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Impact of Mining Activities on Land ValuesatIgun-Ijesha Atakumosa East Local Government Osun State, Nigeria

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Abstract
This study assessed the impact of mining activities on land values at Igun-IjeshaAtakumosa East localgovernmentofOsunstate.Thespecificobjectivesof thestudyareto:examinetheeconomic characteristicsofresidentsinIgun-IjesaOsunState,Nigeria,accessthevariousminingactivities inthestudyarea,analysethetrendsinminingactivitiesandlandvalueanddeterminetheimpact of mining activities on land values in the study area. The data was collected through a questionnaire. Descriptive statistics and inferential statistics were used for the data. From the researchlandvalueinIgun-Ijesademonstratedaconsistentupwardtrend,increasingfrom₦500,000 in 2013 to ₦1,500,000 by 2023. The rise in land value was moderate for most of the decade, with annual increments averaging between ₦50,000 and ₦200,000. However, a notable spikeoccurredin 2023, with land valuesurging by₦500,000. This sharp increaserepresents the mostsignificantriseovertheentireperiodandsuggestsheightenedddemandforland.Inaddition, theperceptionofmining'simpactoninfrastructuredevelopmentisnotablynegative,withamean score of 1.6. Most respondents disagree that mining has led to improvements in local infrastructure. Mining's environmental challenges are generally considered minor, despite the belief that it has not significantly improved local infrastructure. The survey's diverse responses revealadiverserangeofindividualexperiencesandperceptions,highlightingtheintricatenature ofmining'simpactonthecommunity.Itisrecommendedthatprovidingopportunitiesfortraining and development helps maintain skills current and encourages professional progression.

Keywords: Mining activities, Land Value, economic characteristics, gold mining, local infrastructure

I. Introduction

Mining industries are widely recognized as the primary catalyst of economic growth and development, acting as leading sectors that foster economic expansion and enhance social and economic well-being[1,2].However, these possibilities continue to be a topic of discussion in both politics and academia. A substantial amount of theoretical and empirical research on the difficulties of mineral resources in promoting long-term economic growth and development in resource-dependent economies demonstrates this topic[3].Many nations have used their mineral riches to support their economy, including Saudi Arabia, Australia, Canada, Russia, India, and Botswana. For example, mineral exports to Australia produced up to AUD 59.2 billion in 2006 alone, resulting in significant economic benefits[4].Nigeria, along with Botswana, Angola, South Africa, and Liberia, is classified as a mineral economy. These countries have well-established extractive industries and rely significantly on mineral revenues to support their economies[5].

Globally, more than 3.5 million people live in areas rich in minerals, gas, and oil. It is yet unclear if these resources provide a bigger threat to environmental quality and human health than they do as a source of income. Blasting, hauling, and drilling are examples of common extraction techniques that release large volumes of particulate matter and gaseous pollutants like carbon monoxide (CO), nitrogen oxides (NOx), and sulfur dioxide (SO2), all of which contribute to local air pollution. High levels of chemicals and other elements close to extraction sites, together with the substantial water use associated with mining, pose a threat to the quality of the water. These elements increase the possibility that adjacent streams and rivers may get contaminated by mine flows.Additionally, tailings management, noise, and visual pollution contribute to the environmental impacts of mining activities. When combined with soil degradation, these effects can pose significant threats to agricultural production and human settlements.

Corruption and pervasive social disturbance are problems in many resource-rich economies. Natural resource profits can support local politicians' clientelism, patronage, and rent-

seeking tendencies causing resource-rich economies to do poorly economically[12]. Poor welfare indicators and major social disruptions, such as population changes, relocation and displacement, strain on infrastructure, low levels of trust, an increase in crime, and frequent truck accidents, are characteristics of these locations[13,14].The start of new extraction operations is usually anticipated to cause a drop in the value of surrounding properties when living close to extractive industries is viewed as a negative for families. The empirical evidence about the effect of proximity to mining sites on land values is still limited, despite the fact that many research have looked at how housing markets react to environmental disamenities. Although they have produced conflicting findings, insights from earlier studies on housing and drilling operations offer some guidance[15,16]. Additionally, extracting ore from the ground, in contrast to pumping oil or gas, has significant effects on the ecosystem and poses major environmental risks, such as dust and noise pollution, especially with more intrusive techniques like open-pit or surface mining[17].

