WANTED to RENT—A Cottage at Clifton, with stable, &c., complete. Address E. L., Box No. 173 Post Office.

WANTED to RENT—A House with all the modern improvements, between 4th and 30th-sts., west of the Bowery and 2d-av., and east of 7th-av. Rent from $500 to $700. The best of references given. The family is small, and the house will be kept in neat order. Address L. M. N., Tribune Office.

Houses to Let.

DESK ROOM to LET.—Apply at International Journal Office, No. 117 Fulton-st., from 9½ to 10½, A.M.

FURNISHED HOUSE, No. 127 Columbia-st., Brooklyn Hights, to let, or Furniture, with two year's lease, for sale. Apply to G. A. SMITH, No. 31 Wall-st., 2d story.

ROOMS to LET, with good steady POWER, at the Harlem Railroad Depot, situated on White-st., between Elm and Center-sts. The rooms vary in size from 25x25 to 100x25, are well lighted, and can be accommodated with any amount of power. There are also good hoistways, water-closets, Croton water, gas fixtures, &c., immediately connected with the different rooms. Apply daily to W. A. ALLEN, corner of Elm and Franklin-sts.

STEAM POWER to LET.—Several well lighted rooms, with constant and steady power, in building corner Elizabeth and Hester-sts. Apply to MORTON & BREMNER, No. 212 Pearl-st., corner Fletcher.

STEAM POWER with ROOM to LET.—One splendid large Room, 80 by 57 feet, well lighted, corner of Bleecker and Bank-sts., suitable for any manufacturing purpose. Inquire of DUDLEY & SEE, on the premises.

STEAM POWER to LET.—Rooms in buildings Nos. 77, 79 and 81 Duane-st., with power. Possession may be had Feb. 1. T. PALMER, No. 83 Duane-st.

TO LET—A Farm of 350 acres. Also, a Country Residence near William's Bridge Depot, on the road leading to Throe's Point. Inquire of D. PEARSALL, No. 81 2d-st., N. Y.

TO LET or LEASE—A handsome three-story and basement dwelling on 34th-st., between 7th and 8th-ave.; possession given immediately. The walls and ceilings are grained and frescoed. The street is 100 feet wide—same as 14th and 23d-st. The house is replete with gas, Croton, baths, closets, &c., or it will be sold for $8,500. Inquire of JAS. L. DAYTON, 34th-st., third house from 8th-av.

TO LET—Five Brick Cottages on Broadway, between 64th and 65th-st. Three stories and rear basements. Very pleasantly located. Two or three lines of stages pass the door day and evening, and the 8th-av. cars go to within eleven blocks. Rent nearly one-half cheaper than in the more central part of the city. Apply to A. P. SMITH, No. 444 8th-av., between 33d and 34th-sts.

TO LET—An Office, also Desk Rooms and Desks, at No. 209 Broadway. Inquire as above, at room No. 7 2d floor.

TO LET—No. 173 Broadway, corner of Courtlandt-st., the two lower floors of this new brown stone building, lighted by Hyatt's patent illuminators; an excellent stand for Wholesale or Jobbing Dry Goods, Hardware or any kind of business. Inquire of LEAVITT & ALLEN, No. 27 Dey-st.

TO LET.—Two four-story Fire-Proof Stores to Let, Nos. 136 and 138 Cedar-st., next door to West-st. Also Store No. 100 West-st. All very desirable stands for business. Inquire of HARVEY WEED, at Morley, Benedict & Co.'s, Nos. 95 and 97 Liberty-st., between 10 and 12 o'clock, A. M.

TO LEASE—From the 1st of May next, a well furnished house in 27th-st., near Lexington-av., a good neighborhood and pleasant location. The house is three stories, basement and under cellar, 22 feet wide by 44 feet deep, with an inclosed piazza in the rear, a large yard, grape vine, &c. The house is supplied with kitchen range, hot and cold water, bath room, water closet, gas fixtures, chandeliers, &c. It would be leased to a small family, furnished, or the furniture would be sold at a moderate price to the party leasing, or the house would be let independent of the furniture, to a good tenant. Call or address R. C., No 53 Vesey-st., 2d floor.

