентрації земель аграрними підприємствами холдингового типу. Вона базується на врахуванні збалансованих функціональних зв'язків у агроекосистемах, що являють собою потоки речовини та енергії через добре узгоджену роботу біотичного комплексу ґрунту. Землевпорядні функції процесу консолідації цілісних масивів земель несуть потенційний екологічний ефект, а концентрація земель, придатних до віднесення їх до категорії екологічно чистих, дозволяє реалізувати на практиці цю складову. Тісний зв'язок цих процесів формує низку переваг та обтяжень. Процес концентрації екологічно чистих земельних ділянок в єдиний масив супроводжується заходами щодо обміну земельними ділянками або їх об'єднання. Алгоритм обміну рівноцінних ділянок передбачає співставлення площ, вартості, місця розташування в межах існуючого масиву, якості ґрунтів, особливостей рельєфу, екологічного стану. У випадку нерівноцінності, одна із сторін може розраховувати на грошову компенсацію.*

Висновки. *Концентрацію земель з високими показниками якості та придатних до переводу в екологічно чисті необхідно розглядати як об'єктивний процес, спричинений високим попитом на екологічно безпечну якісну продукцію. Створення екологічно чистих земельних масивів сприяє їх збереженню й представляє Україну як потужного експортера якісної сировини й готових харчових продуктів на світовому ринку продовольства, що зумовить збільшення розміру земельних площ з ознаками екологічної чистоти та підвищення кількості суб'єктів ринку, які займаються виробництвом якісного продовольства. Введення повноцінного ринку землі і виникнення реальних можливостей придбання окремими аграрними підприємствами землі у приватну власність прискорить розвиток процесу концентрації.*

Ключові слова: *екологічно чисті землі, концентрація, сільськогосподарські землі, земельні відносини, екологічна безпека, земельні масиви, земельний пай.*

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CONCENTRATION OF ECOLOGICALLY CLEAN AGRICULTURAL LAND AS THE BASIS OF EFFECTIVE LAND USE

Topicality. *Parceling, super-high percentage of plowing, intensive agricultural use of land in Ukraine have led to intensification of degradation processes. The lack of ecological and economic justification for the redistribution of land resources and the ongoing anti-ecological processes have severe consequences, leading to a decrease in land fertility and deterioration of product quality. It is possible to change the situation at the expense of: the transition to ecologically clean land use on integral massif of agricultural land, support of ecological processes and functions, elimination of the violation of integrity of ecosystems, ensuring the balance between the potential of nature and the volume of economic load.*

Aim and tasks. *The purpose of the article is to determine the concentration of ecologically clean agricultural land as a process of their association and further economic exploitation, which involves studying its features and its relationship with the process of consolidation, defining the differences and conditions of implementation, as well as the benefits for businesses and rural development territories.*

Research results. *The concentration of ecologically clean lands and lands that may be classified as environmentally friendly is a process different from the concentration of land by agricultural holdings. It is based on the consideration of balanced functional relationships in agro ecosystems, which represent flows of matter and energy through a well-coordinated work of the biotic complex of soil. Land management functions of the consolidation process of integral land massifs have a potential ecological effect, and the concentration of land suitable for classification as a non-polluting category allows the realization of this component in practice. The close connection of these processes forms a number of advantages and encumbrances. The process of concentration of ecologically clean land plots in a single array is accompanied by measures for the exchange of land or their association. The algorithm for exchanging equivalent areas involves comparing the areas, cost, location within the existing array, the quality of the soil, the features of the relief, the ecological state. In the case of inequality, one party may rely on monetary compensation.*

Conclusions. *Concentration of land with high quality indicators and suitable for transfer to ecologically clean should be considered as an objective process, caused by high demand for environmentally safe quality products. Creation of ecologically clean land masses contributes to their preservation and represents Ukraine as a powerful exporter of quality raw materials and ready-made food products in the world food market, which will increase the size of land with signs of environmental cleanliness and increase the number of market players involved in the production of quality food. The introduction of a full-fledged land market and the emergence of real opportunities for private land acquisition by individual agricultural enterprises will accelerate the process of concentration.*

Key words: *ecologically clean lands, concentration, agricultural land, land relations, soils, ecological safety, land massifs, land parcel.*

Problem statement and its connection with important scientific and practical tasks. According to the monitoring of land relations in Ukraine for 2016-2017, agricultural land occupy 70.8% of the territory (42726.4 thousand hectares), including 68.8% of agricultural land, of which 53.9% is arable land (as of 1.01.2017), which are the most valuable resource of the country, intended for agricultural production. Agricultural lands make up about 19% of pan-European, including arable land – about 27%. Land tenure and land use are a combination of land plots that, due to their natural properties, are heterogeneous and vary in quality.