Nigeria is abundant in natural resources, including petroleum, natural gas, and solid minerals, all of which are spread out over the nation. Approximately fifty different solid minerals have been found in more than five hundred locations across the country[20]. As a result, mining operations have expanded in almost every state in the federation. It is well accepted that the mining sector is a major force behind economic development and progress, spearheading economic growth and enhancing social and economic well-being[21]. Coal and tin were important sources of foreign cash both during the colonial era and following Nigeria's independence in 1960. On a smaller scale, minerals such as clay, marble, gold, and limestone were also mined, mostly for household use.Crude oil's discovery in 1956 and subsequent boom in the 1970s and early 1980s had a significant effect on Nigeria's solid minerals sector, which saw its share of the country's GDP drop to about 0.5% in 2009. Nigeria became a mono-product economy as a result of this change, leaving it vulnerable to changes in global oil markets. Previous administrations were unable to handle the development issues in the solid minerals industry due to the predominance of oil earnings. As a result, the flood of petrodollars caused this sector to be neglected, which contributed to "Dutch disease," which was marked by declines in non-oil exports, such as solid minerals, which had previously been a significant economic driver, an appreciating currency rate, and higher import subsidies[22].

Notwithstanding these initiatives, these institutions' success has been constrained by a lack of funds, a shortage of qualified staff, and bad economic circumstances[23]. The implementation of a Mining Cadaster System to manage mineral titles, the Mines Inspectorate Office to enforce regulations and collect royalties, the Mining Environmental Compliance Department to address environmental concerns, and the Artisanal and Small-Scale Mining Department to support and organize small-scale miners are some recent government initiatives to increase the mining sector's contribution to national revenue.Nigeria's growing mining industry is a key factor in the country's development as it has spurred resource exploitation and economic expansion. However, worries regarding possible effects on other facets of the environment and society have been raised by this spike in mining activity. The possible impact of these actions on land values nationwide is one major worry.The expansion of mining operations raises concerns about the potential effects on nearby land prices. Economic development and environmental quality are dynamically impacted by the proximity of residential neighborhoods and industrial operations[24]. A property's market value may be impacted by a number of factors that jointly influence its attractiveness and market perception, including noise, water and air pollution, land degradation, and visual disturbance. There is a significant empirical study vacuum concerning the precise link between mining activity and real estate values in Nigeria, despite the importance of this problem. The requirement for regional research is further highlighted by the complex network of socioeconomic, cultural, and regulatory elements that differ between locations.Additionally, while there is anecdotal evidence suggesting potential impacts on land values, a comprehensive and systematic analysis of these influences is lacking.The nearby properties may be significantly impacted by the mining operations, especially the gold mining, in Osun State, Nigeria's Atakumosa Local Government Area. The purpose of this study is toassess the impact of mining activities on land values at Igun-IjeshaAtakumosaEastlocalgovernmentOsunstatewith viewtoprovidinginformationthatwillenhance land use management. The study examinethesocialeconomiccharacteristicsofresidents inIgun-IjesaOsunState,Nigeria, assessthevarious miningactivities in thestudyarea, analyzedthetrends in miningactivities andland value and determinetheimpact of miningactivities onlandvaluesinthestudyarea.The study is expected to

support well-informed decisions on land use planning, urban growth, and environmental laws by thoroughly analyzing the effects of mining operations on land values.The findings can also help achieve a balance between economic growth and environmental preservation by directing sustainable development strategies that promote good outcomes and decrease negative consequences. Real estate stakeholders may make educated decisions that safeguard land values and investment returns by using true data. Ultimately, by striking a balance between economic progress and social and environmental well-being, this study contributes to the broader discussion on sustainable development in Nigeria.

