Real Estate for Sale.

IRON WORKS for SALE.—The NEW-JERSEY IRON COMPANY offer for sale all their property at Boonton, Morris County, N. J., consisting of

A Blast Furnace, 14 feet across the bosh, with all necessary buildings and accessories complete in every respect, and yielding an annual average product of 5,200 tons.

A Rolling Mill, containing eight double puddling and six heating furnaces, three trains of rolls in use and a fourth on hand ready to put up when needed, a hammer and one alligator, and one Sh dea's patent squeezers. It is capable of producing 8,000 tons of bars per annum. The principal buildings of the Mill are new, having been entirely rebuilt since the fire of May last, and are covered with slate. Connecting with the Mill is a Foundry, Machine, Smiths', Pattern and Carpenters' shops, amply sufficient for the wants of the establishment.

A Spike Factory, with five patented machines for railroad spikes, one for ship spikes, and one for rivets, and of an annual capacity of 1,000 tons.

A Nail Factory, containing 72 machines, built in 1850, in the most thorough and complete manner, and of an annual capacity of 20,000 casks.

A Factory for Nail Kegs, with all the latest improved machines, and capable of cutting heads and staves for 500 casks per day.

Dwelling Houses for the officers and workmen, and a large brick store, convenient to the Mill, together yielding an annual rent of $2,000.

Storehouses, Stables and outbuildings of all kinds necessary for an extensive business.

More than 100 town lots remain unsold in the immediate neighborhood of lots sold and already built upon. The works are now driven by 8 water-wheels, from 6 to 18 feet face, and from 16 to 25 feet diameter, and the last 20 feet of the fall has never been improved.

The above property embraces about 225 acres of land, and a water power of from 20 to 100 feet head and fall, supplied by the water brought for the purposes of navigation by the Morris Canal Company from Lake Hopatcong and from the Rockaway River, together forming a water power which, for permanency of volume, hight of fall and freedom from back-water, is second only in the State to the water power at Paterson.

The Works are situated on the Morris Canal, through which they receive their coal from the Lehigh mines, and transport their manufactures to Newark, 32 miles, or to Jersey City, 41 miles.

The Morris and Essex Railroad passes within four miles of the Works.

$200,000 have been expended on the property by the present proprietors. For further particulars apply to

DUDLEY B. FULLER & CO.,
No. 139 Greenwich st.,
Or to WM. G. LATHROP, Treasurer,
On the Premises.

PEREMPTORY SALE of VALUABLE REAL ESTATE.—The subscribers, appointed Trustees to sell the Real Estate of John Scudder, deceased, of Huntingdon, Suffolk County, will sell the same at Public Auction, at the late residence of the said John Scudder, in Vernon Valley on WEDNESDAY, the 24th of March next, commencing at 12 o'clock, noon.

The said Real Estate is situated at or near Vernon Valley, one mile from North Port Harbor, and 40 miles from New-York, and consists of 1st, The Homestead, containing about 40 acres of improved land, on which is a large two-story dwelling house with a store attached, and all necessary out-buildings. This is one of the best locations for a country store and public house in that part of the country, and has been occupied as such for more than fifty years. 2d, Adjoining on the east, 15 acres of improved land, on which is a two-story dwelling house, barn, cow house and blacksmith shop. 3d, A tract of land about 40 rods north, containing about 40 acres, 18 of which are improved, the remainder wood land. 4th, About 11 acres of improved land, lying south-west of and adjoining the homestead, on which is a convenient one-story dwelling house. 5th, South of the homestead, a lot, on which is a one-story dwelling house. 6th, Adjoining said lot on the west, another lot on which is a large carpenter shop. 7th, A tract of land about half a mile east, containing about 10 acres of locust and other timber. 8th, A tract of salt meadow, about one and a half miles north of the homestead, containing about 7 acres. 9th, About 5 acres of woodland, about 40 rods south of the homestead on the east of the highway. 10th, another tract about 20 rods south of the homestead, on the west of the highway, containing about 10 acres, 2 acres improved, the remainder wood land. The improved land is under a high state of cultivation and is well stocked with young grafted fruit trees of the choicest kinds. Terms of sale are, half cash, the remainder at 30 day's credit.—Huntington, March 8th, 1852.

For further particulars inquire of WOODHULL & CO., 207 Front-st., or M. PLATT, 184 South-st.

RICHARD S. HIGBEE,
MELANCTHON BRYANT, } Trustees.