At the same time, too much gravity of arable land in the country violates the processes of soil formation and ecosystem soil function. The highest level of agricultural development and land cultivation in the world, anthropogenic pressure growth, land degradation and total parceling have a significant impact on the state of the environment, in particular on the quality of agricultural land, more than half of which are negatively affected by inefficient management, erosion, salinisation, overfilling, pollution, violation of the structure of the land, etc. In Ukraine more than 92% of the territory is used for economic use. Extremely high level of cultivation of the territory, more than 54% (in the developed countries of Europe – does not exceed 35%). Indicator of agricultural land per capita is the highest among European countries and is 0.9 hectares, including 0.7 hectares of arable land (the average European countries – 0.44 and 0.25 hectares, respectively). The lack of ecological and economic justification for the redistribution of land resources led to the shredding of agricultural fields, resulting in 6.9 million citizens (46.4 % of the rural population) acquiring a land parcel (share) and 27 million hectares of agricultural land transferred to private property, and, as a consequence, ineffective use of a large number of unpackaged land plots. Almost 1.4 million hectares of decomposable land plots are not used. About 1 million people do not process or rent land. As a result, land shares (units) with a total area of 4.8 million hectares, or about 12% of the total area of agricultural land, are not used [11]. All these far-ambiguous anti-ecological processes have complex consequences, lead to reduced fertility of land and deterioration of product quality and should be stopped by the transition to ecologically clean land use. One of the ways is the concentration of land that retains high natural properties and the ability to attribute or gradually convert into environmentally friendly.

Analysis of recent publications on the problem. Questions on the organization of land integration have been reflected in the writings of such scholars as Andriishyna M.V., Babmindry D.I., Bystriakova I.K., Dobriaka D.S., Drebot O.I., Zinovchuk N.V., Kanasha O.P., Kysilia V.I., Kulynych P.F., Myrhorod M.M., Miroshnychenko A.M., Mishenina Ye.V., Patyky V.P., Petrenko O.Ya., Radchenko K.H., Rozumnoho I.A., Sabluka P.T., Sydorova S.V., Syniakevycha I.M., Sokhnycha A.Ya., Tykhenko R.V., Tretiaka A.M., Tunytsi Yu.Yu., Ul′yanchenko O.V., Fedorova M.M., Khvesyka M.A., Khodakivs′koyi O.V., Shvorak A.M., Shul′ha M.V., as well as foreign scientists Marije Louwsma, Christiaan Lemmen, Morten Hartvigsen, Juhana Hiironen, Jean Du Plessis, Mansha Chen, Peter Laarakke. Existing research deals with the identification of the emergence of large agricultural enterprises (plant and livestock profiles) as a resource and economic process in which environmental requirements are considered as a factor in counteracting excessive concentration. Territorial association of ecologically clean lands can be considered as a separate case of concentration, which solves simultaneously a number of problems, namely:

– creates arrays of lands which, according to their qualitative characteristics, act not only as a basis for the rationalization of the structure of agricultural land, the basis of the formation of zones where an ecologically oriented land use is introduced, but also restricts the monopoly regime of traditional farming in the agro-sphere;

– ensures diversification of production in ecologically clean areas, depending on the quantitative and qualitative characteristics of land resources, geography of their location, resource opportunities and climatic features of natural areas;

– rationalizes the size of agrarian enterprises of different specializations taking into account their zonal peculiarities, which will allow to achieve an increase in the production of quality food raw materials and products of the premium segment (organic), will increase export opportunities of the country and the revival of raw materials for the development of the processing sector within the country;

– solves the problem of saturation of domestic and foreign markets in safe types of products at the expense of consolidation of agrarian enterprises;

– eliminates the problem of excessive increase of agrarian enterprises, since the uncontrolled concentration on the land resource component with specific quality indicators is impossible because the restriction factor is the area of such valuable land, both existing and potential;

– realizes a positive effect of the scale of production on ecologically clean lands, which manifests itself in the saving of conditional fixed costs, profitability of production and its efficiency;

– forms a specific approach to environmental protection, not through the implementation of environmental measures that eliminate or prevent their effects, but by creating conditions for the development of methods compatible with the nature of effective management.