TO LET.—The entire lofts of the fine store No. 101 Liberty, fronting Lumber-st. They will be in every respect suitable for a first-class Importing or Commission House, and ready for occupation about 1st March next. Apply to G. FURMAN, Jr., No. 9 Nassau-st.

TO LET—Well-lighted ROOMS, with or without Steam Power, of any size. Inquire of C. M. SIMONSON, No. 131 Lewis-st.

VALUABLE PROPERTY at GREENPOINT to LET.—The two blocks, each having a front of 200 feet on the East River, between M and N, and N and Q sts., extending back to Washington st., about 600 feet—one block, for which a ten years' lease will be given, is provided with a Launching Slip, and being in the immediate vicinity of the ship-yards of Messrs. Jabez Williams and Samuel Sneden, is a desirable location for a ship-builder. The other block will be leased for a shorter term, and is well-adapted for the location of a sectional dock, or any other business requiring deep water.

Also, about 80 to 100 Building Lots, on Washington, Franklin, M, N, and O-sts., for which leases of ten years will be given.

This property is all situated within three minutes' walk of the new ferry, which is expected to be put in operation in the Spring.

For further particulars apply to FRANCIS CUNNINGHAM, office of the Phenix Foundry, No. 67 Vestry-st.

Real Estate for Sale.

AT PRIVATE SALE.—The Three-story and Attic Brick House and Lot, No. 41 Murray-st., built in the very best manner. Size of house 25 by 50, with a two story tea and bath room in the rear; lot 25 by 100 feet deep. For further particulars apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

AT PRIVATE SALE—A two-story and basement Brick House, on the north side of 128th-st., between 5th and 7th-avs. House 22 by 34 feet; contains 12 rooms. The parlors have ornamental cornices and center-pieces. Lot 25 by 98 feet, more or less.

Also, House and Lot at Williamsburgh, No. 247 South 9th-st., between 6th and 7th-sts. The house is three-story and basement, with tea-room in the rear; frame, filled in with brick; contains 12 rooms, all in complete order. The lot is 25 by 115 feet 6 inches deep. The yard is tastefully laid out with grape vines, &c. Apply to COLE & CHILTON, No. 9 Wall-st.

AT PRIVATE SALE, at TARRYTOWN—A beautiful Country Seat and Villa Sites. The house is large and built in Gothic style, two stories and attic, 44x58, with a wing in the rear 35x30, also two stories; has been built 2½ years, in the best manner, with all the modern improvements, such as hot and cold baths, marble mantles, hot air furnace which warms the house throughout, &c., &c. It is situated east of the Dutch Church, overlooking the whole village and commanding a splendid view of the Hudson River from the Palisades to Haverstraw, also a fine view of Piermont, Nyack, and ranges of the mountains beyond. There is a variety of shrubbery, and fruit just coming into bearing. This property is easy of access, and within five minutes' walk of the Post-Office, stores, churches, &c., and will be sold with 10 to 40 acres. Also, Villa Sites 100 feet square, or from 3 to 8 acres, with a splendid view of the surrounding country. Terms easy. For further particulars apply to ALBERT H. NICOLAY, Real Estate and General Auctioneer, No. 40 Wall-st.

CARMINE-ST.—To be SOLD at AUCTION, at 12 M. on the 11th inst., by ANTHONY J. BLEECKER, at the Merchants' Exchange, the two Houses and Lots Nos. 41 and 43 Carmine-st., built in the most substantial manner, with every necessary convenience for private residences. They would, by a small outlay, bring in a heavy rent for stores, the location being one of the best in the street. The houses each are 23x44 feet, the lots are 25x100 feet each. The street well graded, paved and sewered. $6,000 or $6,500 can remain on bond and mortgage. For view of the premises apply to the Auctioneer.

DESIRABLE RESIDENCE FOR SALE.—The handsome and substantial modern three-story and basement House, No. 52 Morton-st., 125 feet east of Hudson-st., built in the most workmanlike manner, of the best materials and replete with every desirable convenience, and also all the modern additions of water to third story, gas, bath, water-closet, kitchen-range, laundry, dumb waiter, &c., &c.—very large yard, stacked with grape vines, fruit trees and flowering shrubs—brown stone and brick walks—house 25 by 47, lot 25 by 120 feet. Can be examined by any respectable person desirous to purchase from 10 to 2 o'clock.