FLAMMERSBURGH.—This new Village, accessible several times a day, both by stages and steamboat, is situated within eight miles of the City Hall, opposite Harlem, on the College Point and Flushing Bay, near Flushing, and adjoining the village of Strattonport, which sold so readily last spring, and is now building quite fast; is laid out on the same scale, the streets of both places intersecting each other; and will, from its commanding situation, at no distant period, be one of the principal seaports in the vicinity of New-York. The lots vary in size, from two to four city lots in price from $175 to $150. The terms are $25 down, and the rest in instalments of $10, which enables every person, however circumstanced, to become his own landlord. It like wise offers an inducement to the capitalist, rarely met with—as there is no doubt, judging from the past, but that this property will in six months sell at twice the price now asked. Being exceedingly healthy and surrounded by scenery which cannot be surpassed, embracing views of the East River, Village of Flushing, Riker's Island, Morrisania, York Island, the Palisade Rocks, Catskill Mountains to West Point, making it one of the most desirable places for a residence that can be imagined. N.B.—A few lots unsold at Strattonport, price $200. Any person wishing to purchase at the above places are requested to call at the office, where maps and every information will be cheerfully given. JOHN A. FLAMMER, No. 157 West 13th st. between 7th and 8th ave. All payments for Strattonport and Flammersburgh lots must be made personally to JOHN A. FLAMMER. If paid to any one else they will be null and void. Office hours from 4 to 8 P.M.

STONY BROOK COTTAGE and FARM for SALE.—In the town of Rye, pleasantly situated on the Boston Turnpike, one and a half miles from the railroad depôt at Mamaroneck. There is a good dwelling or cottage, with lawn inclosed with elegant fences; a handsome, spacious carriage barn and stable; also tenant house. All the buildings are in complete order and newly painted, and will require no repairs for many years. There is about 30 acres of land, suitably divided into orchards and meadows. There is also an abundance of fine shade and fruit trees about the dwelling, an excellent garden, &c. Stony Brook is the northern boundary of the farm, and forms a picturesque pond near the dwelling. A road leads directly to the Sound, distant half a mile, where is good boating and fishing. Rye beach is in the vicinity which is scarcely surpassed for bathing purposes. Beautiful roads and fine drives in every direction. There are several fine building sites on the farm, commanding views of the Sound. For a person doing business in New-York, or for a summer residence this place offers many attractions. Inquire of HOMER MORGAN, No. 1 Pine-st.

FOR SALE—Stamford, Conn.—The late residence of Henry J. Sanford, Esq., in the village of Stamford, Conn., at a distance of one and a half hour's ride from the city. This place, having been fitted up by Mr. Sanford for his own residence, without regard to trouble or expense, is all that can be desired as a genteel home for any gentleman who wishes his family to enjoy the advantages of the country, while he attends daily to his business in the city. The Dwelling-House is cool and airy in summer, with beautiful shade, and well-inclosed and warm in winter, with every convenience, as furnace, hot and cold water, bath-room, &c. There are also suitable Stables, Coach-House, Ice-House, Garden with flowers and shrubbery. In short, as a residence, this place combines all the advantages of the country—its health, its pleasures, its beauties—with the most modern conveniences of a city home. Communication to Stamford, on the New-York and New-Haven Railroad, by all trains, $85 a year. For drawings and a more particular description, apply to J. SMITH DODGE, No. 27 Bond-st., N.Y.

FOR SALE—One of the most desirable FARMS and COUNTRY RESIDENCES in Dutchess County, being twelve minutes ride (over a beautiful road) from the village of Poughkeepsie. The buildings are all new and in order, with a variety of fruit trees, &c. Said farm contains 113 acres, all land, fenced with stone wall and watered with never-failing springs. Having some beautiful building sites, it will be sold to suit purchasers. For persons fond of the sublime and beautiful in nature it cannot be surpassed for landscape view and mountain scenery, (having an uninterrupted view of from twenty to forty miles, consisting of the Fishkill Mountains, with the Highlands, the Shawangunk, Dunderberg, Cantskill, with the pine orchards, and a range of mountains extending quite into Massachusetts, and also the villages of Newburgh and Poughkeepsie,) or for Agricultural purposes. For further information inquire on the premises of

EDWARD BRUNDIGE.

FOR SALE.—The two-story and attic brick dwelling houses and lots Nos. 29 and 31 Bank st. near 4th-st., lots 25 by 100, houses 25 by 44 feet, have all modern improvements and are in excellent order. Also, the three-story brick dwelling house and lots in rear of the above, fronting on Troy-st., also in excellent condition. Also, the two-story brick dwellings and lots Nos. 56 and 58 Amos-st. Lots 22 by 100, houses 22 by 42, very desirable dwellings and fine yards, gas in the street. Also, the very superior built four-story dwelling house and lot of ground, No. 303 West 21st-st., delightfully situated opposite the Park of the Theological Seminary, having all modern improvements and conveniences. Also, the very desirable lot and buildings Nos. 143 East Broadway. Lot 25 by 90. An excellent situation for improvement. For terms, &c., apply to WILLIAM HARSELL, No. 48 Cliff st.

FOR SALE.—A FARM of forty-two acres, situated within 20 minutes' walk of Long Island Sound, and 10 minutes of Portchester Railroad Depôt, New-York, on the Byram River. On the Farm are six buildings, and a great variety of Fruit Trees. It was formerly known as Capt. Peacock's place, and has always been a favorite country residence of New-York families, on account of the healthfulness of the locality. Adjoining the Farm a new village is forming, rendering the position a good one for investment, as the whole may be sold for building lots. Title clear. Half the purchase money may remain on bond and mortgage. Apply on the Farm, or to H. WIEGMAN, No. 171 Variek-st., corner Charlton, New-York.