The issues listed should be considered as a fundamentally new process of land tenure and land use, which requires the creation of a certain regulatory and organizational and economic basis and as a response

to the challenges of the present day with regard to environmental protection. This process is begun in world practice, but it is considerably broader, touching upon the solution of socio-economic problems, the basis of which is the use of purely environmental problems of our time. This, above all, is the introduction of innovative production technologies, the formation of an almost unlimited market for safe and quality food, support for the health of the nation, in which the factor of nutrition is one of the most important, the provision of high standards of living and personal development, the implementation of the vector of actions for the conservation of natural resources the potential for future generations, the upbringing of environmental consciousness and the implementation of environmental laws.

Allocation of previously unsolved parts of the general problem. In accordance with the Land Code of Ukraine, the use of land as the main national wealth of the country is based on the principles of sound management, protection and priority of environmental safety requirements [1, Section 1, Chapter 1, Article 5]. Despite the environmental instability of land use in Ukraine, the problem of ensuring rational use and protection of land is inferior in its significance to issues of land ownership and its circulation. The software documents that violate land use issues, unfortunately, are not implemented, mostly because of the lack of mechanisms for their implementation. The problem is also exacerbated by the fact that in the process of land management of agricultural land holdings and land uses the territorial environmental and ecological-technological restrictions (encumbrances) in land use are not mandatory. So, according to the state examination of land management documentation, no more than 4% of farms with economical use of land with an area of more than 100 hectares included ecological and economic substantiation of types and types of crop rotation taking into account the specialization of agricultural production, schemes of alternating agricultural crops in crop rotation, designing fields of crop rotation, a plan for the transition to an acceptable crop rotation, as well as the ordering of lands. Meanwhile, land management projects should be developed on the application of landowners or land users for the effective management of agricultural production, rational use and protection of land, the creation of a favorable environment and the improvement of natural landscapes [2, Section 5, Article 52]. One of the principles of land management is to ensure the priority of the requirements of ecological safety, protection of land resources and reproduction of soil fertility, productivity of agricultural land, establishment of environmental protection regime purposes [2, 3, Section 1, Articel 6]. The legislation of Ukraine on the use of natural resources and the return of the ecologically clean state of land requires significant improvement in order to bring it in line with international instruments, in particular Directives 2011/92 / EC, 2001/42 / EC: "Even a small scale project can have a significant impact on the environment, if it relates to an object whose environmental factors are sensitive to the slightest changes[1]".

Formulation of research objectives (problem statement). Concentration of agricultural land is a potential problem in the field of land relations in Ukraine, which concerns the transparency the processes of obtaining large land plots by agricultural holdings and the environmental consequences of concentration. This problem should be distinguished from the concentration of ecologically clean lands and lands that can be such. Note that these processes have a resource and economic community, but the goals and consequences may not coincide. At the same time, diversification of production and a solid financial basis of agroholdings provides the basis for the development of environmentally-oriented business. Large enterprises are not only producers of commodity volumes of products, but also provide jobs and replenish the budget of the communities, on the territory of which the production facilities are located, which in modern conditions hides over the solution of environmental problems.

The concentration of ecologically pure agricultural land is a kind of integration of environmental considerations into the decision-making process for combining land with their homogeneous qualitative properties in order to obtain economic benefits. Unlike consolidation, the peculiarity of land concentration, in contrast to consolidation, is the foreseeable systematic collection and analysis of information on the environmental impact of the project's formed land massif to enable decisions on the implementation of appropriate changes in the agro-landscape. Impact assessment may indicate ways to prevent possible negative effects by identifying a better organization of such arrays that justifies itself from the side of social, economic and environmental needs.

Thus, the purpose of the article is to present the concentration of ecologically clean lands as a separate measure, not connected with other types of associations of agricultural land, which envisages the task of

[1] C-392/96 EC / Ireland, also in case C-486/04, EU / Italy Commission

studying its features and the relationship with the consolidation process, the definition of differences and conditions of implementation, and also benefits for businesses and rural areas.