Also, the two-story and attic Brick House, No. 145 Barrow-st., directly in the rear of above. For terms, inquire at the house, or No. 147 Fulton-st.

EAST MORRISANIA VILLAGE.—Second-avenue Railroad.—About 150 lots yet for sale.—Terms ten per cent down and balance on or before the 27th March, 1854. These lots occupy a very healthy and beautiful location, near and in full view of the East River, and in the immediate vicinity of the residences of several of the most wealthy and respectable citizens of Westchester County. Also, fine fishing within a quarter of a mile. The Morrisania Branch Railroad, already built, passes through this property; also, the New-Rochelle and second-av. Railroad, which has been lately chartered, it is expected will pass through this property. Several are now building, and lots selling rapidly. Distance of this property from the city nine miles. Title perfect. For maps and other information apply to D. B. WINTON, No. 5 Tryon-row, near Harlem Railroad Office.

FOR SALE—A two-story brick front House and Lot, with front basement and attic; a two-story tea room attached. Lot 20x87 feet. Apply to J. H. THORNE, No. 168 Walker-st.

FOR SALE—A handsomely finished two-story frame House situated at Port Richmond, Staten Island, within three minutes' walk of the steamboat landing; lot 75 by 165, with a fine spring of water on the premises. For further particulars inquire of A. H. WALLACE, No. 32 John-st., or of JACOB DEGROOT, Port Richmond.

FOR SALE—Two new five-story brick Houses in East 18th-st.; also, six four-story brick Houses on 7th-av., near 30th-st. The above property will pay 20 per cent; will be sold low and on easy terms. Apply to JACOB PEGARE, No. 183 Hester-st., near Bowery.

FOR SALE—In the borough of Stamford, Conn., the place lately occupied by Dr. Robert H. Lockwood, consisting of a dwelling House, Barn, and about one acre of Land, situated near the center of the village. Inquire of SAMUEL LOCKWOOD, Stamford, or JOHN WATERBURY, Darien.

FOR SALE.—A four-story brick Dwelling-House and Store, No. 419 Sixth-av. Size of house, 20x46 feet. $3,000 can remain on mortgage. Apply to FENN & WESTON, Real Estate Brokers, No. 61 Chambers-st., (basement offices.)

VALUABLE DOCK PROPERTY at BROOKLYN.—For sale or lease, 14 lots at the foot of Gold-st., Brooklyn, with a water front of about 90 feet on Gold-st., 165 feet on East River and 212½ feet on the westerly side of the property. The Bulkheads are new and afford a sufficient depth of water for the different classes of vessels. Apply at the office of THE PENNSYLVANIA COAL COMPANY, cor. of Broadway and Wall-st. N. Y.

FARMS.—180 Farms in Ohio, Indiana, Illinois, Iowa and Michigan, ranging in price from $500 to $10,000, for sale by BRONSON, KNAPP & Co., No. 115 Broadway.

FARM for SALE.—One of the most valuable Farms in Hartford County, Conn. Large Mansion House, Barns, Carriage-house, Granary, Wagon-house, Wood-house and Sheds; large Tobacco-house. Land adapted to corn, rye, wheat, oats, grass, tobacco and tessels; streams of soft water run through the farm. Apply to R. W. HAYDEN, No. 60 South-st., or J. ELLSWORTH, Essex, Conn.

FOR SALE in the CITY of NEWARK, N. J.—Two 3-story modern built Houses, built with care, in the most substantial manner. Two thirds of the purchase money can remain on mortgage.

Also, in the village of Madison, N. J., a handsome two story and attic Farm House, with a large garden and barn. Apply to L. DU BERCEAU, No. 142 Pearl-st.