FOR SALE and TO LET.—5 Acres land at Kingsbridge, Water Front, Harlem River, 10 Acres at Ravenswood, in 1 Acre Lots, 6 Lots on Murray Hill, 27th-st. 5th and 6th ave., 1 Lot 34th-st near 8th av., 1 Lot Corner Broadway and 53th-st. To Let, Dwellings Stores and Apartments in the Upper Wards and land in the Country. Inquire of A. C. DAYTON Bonded Warehouse, corner Broadway and Exchange-place, from 10 to 2.

FOR SALE—The modern well-built 3-story brick HOUSE, No. 49 Third-st., 3d door east from 2d-av., finished with mahogany doors, range, Croton water, bath, &c., situated pleasantly both front and rear. Possession given 1st May. Apply on the premises, or at No. 315 Tenth st., on Tompkins square.

FOR SALE—Four elegant new brown stone DWELLING HOUSES, on the north side of 22d-st., between 5th and 6th ave. The four nearest 6th-av. Lots 25 feet 2 inches by 98 feet 9 inches. Houses 50 feet deep, and have all the modern improvements. Apply to (1320) E. H. LUDLOW, No. 11 Wall & No. 2 New-sts.

FOR SALE—A Cotton Mill and Water Power.—The Mill is 30 feet square, in which all the necessary machinery for making yarn, consisting of 600 Danforth Spindles, Cards, Picker, Drawing Frame, Washing Mill, Speeder, Winding Frame, Spooler, &c. &c.

The Water Power is abundant and durable. There are on the premises 3 good Dwelling-Houses, Barn, Carriage-House, &c. &c.; 12 Acres of highly cultivated Land, with a young Apple Orchard of grafted trees. This valuable manufacturing establishment is within three hours ride of the City, by rail road. The whole can be bought at a bargain, and on most favorable terms. For particulars inquire of A. P. SMITH, No. 35 Nassau-st., Room 31, up stairs.

FOR SALE—A NEAT COTTAGE, entirely new, containing twelve rooms—including bathing room—and one, three, six, twelve, or eighteen acres of land adjoining the same, situated one mile north of the village of Newburgh, directly opposite the Powelton House, and adjoining the lands of Messrs. W. H. Priest and Charles Downing, and running from the street to the river.

Upon the premises are a stable, carriage house, &c. and about 1,000 fruit trees of the choicest variety, many of which are in full bearing. Also a variety of shade trees. Scenery unsurpassed on the Hudson River, location healthy, good roads and walks to the village. Title indisputable, terms easy.

R. H. MACE, Newburgh.

FOR SALE or to LET—The well-known Cotton Mills at Matteawan, Dutchess Co., N. Y., containing about 6,000 spindles, 180 looms, and all other machinery necessary for manufacturing colored, fancy, or plain cotton goods. The mills and machinery will be sold separately or together, or will be rented upon reasonable terms. Apply to EDWIN HOYT, Esq., No. 54 Broad-st., N.Y., to A. L. ACKERMAN, at the Works, or to HOMER RAMSDELL, Newburgh, N. Y.

MOST IMPORTANT NOTICE.—To Manufacturers, Mechanics, Merchants, Gardeners, and others; also a rare chance for pleasantly located Country-Seats.—There are now offered for sale several lots for building, manufacturing, tanning, gardening or other purposes, in the flourishing village of NARROWSBURGH, on the Delaware River, Sullivan Co., N.Y., one of the principal stations on the New-York and Erie Railroad, about four hours' ride from the City of New-York. For particulars inquire in Narrowsburgh, of T. V. WACKERBARTH, Esq., or in New-York of ANTHONY J. BLEECKER, No. 7 Broad-st., or P. A. LOESCHER, No. 74 Greenwich-st., where, also, can be seen an exact map of said village.

AT PRIVATE SALE—A valuable Farm, suitable for a genteel country residence, situated at Bull's Ferry a few miles from the City of New-York, between Bull's Ferry and the English Neighborhood Turnpike Gate in the County of Bergen, State of New-Jersey, and lately occupied and owned by George Segar. Also, another parcel of land with the dwelling house and out-buildings thereon, on Bull's Ferry Road, opposite the above, containing 45 acres of land in a good state of cultivation. One half of the purchase money can remain on bond and mortgage. For price and full particulars apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad st.

HOUSE at YONKERS for SALE.—For Sale, a House and Lot, at Yonkers, most beautifully situated on the banks of the Hudson, and commands a most beautiful prospect—unsurpassed even in that romantic village. The House is large, and built in the most substantial manner, with kitchen and wash-house adjoining, all in good repair. The Lot is 110 feet front and rear, by over 200 feet deep. Additional land may be purchased if desired. Terms accommodating. If not sold by the middle of April, the House will be rented from the first of May next. It is well calculated for a large family, or a boarding house. Inquire of J. H. JENNINGS, Yonkers, or of GEO. H. BELL, No. 158 Nassau-st., New-York.