II. Methodology

A cross-sectionalsurveyresearchdesign was used for the collection of primary data for the study which is based on the impact of mining activities on land values at Igun-IjeshaAtakumosa East local government Osunstate. The study adopts theadministrationofquestionnairetorespectiverespon dentsof Igun-IjeshaAtakumosaEastlocal government Osun state.The study population for this consists of the residents of Igun-Ijesain Atakumosa local government area.This includes the farmers, the residents and mining agents in the host community. The townis primarily an agrarian region with a strong agricultural economy. Additionally, small-scale mining activities, trading, and local crafts support the livelihoods of its residents. A sample size of 100 was chosen using purposive sampling method to ensure balanced representation. The sample size distribution is shown in Table 3.1. The above distribution is based on the sample size closed to the mining points. The questionnaire was distributed in proportion to the sample size of the study. This method enables every element of the sample to have an equal chance of being selected and ensures a greater degree of representation. The selected samples were given a questionnaire to get feedback on the impact of mining activities in the study area.Data was analyzed using descriptive statistics, including frequency counts and simple percentages. To test the study's objectives, factor analysis was employed to examine the hypotheses, utilizing the Statistical Package for the Social Sciences (SPSS) Version 24.0.

Table 1: Sample Size Distribution

S/N	Category	Sample Size
1.	Resident	80
2.	Mining Agent	20

Total	100

III. Data Analysis and Discussion

Table 2: Frequency Distribution of the Questionnaire Administered and theQuestionnaireReturned of the Respondent

Variable	Frequency	Percentage
Questionnaire Administered	100	100
Questionnaire Return	94	94

Table 2Shows that 100 questionnaires were administered but only 94 were completed and returned the percentage of those returned were 94%.Table 4.1 shows that 100 questionnaires were administered but only 94 were completed and returned the percentage of those returned were 94%.

Table 3: Social Economic Characteristics of Residents in Igun-Ijesa Osun State, Nigeria

Character	Variables	Frequency	Percentage
Gender	Male	79	84.0
	Female	15	16
	Total	**94**	**100.0**
	Single	20	21.3
	Married	45	47.9
	Separated	4	4.3
	Widowed	25	26.5
	Total	**94**	**100.0**
Highest Academic Qualification	SSCE	64	68.1
	OND/NCE	15	15.9
	HND/BSc	10	10.6
	MBA/MSC	5	5.4
	Total	**94**	**100.0**
Age Group	Under 30 years	14	14.9
	31-40 years	18	19.1
	41 - 50 years	10	10.6
	51 years and above	52	55.4
	Total	**94**	**100.0**
Working Experience	1-4 years	10	10.6
	5-10 years	14	14.9
	9-12 years	20	21.3
	13 years above	50	53.2
	Total	**94**	**100.0**
Occupation	Farming	43	45.7
	Trading	32	34.0
	Civil Service	12	12.8
	Others	7	7.4
	Total	**94**	**100.0**

Table 3 shows a total of 94 respondents, 79 are male, accounting for 84.0% of the sample. This overwhelming male majority indicates a significant gender imbalance. The 15 female respondents represent only 16.0% of the sample. This disparity suggests that findings from this sample may primarily reflect male experiences and perspectives, potentially limiting the applicability to a more gender-balanced population. However, the marital status data shows that 20 respondents (21.3%) are single. A larger segment, 45 respondents (47.9%), are married, indicating a substantial portion of the sample is in committed relationships. The 4 respondents (4.3%) who are separated and 25 respondents (26.5%) who are widowed reflect a varied marital status distribution. The relatively high