Outline of the main results and their justification. It is known that in Ukraine the processes of consolidation of agrarian business are developing, which takes the form of absorption of agro companies, which have thousands of hectares on the main lease. This process can be spectacular, because according to statistics, the first five agroholdings of the world controls about 31 million hectares. According to other estimates by experts, 5.5 million hectares of land is concentrated in the hands of large economic entities, owning land plots of at least 25 thousand hectares. The number of agroholdings, including only foreign investments in Ukraine, is growing, and the area under cultivation is about 16%, that is, almost 1.2 million hectares is in economic use in the two largest agricultural holdings in Ukraine. This is a large area, the analogues of which there are no agricultural holdings in the EU and therefore attract additional areas in other countries, creating subsidiaries, as the increase in the concentration of agriculture in the EU countries, on average, grows by 38% over the last decade (Fig.1). However, with the concentration of a significant number of lands in the hands of several large enterprises, the state receives a number of risks. Experts in general say that the village, as a center of Ukrainian spirituality, is a loss under such conditions. At the same time, the maximum concentration of agricultural land in the hands of vertically-integrated holdings gives the opportunity to maximize resource base, gain financial independence, be profitable and export-oriented.

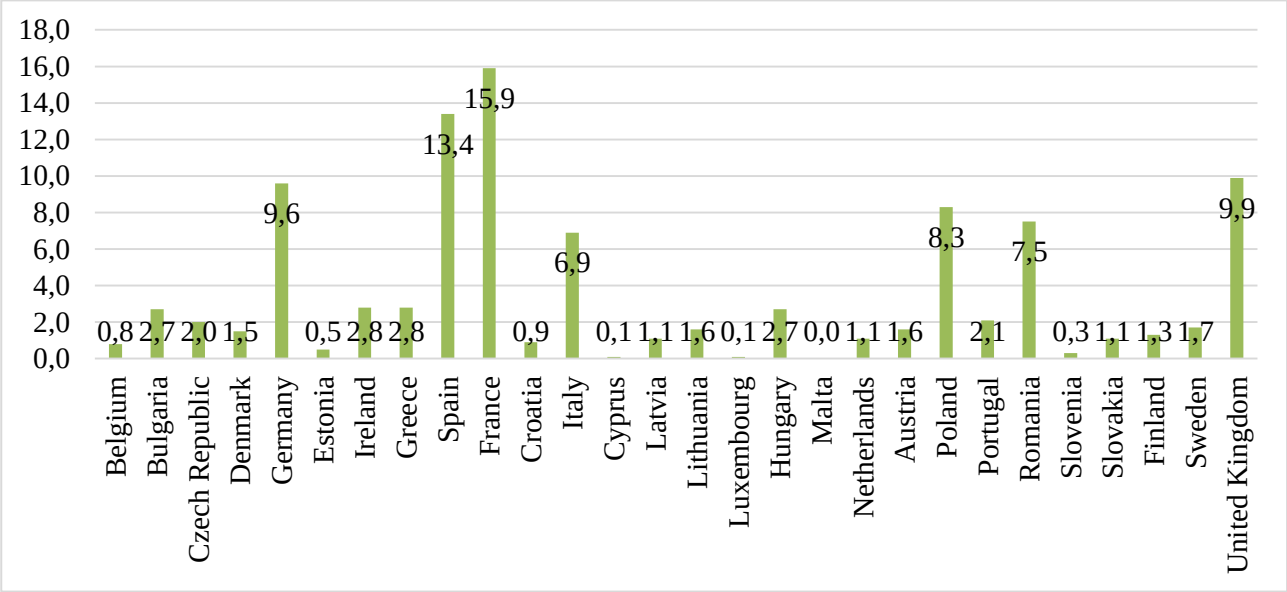


Fig. 1 The share of agricultural land owned by EU agricultural holdings in the total agricultural area of the EU

Based on the latest data for 2013 on usage [4].