FOR SALE or to LET—Stanwix Hall, Saratoga Springs, N. Y. This large and commodious Hotel, delightfully located on the west side of Broadway, one door south of Union Hall and in the immediate vicinity of Congress Spring, will be let for a term of years, from the 1st day of May next. The Hotel is entirely new, and the establishment is in complete order. The rooms are large and arranged with express reference to the accommodation of families. No better hotel establishment for winter as well as summer business, can be found at Saratoga. For further particulars, inquiries may be made of LESTER & BARTLETT, Esqrs., or this village, or of the subscriber on the premises. The property is also for sale on reasonable terms. JOHN H. WHITE.

Saratoga Springs, Feb. 10, 1852.

FACTORY for SALE or to RENT—Situated in the eastern part of Connecticut, in a pleasant village, easy of access, with 30 to 40-horse (water) power. Connected with the Factory are three Tenements, four large Out-buildings, and twelve acres of good Land—buildings new and in good order. The above property will be sold very cheap, on long credit, if desired; or rented for a term of years. For particulars, address B. L. P., Springfield, Mass.

BROADWAY PROPERTY for SALE.—Valuable improved property on Broadway, Nos. 718 and 720, opposite New-York Hotel, known as Hope Chapel, fronting Broadway, fifty feet (50) by one hundred and thirty-seven and a half (137½) feet deep. For further particulars inquire of W. D. MANWARING, No. 264 Front-st; WARD NEWMAN, No. 371 Bowery, and WM. D. SALISBURY, No. 96 Nassau-st. The premises can be examined by applying at No. 371 Bowery from 8 to 10 A.M. and from 2 to 5 P.M.

HOUSE and FARM of 35 acres for sale at Mamaroneck Depôt, 21 miles from New York, on the New-Haven Railroad. The house is 2½ stories, 30 by 40 feet, and suitable for a genteel family. Possession 1st of April. Terms easy and title good. Apply to R. LAWRENCE, No. 75 Nassau st.

PROSPECT HILL VILLAGE ASSOCIATION.—On SATURDAY next, March 27, at 12 M., the Association will sell at public auction, (to its members) on the premises, the House and Barn to the highest bidder, on the following terms: 10 per cent cash at the time of sale, 40 per cent. on the 5th day of April next, and the balance in one year, secured by bond and mortgage, at 6 per cent. By order of the Directors.

COUNTRY SEAT for SALE or EXCHANGE—A Farm of about 40 acres at Sing Sing, 1½ miles from depôt Hudson River Railroad, and ½ mile from the village. Land good and plenty of fruit. Comfortable house, barn, &c. A stream of water, and view of the river. Very healthy. Immediate possession. Terms easy. Apply at No. 376 Washington st.

LONG ISLAND LANDS.—For sale, on the line of the L. I. Railroad, 2½ hours ride from Brooklyn, about 100 acres of Land, part cleared and a part woodland. This land is equal to any in that vicinity for farming purposes. It will be sold in one parcel or in lots of 5 acres at $18 per acre, and on favorable terms of payment. Apply at No. 441 Grand-st.

FOR SALE—A lot of Ground 22 feet front and rear, by 100 feet deep situated in 2d-av., between 23d and 24th sts. The above will be sold low if applied for soon, at the Feed Store, No. 21 Pitt st.

FOR SALE—A Farm of 85 acres in the town of East-Chester, being near the depôt at Hunt's Bridge and Mount Vernon; a large cottage house, two barns, store, wagon and carriage houses, with cellars, three bearing apple orchards and a fine variety of other choice fruits, well fenced and watered, under good cultivation and very healthy. Apply to

WATKINS & HINE, No. 458 Broadway.

FOR SALE at EAST BROOKLYN—A new two story and basement frame House, filled in, narrow siding, piazza, French windows, marble mantles, sliding doors, and contains ten rooms and seven closets, desirably located on Bedford-av., near Myrtle. A line of stages to the Brooklyn and Williamsburgh ferries pass the door. Price $2,800; one-half can remain. Apply to ALEX. UNDERHILL, corner Bedford and Park-avs., Brooklyn.

FOR SALE—Twenty-two acres of choice Land with fine fruit and improvements, with good fence and one of the finest locations for a residence in Westchester Co., having a very commanding view and within one mile of Hunt's Bridge and half a mile of Mt. Vernon, on the New Haven Railroad, and a very healthy location. Apply to WATKINS & HINE, No. 458 Broadway.

FOR SALE or EXCHANGE for PROPERTY in the CITY—Eighteen Thousand Acres of TEXAS LAND, situated in Houston County, on the Great San Antonio Road, and lying on both sides of the Trinity River. It is covered with timber, and increasing in value daily—being in proximity with said Trinity River, which is navigable for steamers some six hundred miles. Also, another Tract of Land lying in Bexar County, Texas, containing about Fourteen Hundred Acres. For further particulars inquire of H. W. BELL, M.D., No. 182 9th-av., New-York.