percentage of widowed individuals might imply that the sample includes a notable proportion of older adults or those who have faced significant life changes. The education levels of the respondents show that 64 individuals (68.1%) have only completed secondary school (SSCE). This is a clear indication of a low level of formal higher education within the sample. In contrast, 15 respondents (15.9%) hold intermediate qualifications such as OND/NCE, while only 10 (10.6%) have higher degrees like HND/BSc, and just 5 (5.4%) have postgraduate qualifications (MBA/MSC). This educational distribution suggests that advanced academic qualifications are relatively rare among the respondents. More so, the age distribution shows that 14 respondents (14.9%) are under 30 years old, while 18 (19.1%) fall into the 31-40 years age range. A small number, 10 respondents (10.6%), are between 41-50 years old. A majority, 52 respondents (55.4%), are aged 51 years and above. This indicates that the sample is predominantly older, with a significant majority over the age of 50. The low representation of younger age groups suggests that the sample might not fully capture the perspectives of younger individuals. Meanwhile, the distribution of working experience shows that 10 respondents (10.6%) have 1-4 years of experience, while 14 (14.9%) have 5-10 years. A larger segment, 20 respondents (21.3%), have 9-
12 years of experience, and 50 respondents (53.2%) have 13 years or more. This indicates a sample with extensive work experience, as the majority have been working for over a decade. The substantial proportion with long-term experience highlights the mature and seasoned nature of the workforce represented. In terms of occupation, 43 respondents (45.7%) are engaged in farming, reflecting a strong presence of agricultural work. Another 32 respondents (34.0%) are involved in trading, indicating a significant commercial sector. Civil service employees make up 12.8% of the sample, with 12 individuals, while 7 (7.4%) work in other fields.

Table 4: Main Mining Activities in the Study Area

Variables	Frequency
Gold mining	75
Silver mining	0
Quarrying	0
Gemstone Mining	15
Iron ore mining	0
Sand Mining	4
Manganese mining	0
Chromite mining	0
Copper mining	0
Diamonds mining	0
Graphite mining	0
Crude Oil mining	0
Uranium mining	0
Thorium mining	0

Table 4 highlights gold mining as the dominant activity in the study area, with a frequency of 75, making it the most significant contributor to local mining operations. In contrast, gemstone mining and sand mining are present but far less prevalent, with frequencies of 15 and 4, respectively. Notably, other mining activities such as silver, quarrying, iron ore, manganese, chromite, copper, diamonds, graphite, crude oil, uranium, and thorium mining are completely absent, with a frequency of 0. This suggests that the area's mineral resources are limited primarily to gold and, to a lesser extent, gemstones and sand, or that extraction of other minerals is not economically viable. The reliance on gold mining indicates the potential vulnerability of the local economy to fluctuations in gold prices, while the minimal diversification in mining activities limits broader economic opportunities. Furthermore, the environmental and social impacts of a concentrated gold mining industry, such as deforestation, water contamination, and displacement of communities, warrant attention and strategic management.

Table 5: Mining Trends Activities and land value between 2013-2023: Mining land Value & Mining Points

Year	Land Value (₦)	Mining Point
2013	500,000	10
2014	550,000	12
2015	600,000	15
2016	650,000	18
2017	700,000	20
2018	800,000	22
2019	950,000	24
2020	970,000	26
2021	990,000	28
2022	1000000	30
2023	1500000	32