Monopolization of production complicates the resolution of environmental problems and creates economic conditions in which farms compete with holding structures extremely difficult. An example of a negative impact on the environment is livestock and poultry complexes. So Vinnytsia poultry factory, the leader of the chicken meat market, will produce 560 thousand tons by 2020, which will be accompanied by the processing of 0.5 million head of poultry, up to 30 tons of poultry per day, a significant amount of sewage, chicken litter and the development of accompanying plants on the production of feed. The use of land resources by agroholdings specializing in crop production is debilitating. The production of ecologically clean products can be considered as one of the areas of production diversification, which is carried out on rather large areas. The most characteristic of this is for farms that can concentrate land with special characteristics of a much smaller area on eligible land throughout the country. Such a form of social organization of production – dispersion (deconcentration, dispersion), allows us to engage in the use of land areas that are not interesting for large businesses. The form of a public organization of production – this is a certain way of designing the company, which enables him to improve the efficiency of his work. From this point of view it is expedient to involve some relatively small agricultural enterprises and farms in the

production of safe products. This leads to the emergence of small and medium-sized enterprises, focused on the use of new technologies and the development of the market segment of safe food. Among them, only the most cost-effective ones survive, that is, those that are technically and technologically better equipped and more susceptible to changes in demand and supply of certain types of goods on the market. Therefore, the concentration of agricultural land according to quality standards can be considered as a process of concentration of production, which entails an increase in the resource base in general, including primarily land, as well as the volume of production and sales of manufactured products. That is, the concentration of agricultural production is the concentration of all factors of production – land, means of labor, skilled labor and the volume of production at the same enterprises, which causes an increase in their size.

To ensure the formation of sustainable land use of agricultural land, a law has been adopted that will come into force on 1 January 2019 and will determine the legal and organizational principles for the consolidation of agricultural land [5]. According to Article 1 of the Law consolidation is a complex of measures consisting in economically grounded association of land plots agricultural land and non-agricultural land by landowners and land users into united land massifs, location, size, configuration and composition of lands which provide sustainable land use. In essence, the creation of land masses in this case is land-based orientation and eliminates the problems that arise when using commodity producers of agricultural land massifs. The concentration of ecologically clean lands takes place taking into account balanced functional links in agro ecosystems, which represent flows of matter and energy through a well-coordinated work of the biotic complex of soil. Soil processing is carried out in such a way that the aerobic-anaerobic conditions of the life of the biota of the soil change, mixing the soil microspheres and migrating the biota to increase the scale of an ecologically clean array. The balanced structure of land in an ecologically clean land provides conditions for the functioning and reproduction of ecosystems [6, p. 286-287] (Table 1).

Table 1

Features and benefits of consolidation and concentration of agricultural land

No.	Consolidation	Concentration of land suitable for ecological production
1.	The settlement of the problem of collective ownership of land (the processes of land plots covered agricultural land on the territory of village councils, and land of collective ownership – roads between land shares, field roads, forest bands, land under farms, water objects, of which almost 1.5 million hectares, no cabins were allowed. In particular, field roads were used by tenants as arable land, which is almost 400 thousand hectares).	Integration of land masses, including on the basis of quality
2.	The presence of land that was not subject to covetousness, in particular forage lands.	Growing areas of pastures and grasslands that form an ecologically balanced structure of agricultural land
3.	Transmission by collective enterprises of land remaining from plowing into communal property (not all enterprises went through this procedure. The law allowed for the additional allocation of land of collective property, which can be transferred to the lease until the completion of the pledge).	Excessive concentration of agricultural land to tenants will lead to the depletion in the near future of a significant part of the most fertile lands, leased.
4.	The consolidation of the main functions of such lands in the forest bands (forestry and land reclamation, protection of land from soil erosion, which did not have a landowner and was destroyed, is intended to protect the forest bay from destruction by transferring it to a lease under conditions of conservation).	Preservation of ecological infrastructure, which is an integral part of agro-ecological landscapes, part of which are ecologically clean lands.
5.	Prevention of raiding due to the presence of a large number of sites, the use of which is difficult for any reason.	The law of consolidation of land contributes to the process of concentration, since there is the possibility of combining or exchanging equally valuable individual sites for the purpose of combining in one field.