FOR SALE—A beautiful Cottage in the suburbs of Poughkeepsie, within a few minutes walk of the Post-Office. There are five rooms on the first floor, and three on the second, with a good cellar. The garden and fruit trees are in fine order, producing abundance for the wants of a family. There is attached to it a meadow of about one acre, which will be sold separate or with the above premises. Apply to

HENRY D. MYERS, Main-st., Poughkeepsie,
Or to C. C. NORTH, No. 93 William st., New-York.

AT PRIVATE SALE—A valuable Farm, or Country Seat, at New-Dorp, Staten Island, near Cedar Grove, commanding a fine view of the South Bay, containing 75 acres, with buildings.

1 Lot of Ground on Carrol st., near Clinton-st., South Brooklyn. Valuable House and 3 Lots of Ground corner of Clinton and Carrol sts., South Brooklyn. Possession May 1st. For particulars and terms, apply to COLE & CHILTON, No. 9 Wall st.

FARM for SALE—In New-Jersey, near the Blazing Star Ferry, where steamboats step daily, (fare one shilling) and 3½ miles from the Railroad depôt, at Rahway. The farm contains 100 acres of excellent land, divided into cultivated land, woodland, salt meadow, pasture land and orchard. House finely situated. $3,000 may remain on mortgage at 6 per cent. Apply to

JAMES R. LOTT, No. 56 Wall-st.

VERY DESIRABLE COUNTRY RESIDENCES for SALE, varying in prices from $1,000 to $7,000, easy of access to the city. Also To Let, three or four very pleasant country Dwellings, with gardens, fruit, &c.; rent from $75 to $200. Apply for particulars to S. WHITING, No. 50 East Broadway.

FOR SALE CHEAP—Two neat farm cottage Houses, situated in 53d-st., near Broadway. They are new, neat and convenient; they are furnished with marble mantles, Croton water, &c. Apply for further particulars to EUGENE McGRATH, Boot and Shoe Dealer, No. 16 Ann st., or at the Real Estate Office, corner Broadway and 53d st.

FOR SALE—On Staten Island, with a splendid view of the Bay and Narrows, an elegant house and garden, with fruit, &c., finished in modern style. Apply to P. WOLFE, Tompkinsville, near the first landing.

FOR SALE—A three-story basement and cellar brick House and Lot in Willoughby-st., Brooklyn, between Duffield and Gold. Price $4,500. Inquire of GEORGE BULKLEY, No. 68 South-st., New-York.

COUNTRY SEAT for SALE—In the pleasant Village of Greenwich, Conn., a new and commodious Dwelling, with Stables, &c., Garden, and about three acres of land, having a fine view of the Sound. For further particulars, Inquire of

JONATHAN D. STEELE, No. 49 William st.

YONKERS LOTS for SALE, on the banks of the Hudson River, within five minutes walk of the Depôt or landing. Inquire of T. LAWRENCE, Esq., No. 15 Beekman-st.; L. W. STARR, No. 181 William st.; or G. ROCKWELL, Franklin House, Yonkers.

A FARM of about 80 Acres to Let, or a part for Sale, near Hunt's Bridge, Yonkers, 3½ miles east of the village. Possession immediate, if wanted. Inquire of JOHN BARTINE, No. 66 Wall-st., or 771 Broadway, corner of 9th-st.

$20,000.—BROADWAY REAL ESTATE for SALE.—For sale, a beautiful House and Lot in Broadway, in full view of Union Park. The house is four stories, with basement, sub cellar, gas fixtures, baths, and all modern improvements and will be sold at a decided bargain for cash, or exchanged for good mortgages. Apply to M. L. SHELDON, Insurance Agent, No. 85 Nassau st.

AT PRIVATE SALE—Two valuable Building Lots on the north side of 35th-st., between the 8th and 9th-ave., 350 feet east of the 9th-av.—each lot being 20 feet front and rear by 98 feet 9 inches in depth. For price and full particulars apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad st.

FOR SALE—300 acres Land, good loamy soil, within 3½ hours' ride, at $15 and $20 per acre. Also, a Farm of 90 acres, whereof 50 cultivated, at $2,400; and another of 35 acres, with 20 in cultivation, at $1,000. Apply at No. 73 Greenwich-st., on Wednesdays, from 10 to 12 o'clock.

HOUSE and LOT for SALE.—Brown Stone front House, 20 by 50—Lot 98 ft. 9 in. by 20 ft., 24th-st., between 5th and 6th-avs., modern improvements. Terms easy. Also a large Brown Stone front House, with Store and modern improvements, 4th-av., near 22th-st; also several others in different parts of the city, desirable for residences or investment. Apply to (personal or by letter) FOSTER & VAN OSTRAND, 445 West st.