FOR SALE—The Farm of the late Aviather Rhodes, at "the Head of the Fly," Newtown, L. I., 97 acres, 20 of which are salt meadow, situation high and pleasant, and prospect fine. Suitable for a private gentleman's residence, market gardners or milkman. Pasturage of meadows very early. Water cresses can be raised to any amount. Distance from Williamsburgh and Peck-slip Ferries, 6½; Jamaica Railroad Depôt, 2; Newtown village, 3, and Flushing, 4 miles. 32 acres will be sold separately, if desired. Terms easy. Part on mortgage for a term of years, if desired. Apply to FOSTER & LOPER, No. 4 Sands-st., Brooklyn, or GILBERT SAYERS, Attorney-at-Law, Canal-st, Jamaica, L. I.

FOR SALE—The well known place called "Charlies Hope," 2 miles from New-Brunswick N. J., containing 123 acres of land, situated directly on the banks of the Delaware and Raritan Canal and River, with communications 3 times a day to New-York and 4 to Philadelphia, abounding with a great variety of fruit, excellent water, and a valuable Artesian well, in the poultry yard, with every accommodation for a gentleman's residence. The above place is considered as fine as any in the State. Apply on the premises to R. A. S. JOHNSON.

FOR SALE or EXCHANGE for PROPERTY in this CITY or BROOKLYN.—Large Mansion House, Garden, Barn, &c., in the Borough of Essex, Middlesex County, Conn.

Also, a House, Store, Barn and Garden on the Main-st., in the borough. Store now selling from $50 to $70 per day, cash. The above property is in the center of the borough of Essex, and one of the most beautiful locations on the Connecticut. Apply to R. N. HAYDEN, No. 60 South-st., or J. ELLSWORTH, Essex, Conn.

FOR SALE—A most desirable Country Residence, in the Town of Norwalk, Conn., situated 1½ miles from New-York & New-Haven Railroad, and upon the most pleasantly located street in the village. The place is surrounded by an abundance of shade and fruit trees, and a more desirable home cannot be found in the place. For further information inquire of CHAS. A. MAYBURY, No. 162 Water-st.

FOR SALE—In the Village of West Farms, Westchester Co., a two-story FRAME HOUSE, with Basement and Cellar. It contains 9 rooms, is commodious and well finished. Also, a small House, containing 5 rooms and cellar. There is a Well of excellent water, Stable, &c., on the premises. Lots are 50 feet by 217. The situation is unsurpassed. For particulars apply to Mr PURDY, West Farms; Mr COGESWELL, No. 56 Merchants' Exchange, New-York, or to Mr. SYME, No. 151 Prospect-st., Brooklyn.

FOR SALE—A new and desirable House and Lot, No. 134 West 30th-st., between 6th and 7th-avs., built in the best style and all complete. Apply to C. H. TUCKER, No. 203 West 30th-st., on same block.

FOR SALE—A desirable two-story frame Dwelling and about one-quarter of an acre of Land, situated within one mile of the depôt of the Hudson River Railroad at Fishkill Landing, in one of the most healthy and beautiful locations in this section of country. The building is in good repair and house contains two parlors 18 feet square and a bedroom on the first floor, three rooms on the second floor and one on the third, and dining-room and kitchen in the basement—all finished in modern style throughout. On the premises are a stable, large cistern, wood-house, ice-house, and all necessary out-buildings. The grounds are tastefully laid out and well supplied with fruit and ornamental trees and shrubbery, among which are apples, pears, peaches and plums of various kinds, raspberries, &c. Will sell the above property or exchange it for city property. Possession can be given at once. Apply at No. 316 Washington-st. for further particulars.

FOR SALE—The two-story and attic brick House, and Lot No. 3 Beach-st. Terms liberal. Apply to LEWIS HURST, Attorney at Law, No. 14 Wall-st., N.Y.

FOR SALE in NEWARK, N. J.—Two Lots of Ground, finely situated on State-st., near Broad, 25 by 100 feet, will be sold at a bargain if applied for immediately. Also, the elegant 2-story and attic Brick House, No. 9 Lombardy-st., near Broad; lot 26 by 175 feet. Inquire of EDWARD CROLIUS, No. 25 Fulton, corner Water-st., New-York.