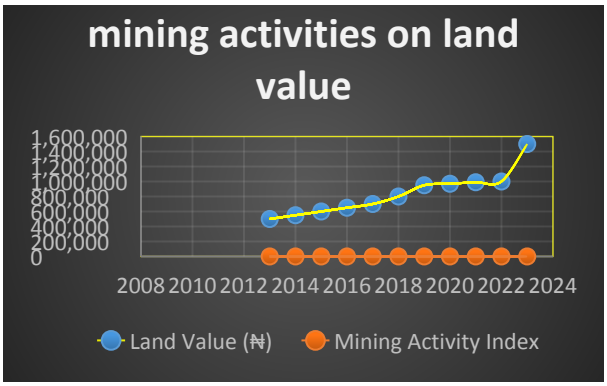

Figure 1: Mining Activity Index and Land Value

Between 2013 and 2023, the land value in Igun-Ijesa showed a steady upward trend, starting at ₦500,000 in 2013 and increasing to ₦1,500,000 by 2023. This consistent growth reflects the increasing demand for land in the region, possibly driven by broader economic factors. From 2013 to 2022, the increments in land value were moderate, averaging ₦50,000 to ₦200,000 per year. However, in 2023, there was a notable spike, with land value jumping by ₦500,000, marking the most significant increase over the 10-year period. This sharp rise may indicate external pressures on land resources or increased demand related to nearby economic activities. The mining activity index followed a similar pattern of growth, rising from 10 in 2013 to 32 in 2023. While the increase was steady throughout the decade, there was an observable acceleration in mining activities after 2017, with the largest year-on-year increases occurring between 2019 and 2023. This suggests that the mining industry in Igun-Ijesa experienced an expansion phase during this period, potentially driven by factors like increased resource extraction, new technologies, or favorable government policies. When analyzing the relationship between mining activities and land value, a clear correlation emerges. As mining activities intensified, the value of land rose concurrently. This pattern is particularly evident from 2020 onward when both land value and mining activity began to increase more sharply. The rapid growth in 2023 may point to the impact of expanding mining operations on the local land market. Mining activities often lead to greater demand for land, either for industrial purposes, housing, or businesses that support the mining sector.

Table 6: Year and Land Value

Year	Land Value (₦)
2013	500,000
2014	550,000
2015	600,000
2016	650,000
2017	700,000
2018	800,000

2019	950,000
2020	970,000
2021	990,000
2022	1000000
2023	1500000

2020	26
2021	28
2022	30
2023	32

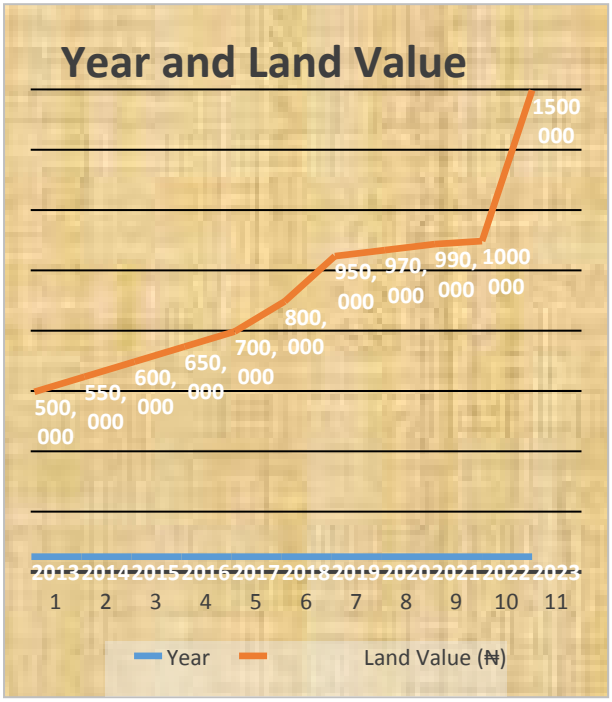

Figure 2: Year and Land Value

The data shows a consistent increase in land values from 2013 to 2023, with a gradual rise of ₦50,000 per year between 2013 and 2018, indicating stable market conditions. From 2019 onwards, the growth became more pronounced, marked by a sharp increase of ₦150,000 between 2018 and 2019 and smaller increments in subsequent years. However, 2023 saw an unprecedented surge of ₦500,000, representing a 50% growth, likely due to factors such as increased demand, urbanization, inflation, or economic policy changes. Overall, the land value tripled over the decade, highlighting the significant appreciation of real estate as a long-term investment.