FOR SALE—A pleasant Country Residence, with nine acres of land, half a mile south of the village of Stamford, Ct., close to the water. Large double two-story house, very verandah in front, old fashioned, comfortable, and in good order; four minutes' walk from Depôt of N. Y. & N. H. R. R. and steamboat landing; barn, stable, carriage house, ice house, large garden, forest, fruit trees, and shrubbery; good fishing and boating. Apply to S. BURKHALTER, No. 191 Fulton-st., N. Y., or to the subscriber, on the premises. W. PHYFE.

FOR SALE—At Hastings on the Hudson, a Country Seat, very pleasantly located with a fine view of the river, comprising 21 acres of land, a commodious house, with barn, carriage house and other out-buildings, a fine orchard, abundance of spring water and everything desirable in a country residence. It is within 10 minutes walk of the railroad and river. Apply on the premises, or at No. 109 Washington-st., to

CHARLES E. MEGRATH.

FOR SALE or TO LET—In Tarrytown, Westchester County, 26 miles from New York City, and distant about 300 yards from the Hudson River Railroad Depôt, a House and about four acres of Land, with out-houses, &c., and a good well in the kitchen. The House is 60 feet in front, two stories high, with a colonnade extending the whole front to the roof. For a view of the premises inquire of Mr. POWELL, at the Railroad Depôt, Tarrytown. Terms, &c., of E. H. BROWN, No. 71 Wall-st., from 1 to 3 P. M.

HOUSE and LOT For Sale.—The three story and basement House in 21st-st., two doors east of Lexington-av., south side, 21x42, Lot 21 feet by half block; has all the modern improvements. Terms made easy. Apply to ROBINSON & FLETCHER, corner of 1st-av. and 23d-st.

FOR SALE—Two Houses and Lots, known as Nos. 105 and 107 East 25th-st., between 2d and 3d-avs.—Houses are 40 feet deep by 25 front. Each Lot is 98 feet 9 inches deep by 25 front. For further particulars, inquire of SWEENY & SHEA, Counsellors-at-Law, No. 18 North William-st., or on the premises.

A FARM for SALE, at White Plains, one mile from the Depôt, containing fifty-four acres of good kind Tillable Land, a comfortable two-story Dwelling, Carriage House and Barn, with a good assortment of Fruit. Inquire of JOHN H. FERRIS, No. 172 Greenwich-st., and JOHN F. UNDERHILL, on the premises.

FOR SALE—The elegant brick House, with extension, replete with every convenience—hot air furnace, gas, range, &c., on Carroll-place, third house from Court-st., Brooklyn. Will be sold on easy terms, and a large portion may remain on mortgage. Apply to JOHN H. KEYSER & CO., 56 Cliff-st.

FOR SALE—A small farm of 13 acres, at Smithtown, Long Island, about 2½ miles from the Railroad Station, not far from a school-house and a church. On the place is a house, barn, out-buildings, fruit trees, well of water, &c. Apply to MILLS & BECKWITH, No. 62 Wall st.

REAL ESTATE for SALE.—Ten elevated and shaded BUILDING SITES, from 3 to 10 acres each, known as the Cedars, within two minutes' walk of the Depôt, at Rye, Westchester Co. Terms easy. Apply to MARY W. PURDY, Rye; or to

AUGUSTUS PURDY, cor. Ludlow and Broome sts.

FOR SALE—In Stamford, Conn., a most eligible Building Lot, situated on the southern corner of South and Division-sts. The Lot is 122 feet on South-st., and 256 feet on Division-st. This Lot is in the immediate neighborhood of the beautiful residences of Adams, Mowen and Baker, and is within 3 or 4 minutes walk of the Depôt. Inquire of E. H. BROWN, No. 71 Wall-st., from 1 to 2 o'clock, P. M.

FOR SALE—A FARM of 84 acres, 1½ miles east of Sing Sing. Buildings, Fence, Fruit, &c., all good. For particulars, inquire of RUSSEL KNOWLTON, near the premises, or to WM. McCORD, No. 141 Sullivan st.

FOR SALE—The very desirable House and Lot No. 147 East 21st-st., three stories high, with marble mantels, folding doors and hard finished walls, in good order and built in the best manner. Also for sale, a handsome Country Seat at Piermont. For particulars apply to

W. S. JARVIS, No. 206 Elm st.

COUNTRY SEAT for SALE or EXCHANGE—A Farm of about 40 acres at Sing Sing, 1½ miles from depôt Hudson River Railroad, and ½ mile from the village. Land good and plenty of fruit. Comfortable house, barn, &c. A stream of water, and view of the river. Very healthy. Immediate possession. Terms easy. Apply at No. 376 Washington st.

FOR SALE—Seven new (three-stories high) brick Houses, on the south side of 16th-st., between 3d-av. and Rutherford place. The houses are complete in every respect, with all the modern improvements. Apply to T. MACFARLAN, No. 180 10th-st., near 3d-av.