Continuation of Table 1

No.	Consolidation	Concentration of land suitable for ecological production
6.	The law gave tenants (subject to payment of rent by the tenant) the right to conclude reciprocal contracts for sublease of sites located in one array, which objectively motivates the consolidation.	Any process of combining land contributes to concentration provided the availability of land suitable for quality.
7.	The law allowed exchange of rights use with the landowner or land user, which optimizes the allocation of land plots and mustache.	Contributes to the concentration process, if such an exchange is carried out in fields suitable for the purpose of the association of separate sites.
8.	Entering into the State Land Cadastre information on all agricultural land, establishing the term of the contracts of emphytes until the age of 50.	Possibility of entering information on the land with special characteristics of quality into the State Land Cadastre.
Main benefits for economic entities and rural development		
1.	*Economic:* Improving financial sustainability and investment capacity. Optimizing costs and increasing production volumes and profitability. Focusing on effective management only on condition of sufficient quantity of land resources.	*Economic:* Possibility of profitable business in limited areas of land. Production of products with special characteristics of quality.
2.	*Ecological:* Possibility to invest in land conservation and fertility enhancement, subject to compliance with ecological standards of land use and ecological culture as individual commodity producers and society as a whole, which is practically not used or is limitedly used by agroholdings.	*Ecological:* Compulsory restoration of biodiversity in agrolandscapes. Reproduction of soil fertility, compliance with crop rotation and innovative crop production technologies. Minimization of soil cultivation. Optimization of land use, in particular taking into account regional programs and plans of development of territories, general plans of settlements.
3.	*Social:* Potential development of rural areas and social infrastructure. Theoretical increase of employment and productivity.	*Social:* Specialization of agroholdings in the less labor-intensive branches of agriculture and higher unemployment. Increasing employment in conditions of concentration of ecologically clean lands and creating ecological centers. Improving rural living standards and restoring rural lifestyles.

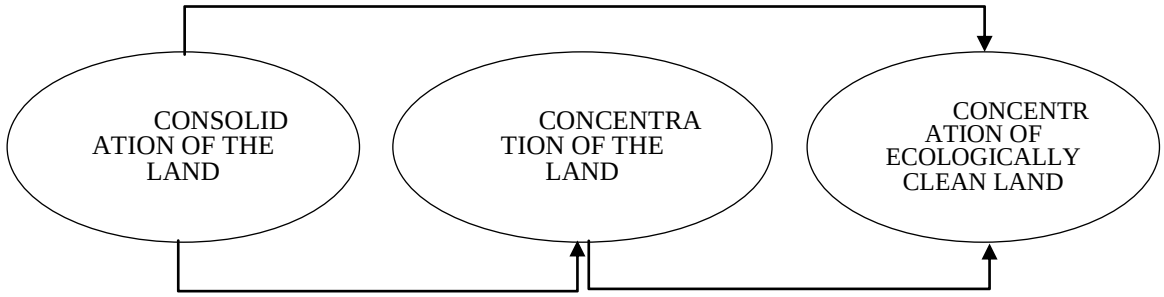
Based on the usage [5].

The analysis of legal norms of the new law testifies that land management functions of consolidation of integral massifs of land bear the potential ecological effect [8, p. 47], and the concentration of lands suitable for classification as ecologically clean, allows to realize in practice this component. The close connection of these processes forms the inherent advantages and certain burdens (Fig. 2).

When grouping land into a single array, landowners and land users often encounter the process of exchanging uneven land plots of their own value. This question was investigated in the works of A.M. Tretiak and developed A.M. Shvork [7, p. 46] by determining the algorithm of exchange the plots, which, in the case of equivalence, takes into account the product of the area and the value (calculated on the profitability index) of the areas subject to exchange, corrected for the correction factor taking into account the location, configuration, transport distance from the required objects. If the lots are not equal, one of the parties can count on monetary compensation.

The process of concentration of ecologically clean land masses is also accompanied by measures for the exchange of land or co-operation. However, compensation for the payment of the difference in value as it requires taking into account the qualitative state of land, in particular, ecological, as well as the emergence of

potential risks that can lead to a decrease in its level, violation of agro-landscape and significant costs for its restoration. Correction factors in this case should take into account, apart from the location within the array, the quality of the soil, the features of the relief, the ecological status, etc.



Advantages

Optimization of the distribution of land and the prevention of a mustache.	Formation of large-scale agriholdings by land masses and maximum utilization of their potential.	Distribution of ecologically clean lands in the country.

Disadvantages

Shredding of land plots and change of their intended purpose.	Capture the agricultural land, weakening the farm structure. Aggregation of environmental problems.	Lack of desire to switch to environmental production.