Table 7: Year and Mining Point

Year	Mining Point
2013	10
2014	12
2015	15
2016	18
2017	20
2018	22
2019	24

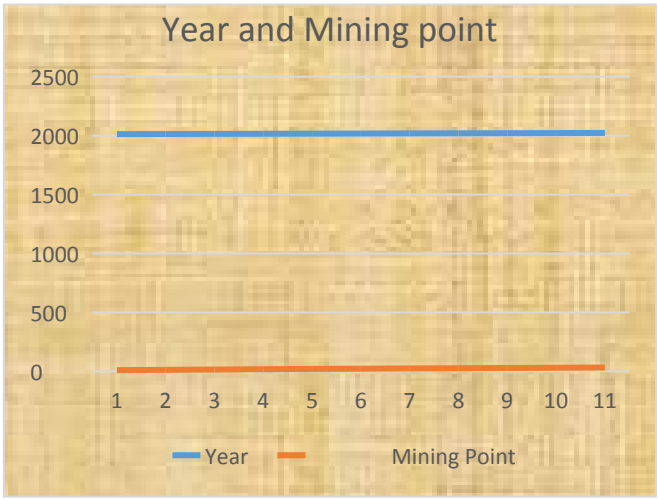

Figure: Year and Mining Point

Table 7 reveals a steady and linear increase in mining points over the 11-year period, starting from 10 points in 2013 and reaching 32 points in 2023. The growth is uniform, with an average annual increment of approximately 2 points. This consistent rise suggests a sustained expansion of mining activities, potentially driven by increased demand for resources, advancements in mining technology, or policy incentives supporting the mining sector. The continuous growth highlights the sector's progressive development and its contribution to economic activity over the decade.

Table 8: Impact of Mining activities in Igun-Ijesa Osun State, Nigeria

Variables	Mean	Std. Deviation	Analysis N
Mining activities have a positive impact on real estate values in this area	3.98	1.360	94
The visual impact of mining operations negatively affects the aesthetic value of the surrounding property	3.94	1.302	94
Mining activities contribute positively to the local economy and, consequently, Land.	4.33	1.204	94
Existing regulations effectively mitigate the adverse effects of mining activities on Land.	4.31	1.201	94
The environmental consequences of mining activities, such as soil erosion and water contamination, negatively affect the appeal of property in the area	4.44	1.132	94

Mining activities have led to improved infrastructure development in the area, positively influencing Land	4.35	1.250	94
To what extent do you agree that mining activities in Igun-Ijesa have caused environmental degradation	3.98	1.360	94
Mining operations in Igun-Ijesa have significantly polluted water sources in the community	3.94	1.302	94
The noise and air pollution from mining activities negatively affect the community's living conditions.	4.33	1.204	94
Mining activities in Igun-Ijesa have created significant job opportunities for community members.	4.31	1.201	94
The mining sector has contributed to the local economy through increased income for residents.	4.44	1.132	94
Mining activities in the community have led to a rise in the cost of living.	4.35	1.250	94
Mining activities have improved infrastructure (e.g., roads, schools) in the Igun-Ijesa community.	3.98	1.360	94
The presence of mining companies has caused social conflicts among community members.	3.94	1.302	94
Mining activities in Igun-Ijesa have caused a decline in agricultural productivity.	4.33	1.204	94
Mining activities in Igun-Ijesa have led to increased health problems among community members	4.31	1.201	94
There are sufficient measures in place to ensure the safety of community members living near mining site	4.44	1.132	94
Government regulations are effective in mitigating the negative effects of mining activities in Igun-Ijesa	4.35	1.250	94
Mining activities in Igun-Ijesa have disrupted cultural and historical sites within the community.	3.98	1.360	94
The community is adequately involved in decision-making processes regarding mining activities in Igun-Ijesha.	3.94	1.302	94

Table 8 summarise respondents' perceptions of the impact of mining activities in Igun-Ijesa, Osun State, Nigeria. The data reveals both positive and negative dimensions of these

activities on the community and its environment. On the positive side, mining is seen as contributing significantly to the local economy, with a high mean score of 4.44, highlighting increased income and improved infrastructure development. Additionally, respondents acknowledge job creation (mean = 4.31) and infrastructure enhancements, such as roads and schools (mean = 4.35), as substantial benefits. Conversely, the environmental and social costs are apparent, with high mean scores for the negative effects of mining, such as pollution (mean = 4.44 for water source contamination and 4.33 for noise and air pollution), environmental degradation (mean = 4.31), and a decline in agricultural productivity (mean = 4.33). The visual and aesthetic degradation caused by mining operations also scored high (mean = 3.94). Moreover, mining activities have caused disruptions to cultural sites (mean = 3.98) and social conflicts (mean = 3.94), reflecting the community's concerns about the broader impacts on their way of life. While the respondents acknowledge that existing regulations (mean = 4.31) and safety measures (mean = 4.44) are in place, the mixed ratings suggest a need for improved governance and more inclusive decision-making processes (mean = 3.94).