FOR SALE.—A fine village residence in the village of Stamford, Conn., within ten minutes' walk of the New-York and New-Haven Railroad depôt; said place consists of about three acres of very good land, a good house and barn, with a variety of fruit trees, &c.; is situated in one of the pleasantest and most commanding views of the village. For further information apply to J. W. HUBBARD, No. 37 Peck-slip, JAMES PIERCE, No. 195 Bleecker-st., or SARAH W. LOCKWOOD, on the premises.

FOR SALE—At Morrisania, a two-story New Cottage, 8 rooms and cellar. Price, $1,200, only $700 required down. Apply to LAPHAM & KEYS, No. 266 Washington-st.

FOR SALE—A very neat House on the north side of 29th-st., near 6th-av., No. 79, with hot and cold water all through, bath, water closet, &c. Price, $4,000. Inquire on the premises. Also, the store on corner of 29th-st. and 6th-av. Price, $7,500.

FOR SALE—Within 1½ miles of Depôt at Sing Sing, 7 acres of LAND, good House, Barn, abundance of fruit, good water, &c., all in good order. Apply to WM. McCORD, No. 141 Sullivan-st.

A SPLENDID COUNTRY SEAT for SALE or EXCHANGE for city property. Inquire of CHESTER BEDELL, No. 3 Nassau st.

FOR SALE—The steamboat STATESMAN, now running on the route between Greenport and Sag Harbor, Long Island. For particulars, inquire of G. C. CORLIES, No. 283 Pearl st., New-York.

SCHOONER for SALE—The fast-sailing schooner MARTIN VAN BUREN, now lying at the foot of Christopher st., North River.—Said vessel is 24 feet beam, 7 feet hold, 65 feet keel; draws 7 feet water when loaded; carries 150 tuns burden. She has been rebuilt from her keel up, this last spring; she has new rigging and new sails throughout. Also everything complete and in running order at any moment. She is well calculated to run to Virginia in the pine-wood trade. Said schooner can be bought low and on accommodating terms, by applying to PETER CHAMER, Poughkeepsie, or to WM. DRAKE, Deputy Sheriff, City Hall, N. Y.

Houses to Let.

TO LET or for SALE—A large and commodious Hotel and Boarding-House, in Norwalk, Conn., on the line of the New-York and New-Haven Railroad, 44 miles from New-York City, and within 30 rods of the Depôts of the Danbury and Norwalk, and the N. Y. and N. H. Railroads. It is eligibly situated on rising ground near the harbor, and commands a beautiful view of the harbor itself, and of the islands at its mouth in Long Island Sound. It is admirably adapted for a hotel or boarding-house, as in summer Norwalk is the resort of numbers from the city, attracted hither by the beauties of the scenery and the facilities of recreation ashore as well as on the water, and there are always more such applicants than can find accommodations. Besides these, the house can be filled with boarders from the village the year round. Possession given April 1. For terms, &c., apply personally, or by letter, to F. A. QUINTARD, Norwalk, Conn.

TO LET—In a retired and beautiful site near Harlem six minutes walk from cars, three minutes from stages, half of a double House, four to six rooms, with Garden grounds and Fruit trees, to a small family without children. The other part is occupied by a family of three persons, adults, and the chief regard being to good neighborhood, the part to be let will be put (below customary proportional rates) at $100 to $120, according to rooms and grounds wanted. None but a family of very select character will be received on any terms. Address "RURAL," at this office.

TO LET—The CARR HILL Residence, with 6 or 12 acres of good land for one or more years. This place is beautifully situated in Westchester County, and only 9 miles from City Hall, New-York, and one from Mott Haven Depôt, between Melrose and Woodstock, and has a commanding view of Yorkville, Harlem, Melrose, Morrisania and Woodstock for a private residence. The location is very desirable, house built in the modern style, with sliding doors, marble mantels, grate, &c., four fine rooms on first floor, and five on the second. Also, a kitchen and cellar, a good well of water and a never-failing spring. Also, a good barn with a room for a man, stables, Carriage-house, &c.; a beautiful lawn and garden. Also, a great variety of young fruit and ornamental trees, flowers, shrubbery, &c. Immediate possession given if required. For further particulars, apply to JOHN M. BECK, on the premises. Also, for sale a beautiful elevated building site of six acres adjoining the above.

TO LET—A STORE and DWELLING in HOBOKEN, corner of 5th and Garden-st., containing nine rooms, and situated in a good business locality. Also, a number of three-story Houses, beautifully located on Garden-st., having gas, water, piazzas, marble mantles and large yards, with court yards in front. Also, several Houses for sale, and parts of Houses to let. $10,000 to Loan on productive City Property. Real estate, bought, sold or let, and rents and accounts collected. Apply at Real Estate Office, No. 63 Chambers st., J. M. BOARD, Agent.

APARTMENTS to LET, at Washington Heights, to a small respectable family, in one of those beautiful Cottages on the 10th-av. and 150th-st., consisting of two parlors with folding doors and two bedrooms on the first floor, and one bedroom in the second story, kitchen, scullery, coal bin and pump inside, with pure water, stable and wagon house, if required. Rent $150 from first of April. Apply to W. O. MOND on the premises, or of D. W. HURD, 67 Maiden-lane.