FARM of SIXTY ACRES, within thirty miles of the city, two from New-Haven Railroad Depôt, and two from the Sound, with a fine view of it—one-half under good cultivation—balance mostly woodland—in a first-rate neighborhood—healthy. Price $40,000. Inquire at V. B. PALMER'S Advertising Agency, Tribune Buildings.

FOR SALE—Three Houses and Lots, Nos. 390, 396 and 392 Broome-st. Also, the House and Stable adjoining, fronting on Mulberry-st., known as No. 131. $15,000 can remain on bond and mortgage at 6 per cent. Inquire at No. 167 East 14th-st., between 1st and 2d-avs., from 8 to 10 A. M. and from 3 to 9 P. M.

FOR SALE—The Store and Lot No. 96 Warren-st., New-York, near the Erie Railroad depôt. Also the three-story dwelling House and Lot No. 102 Clinton-st., Brooklyn. Terms easy. Inquire at No. 261 Pearl-st., N. Y.

FOR SALE—A Four-story Brick House and Lot with a two-story frame building in the rear, of No. 133 West 16th-st. Inquire of ANDREW FASH, 131 1th-st., Harlem, of PETER B., or HENRY BIRNIE, No. 21 Orange-st.

FOR SALE—Three four-story Brick Houses, on the south side of West 20th-st., between 9th and 10th-avs., fronting on Seminary-square, each 16 feet 8 inches by 58 feet deep—all finished in modern style, with water and gas throughout. The lots on which they stand are held under lease from C. C. Moore, for 21 years from May 1, 1852. Ground rent on each, $60. A part of the purchase money can remain on bond and mortgage. Inquire at the office of JAMES N. WELLS, No. 167 9th-av.

FOR SALE—A desirable three-story House and Lot, No. 16 Columbia-st. Apply to E. D. BROWN, Mechanics' and Traders' Bank, or to THOMPSON PRICE, No. 176 East Broadway.

FOR SALE—$1,200 CASH—One or five of the two-story Basement HOUSES in Jefferson-place, (7th-st., near South 4th-st.) Williamsburgh; built in the best manner, with marble mantles, grates, &c., court-yards in front, and every way qualified for genteel residences. Price $6,300. $2,100 can remain on bond and mortgage. Apply to FENN & WESTON, No. 61 Chambers-st., basement office.

FOR SALE—A three-story brick House, with sub-cellar and basement, three rooms deep (except the third story.) Lot 18 feet 9, by 100 feet. House 16 feet 9, by 52 feet. Finished complete, with marble mantles, Croton water, and gas, and all the modern improvements. For terms apply to MARTIN B. THOMPSON, No. 257 Broadway.

FOR SALE—A Plot of Ground on the corner of the 8th av. and 51st-st., containing thirteen lots. Will be sold on accommodating terms. Apply to E. D. EWEN, No. 66 John-st.

FOR SALE CHEAP—The very desirable Dwelling-Houses Nos. 294, 296 and 298 Madison-st., in all respects well calculated for respectable families. The lots are subject to a ground rent of only $70 per annum, and two-thirds of the purchase money may remain on bond and mortgage. This is a rare chance for persons doing business on the easterly side of the city. Apply to RICHARD C. McCORMICK, No. 302 Madison-st.

FOR SALE—Two Houses and Lot No. 192 Broome-st., paying a good interest, and by improving will pay much better; also, No. 191 10th-st., (lot 21x100 feet) embracing all the modern improvements. Terms of payment easy. Also to rent, suites of rooms in a new house in 9th-st., near Avenue D. Inquire of CHAS. F. HOFFMAN, No. 147 Suffolk-st.

FOR SALE—The beautiful Homestead Farm of the subscriber, situate immediately adjoining the village of Mendham, in Morris County, N. J., and containing one hundred acres of land. The garden and orchards are abundantly stocked with the choicest varieties of fruits, and the dwelling and farm buildings are large, convenient and in good repair. Price, $9,000. Reference in the City of New-York: J. R. Davison, No. 126 Fulton-st.; Wm. C. Morris, in the Custom-House, Surveyor's Department; John Burk, Mechanics' Bank, or City Chamberlain's Desk. Mendham, Feb. 1, 1853. J. FORD MORRIS.