Table 9: KMO and Bartlett's Test

KMO and Bartlett's Test		
Kaiser-Meyer-Olkin Measure of Sampling Adequacy.		.984
Bartlett's Test of Sphericity	Approx. Chi-Square	1465.270
	Df	22
	Sig.	.000

Table 9 shows the dataset is highly suitable for factor analysis. The Kaiser-Meyer-Olkin (KMO) Measure of Sampling Adequacy is 0.984, which is considered "marvelous" and demonstrates strong correlations among the variables, ensuring reliable factor extraction. Additionally, Bartlett's Test of Sphericity yields a significant chi-square value of 1465.270 ($df = 22$, $p < 0.001$), confirming that the correlation matrix is not an identity matrix and that the variables are sufficiently interrelated for factor analysis. These findings validate the dataset's appropriateness for uncovering underlying patterns or dimensions through factor analysis.

Table 10: Total Variance

Factors	**Total Variance Explained**
Com pone	Rotation Sums of Squared Loadings

nt		Total	% of Variance	Cumulative %
1	Mining activities have a positive impact on real estate values in this area	19.036	95.179	95.179
2	The visual impact of mining operations negatively affects the aesthetic value of the surrounding property	.634	3.168	98.347
3	Mining activities contribute positively to the local economy and, consequently, property values.	.148	.741	94.087
4	Existing regulations effectively mitigate the adverse effects of mining activities on property values.	.071	.357	96.445
5	The environmental consequences of mining activities, such as soil erosion and water contamination, negatively affect the appeal of property in the area.	.064	.321	97.765
6	Mining activities have led to improved infrastructure development in the area, positively influencing property values.	.047	.235	95.179
7	To what extent do you agree that mining activities in Igun-Ijesa have caused environmental degradation	8.026	.546	98.347
8	Mining operations in Igun-Ijesa have significantly polluted water sources in the community	1.153	5.765	99.087
9	The noise and air pollution from mining activities negatively affect the community's living conditions.	1.051	5.254	95.445
10	Mining activities in Igun-Ijesa have created significant job opportunities for community members.	4.720	2.369	98.765
11	The mining sector has contributed to the local economy through increased income for residents.	1.425	7.126	95.179
12	Mining activities in the community have led to a rise in the cost of living.	3.745	1.872	97.347
13	Mining activities have	3.012	1.506	93.087

	improved infrastructure (roads, schools) in the Igun-Ijesa community.			
14	The presence of mining companies has caused social conflicts among community members.	4.662	2.331	95.445
15	Mining activities in Igun-Ijesa have caused a decline in agricultural productivity.	3.721	1.860	98.765
16	Mining activities in Igun-Ijesa have led to increased health problems among community members	6.463	3.231	95.179
17	There are sufficient measures in place to ensure the safety of community members living near mining site	9.823	4.912	94.347
18	Government regulations are effective in mitigating the negative effects of mining activities in Igun-Ijesa	1.525	7.627	95.087
19	Mining activities in Igun-Ijesa have disrupted cultural and historical sites within the community.	1.058	5.259	97.445
20	The community is adequately involved in decision-making processes regarding mining activities in Igun-Ijesa	1.256	6.282	96.765