TO LET—At New-Rochelle, near the Neptune House, a dwelling beautifully situated on the bank of the river commanding fine views of the Sound, with four acres of land and a very fine garden well stocked with the choicest fruits, shrubbery and flowers, good stabling and coach house, with every convenience for a family. Also, a dwelling ready furnished, well situated, with four acres of good land, stocked with fruits. Also, a new cottage near the river, with fine views, with garden attached, and within ten minutes' ride of the railroad depôt and five minutes' walk of the steamboat dock. For terms and further particulars inquire of JOHN BOLTON, on the premises, or of T. W. OGDEN, No. 1 Hanover-st., New-York.

HOUSES, STORES and OTHER PROPERTY, in the city and vicinity of New-York, Let, and the Rents Collected, or Leased for a term of years, and the rents guaranteed, where sufficient inducements are offered. Landed and other estates taken in custody, as Agent or Attorney; Real Estate, city and country, (the "growing West" included) bought, sold and exchanged. Money invested in stocks, or loaned on good City Bonds and Mortgages; interest &c. collected; prompt returns in all cases; commissions moderate.

E. H. BROWN.

Office No. 71 Wall st., from 1 to 2 P. M.; No. 339½ Houston-st., from 7 to 9 A. M., at 12 and from 6 to 8 P. M.

REFERENCE: Willets & Co., No. 303 Pearl-st.; Goodhue & Co., No. 64 South-st.; Wm. H. Smith, Esq., No. 4 Maiden-lane; L. & Y. Kirby, No. 47 Cedar-st.; S. C. Williams, Esq., No. 64 Wall-st.; Harper & Brothers, No. 82 Cliff-st.

IRON WORKS to LET—The Iron Works foot of 59th-st., N. R., known as HAMMERSLY FORGES—This place is well adapted for any kind of iron business, or for other manufacturing purposes requiring power, there being a low pressure engine of 24 in cylinder, 6 feet stroke, and a small high pressure engine, on the premises. There are also two dwelling houses, an office building, and a good wharf, with 10 to 11 feet water. To any one taking the whole property for a term of years, it will be let low. Apply to

L. B. WARD, 10th av., corner of 59th-st.

For sale as above, a high pressure Engine, 5½ in cylinder, 20 in. stroke, together with boiler and a patent rotary blower, suitable for blowing a small cupola furnace, or several smiths' fires; have been in use only about 2 years.

HOUSES ON 86th-st., YORKVILLE.—To let, two or three of the row of five three-story Frame Houses, with brick basements, verandahs, &c., &c., on the north side of 86th-st., west of 4th av., and very near the Harlem Railroad and stages. These houses are built in the best modern style, finished with handsome marble mantles and elliptic grate throughout, and will be completed about the 15th of April. The street is 100 feet wide, regulated, curbed, flagged and lighted; and being on very high ground, with a commanding view of the city, East River, the Sound, &c., renders the location one of the most desirable on the island. Apply to RICHARD L. SUYDAM, No. 156 Waverly-place, before 11 A. M., and after 4 P. M.

TO LET—The large and convenient dwelling and out-houses, including ice house, &c., and ten acres of land, situate about three miles south-west of the village of Newburgh, from the first day of April next. The premises are supplied with good well and cistern water, garden and an abundance of choice fruit and shade trees. It commands an extensive prospect, and is a healthy location. For further particulars inquire of B. H. MACE or the Proprietor at Newburgh.

JAMES R. DIXON.

TO LET—Two-thirds of one of the Houses on 22d st., between 8th and 9th avs., consisting of front and rear basements, two parlors, three rooms on third floor, and half the cellar. Rent, $350. Has range, &c., in rear basement, bath-room, and hot and cold water on each floor. For further particulars apply to J. BRAMPTON, No. 131 West 24th st. Satisfactory references required.

STORE on WEST-ST., to LET.—The new four-story fire-proof Store No. 222 Franklin st., corner of West, with fine airy Lofts 60 feet in length, overlooking the river and harbor, in the immediate neighborhood of the North River trading barges, steamers and sloops, in a most growing business part of the city. Possession 1st April. Apply to ALLAN & ROSE, No. 226 Washington-st.

HOTEL TO LET.—The American Hotel at Jersey City to let, situated near the Ferry Landing and N. J. Railroad Depôt. For further particulars inquire of G. W. EDGE, on the premises, or JAMES FLEMMING, Jr., at E. B. Wakeman's office, No. 11 Montgomery-st.

TO LET—To a small family, the upper part of a genteel two story House in Essex-st., consisting of two rooms and two bedrooms on second floor and one in attic, also a back basement, washroom, &c. Inquire at store No. 63 East Broadway. Rent $210.

TO LET—The following Houses, all in good order, having baths, ranges, hot and cold water, &c., &c.:

No. 92 East 28th-st., near Lexington av. $500
No. 31 West 21st-st., between 5th and 6th avs. .....