Fig. 2 Advantages and disadvantages of the association the land plots

Another way of concentration of land together with the exchange, leasing necessary for the unification of land is to reorganize all the land in a certain area and plan them as a separate unit that can be implemented according to foreign experience [8]. Reconstruction involves two stages: firstly, seizure of land from landowners / land users and the formation of a single mass with road, sewage and other infrastructure; secondly, the return of land to the original owners / users of smaller areas of the territory as a result of occupation of the infrastructure, but with any benefits, the re-evaluation of the territory as ecologically clean and official documentation regarding the permission to use it for the production of environmentally friendly products. Thus, land concentration projects serve as a basis for improving the land management system (land conflicts), as they provide an opportunity to clarify and update documents for land, in particular information on the state of the environment.

The concentration of any production contributes to its efficiency and profitability, which is a positive sign of increasing its scale. Joint land plots in a single array may facilitate the use of new agricultural technologies that will contribute to more efficient use of land. Since the area of land with special characteristics of quality is limited, the scale of the concentration of such lands is also limited, therefore the formation of excessive areas of land mass is practically impossible, and therefore the loss of the resulting effect due to the excess of the optimal concentration signs is not possible. In addition, the economic use of environmentally friendly lands contributes to the development of agro-business through the strengthening of the development the premium segment in the food market and the increase in demand for safe and high-quality products inside and outside the country. Therefore, the processes of concentration the land with suitable for the of such production signs of quality, acquire other features associated not only with the concentration of resources, but with the formation of integral property complexes, indirect acquisition or acquisition of other enterprises assets, change in the way assets are used, management, the development of processes of combining business entities operating in one sphere. It gives concentration another dimension that has signs of economic combination and the allocation of economic entities, gaining signs of a monopoly position and determining the market share. But in this market segment, the redistribution of market shares has no signs of violating economic competition, as the global market for safe food is almost unlimited. We believe that the monopoly position in the food market is not so much under the condition of resource concentration, but rather, provided that optimization of agricultural production and maximizing the use of the

potential of land located in economic turnover. In this case, the aggregate volume of assets and the aggregate volume of sales increases in monetary terms not due to the physical increase of resources, but due to the high cost of land and products with special characteristics of quality. For such enterprises, it is important to create a market for ecologically clean products and to obtain the status of the entity of such a market. The development of such a market is the reason for lower prices for products with high characteristics of quality and safety, which stimulates demand and gives new impetus to the development of production.

Of course, there are risks that will slow down the processes of concentration of ecologically clean lands. In the absence of proper support by the state, the concentration of land at the disposal of agroholdings allows for independent management and win on the world market of agricultural products, which in itself has an important risk to transition to ecologically clean agricultural production as a result of the unwillingness to incur certain losses in the first years of transition to another way of managing. Other risks include the high cost barrier to entering the market of environmentally friendly products, significant progress in deteriorating land quality, obtaining products with the necessary quality indicators that meet international standards, the absence of mechanisms for stimulating, motivating and compensating for losses, the need for significant investments for the newest technologies of environmentalization of agribusiness and increase of its profitability.

The main purpose of land concentration as an instrument of rural areas development of land concentration is to increase the size of land with special qualitative properties; formation of rational land tenure / land use, improvement of the general condition of agro ecosystems.

The formation of an ecologically clean agricultural land should comply with technical and technological requirements, be economically justified in terms of the efficiency of investments. The created array should be characterized by the long-term preservation of useful properties of the earth, with minimal costs for its restoration. [9, p. 64-68]. Appropriate preventive measures can offset potential risks and significantly reduce the risk of offensive.

Conclusions and perspectives of further research. Concentration of land with high quality and land potentially suitable for conversion to another quality status should be considered as an objective process due to high demand for safe and high-quality food. The formation of massive ecologically clean lands contributes not only to their conservation, but also forms Ukraine's place on the world food market as a powerful exporter of quality raw materials and ready-made food products. It should be expected increase in the number of market players involved in the production of quality food, increase the size of land with signs of environmental cleanliness. This process will accelerate with the introduction of a full-fledged land market and the emergence of real opportunities for the acquisition of private property by individual agricultural enterprises. An increase in concentration may also be achieved by merging enterprises or by joining one of the subjects of business to another.

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