Table 10 shows the results of a Principal Component Analysis (PCA) on the impact of mining activities in Igun-Ijesa, showing the variance explained by different factors. The first component, which accounts for 95.179% of the variance, highlights the significant positive impact of mining on real estate values, underscoring its dominance in shaping local perceptions. Environmental degradation, such as water pollution (5.765% variance explained) and noise and air pollution (5.254%), emerges as a notable concern. Economic contributions, including job creation (2.369%) and increased residents' income (7.126%), indicate that mining has a moderately positive effect on the local economy. However, the rise in the cost of living (1.872%) and a decline in agricultural productivity (1.860%) highlight associated socioeconomic challenges. Health issues caused by mining activities explain 3.231% of the variance, signaling significant community concerns. Infrastructure improvements (1.506%) and safety measures (4.912%) are recognized as moderate positive outcomes, although their impact is smaller compared to other factors. Regulatory effectiveness (7.627%) and community involvement in decision-making (6.282%) suggest mixed perceptions of governance in mitigating negative impacts. Additionally, mining-induced social conflicts (2.331%) and the disruption of cultural and historical sites (5.259%) reflect the social complexities associated with mining operations.

IV. Conclusion

In conclusion, the Igun-Ijesa study finds a community with a considerable gender imbalance, a vast variety of marital statuses, and widespread educational constraints, with the majority having only completed secondary school. The age distribution suggests a mature workforce with few younger people, implying potential hurdles for future flexibility and innovation. The predominance of seasoned personnel demonstrates stability, but it also shows the need for professional growth options. Economically, the town is mainly reliant on

agriculture and trade, with little public sector involvement, highlighting the critical need for economic diversification and support. Addressing these issues through focused actions can improve educational and professional opportunities, balance gender representation, and build a more dynamic and resilient economy.Gold mining remains the primary economic activity of Igun-Ijesa, generating significant money and employment. However, this comes with significant environmental challenges, such as land degradation and water contamination, emphasizing the importance of effective management and sustainable methods. Gemstone mining, while less common, provides significant economic diversification with potential for future expansion. Sand mining, albeit limited in extent, meets local construction demands with little economic impact. Balancing the significant economic benefits of gold mining with the need for environmental sustainability is critical. Strategic initiatives to prevent environmental harm and promote appropriate mining operations are critical to the region's long-term economic and ecological health. The analysis of mining operations and land value in Igun-Ijesa from 2013 to 2023 shows that the mining sector has a significant impact on local land values. The rise in land value from ₦500,000 to ₦1,500,000 throughout the decade coincides with the steady increase in mining activity leading up to 2019 and a rapid acceleration in 2019. The peak in land value in 2023, which coincides with the maximum rate of mining, demonstrates mining's enormous economic impact on land markets. These findings emphasize the complicated interaction between resource extraction and real estate, demonstrating how mining growth can increase land values and transform local economies. Conclusion, survey results show that mining activities in Igun-Ijesa have a generally positive impact on real estate values and local economic growth, with respondents recognizing economic benefits. However, the divergent views on the aesthetic impact and efficacy of regulatory measures underscore persistent problems and variation in human experiences. Environmental difficulties associated with mining tend to have a little impact on property appeal, despite the fact that there is a widespread belief that mining has not significantly improved local infrastructure. The survey's significant standard deviations in various areas represent a wide range of individual experiences and perceptions, highlighting the complex and multifaceted character of mining's influence on the community.

5.3 Recommendations

(i) In Igun-Ijesa, addressing gender imbalance could involve targeted programs to support underrepresented genders in local industries and entrepreneurship.
(ii) Stability is beneficial to the seasoned workforce in Igun-Ijesa, but they also need continual professional growth. Providing opportunities for training and development helps maintain skills current and encourage professional progression**.**
(iii) In Igun-Ijesa, where gold mining is predominant, integrating technologies like hydraulic monitoring systems and low-impact mining methods could help reduce land degradation and water pollution.
(iv) in Igun-Ijesa, establish a schedule for regular land valuations to monitor the impact of mining on land prices and adjust policies to manage affordability and prevent speculative price surges.
(v) Encourage and support the development of alternative economic activities in Igun-Ijesa to reduce dependency on mining and provide additional sources of income and employment for the community.

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