FARM for SALE.—The late residence of William Garland, deceased, containing about 40 acres, with a two-story and attic frame dwelling recently finished in modern style, containing basement, pantries and large cellar, four rooms and hall on first floor, five rooms on second floor, and two rooms finished in attic, a good well of water near the door, convenient out-buildings, a large garden and a variety of choice fruit. The Farm is well-proportioned as to plow, meadow, pasture, orchard and wood land. Two never-failing springs, and a fine field of wheat, on the premises, and in all respects a good Farm and pleasant country residence. It is situated in the township of Clinton, Essex Co., N.J., on the old post road, near the Springfield turnpike, one and a half miles from Caldwell, four and a half miles from Newark—public conveyances daily to and from Newark pass the door—a select school in sight, and in the neighborhood of respectable society. The farming utensils and stock will be sold with the farm if desired. Terms accommodating. Possession on or before 1st of April next. Apply to HARRIET GARLAND, on the premises; E. S. CRANE, West Bloomfield, Executor; or to Mr. EDWIN STEER, No. 234 Broad-st., Newark.

LAUREL HILL ESTATE for SALE.—This picturesque Country Seat, 3½ miles from New-York, via Belleville Turnpike, is situated and also approached by a beautiful drive of 15 minutes from New-York and Newark Railroad Depôt, upon the east bank of the Passaic. The cars leave and return to Jersey City every half hour morning and evening, and every hour the rest of the day.

One-half of the purchase money can remain on mortgage. Plans, drawings and views of the place, by Coleman, may be seen at the office of, and for full particulars, apply to HOMER MORGAN, No. 1 Pine-st., N. Y.

REAL ESTATE AGENCY.—The subscriber being extensively engaged in the above business, respectfully offers his services to persons desirous of either buying or selling Houses, Lots or Lands, and also to persons desirous of Borrowing Money on Bond and Mortgages, or to persons having Money so to Loan. His facilities for the disposal of Real Estates are surpassed by none. The very best of references given. JACOB PEGARE, Office No. 183 Hester-st., near Bowery.

Money to loan on Bond and Mortgage.

STATEN ISLAND PROPERTY.—Twenty-five acres of choice Land on Staten Island, situated about half a mile from Townsend's Landing—very eligible for villa sites or laying out into lots. Three-quarters of the purchase money may remain on bond and mortgage. BRONSON, KNAPP & Co., No. 115 Broadway.

THE HOUSE and LEASE of LOT No. 88 Madison-st., for Sale. The House has recently been thoroughly repaired throughout; new ceilings, trimmings, mantles, gas, trumpets, bells, Croton water, bath-room, marble-top washstands, tea-room, vaults, the yard well stocked with flowers, grape-vines, rose-bushes. House 25x44; lot 25x100. Inquire at No. 8 James-st.

TWENTY or MORE ACRES in JAMAICA VILLAGE.—115 acres in Hempstead. Good buildings, fruit, &c., on each. Are capital farms. For sale cheap. HOMER H. STUART, No 54 Wall-st.

YONKERS and GLENWOOD PROPERTY for SALE.—The subscriber is prepared to offer a large number of valuable building sites, commanding extensive views of the Hudson River, Long Island Sound, and New-York Bay to Staten Island, which will be sold in plots of half an acre or more, to suit purchasers. Terms favorable. Also, several new houses, with improvements, pleasantly situated, for sale and to let. Apply to J. H. JENNINGS, office No. 25 Manor-place, (opposite Manor Hall,) Yonkers, N. Y., January, 1853.

$600 CASH ONLY REQUIRED.—One or two neat two-story and Basement DWELLING-HOUSES, on Graham-av., next to the corner of Wyckoff-st.; also, two on Wyckoff-st., near to Graham-av., Williamsburgh. Price $1,200 and $1,100. Apply to FENN & WESTON, No. 61 Chambers-st., basement office.

Instruction.

GERMAN LANGUAGE taught in private lessons by a Professor from the German University of Bonn. Address A. A., box No. 1,854 Post-Office.

MARSH'S COURSE of BOOK-KEEPING.—Let those who cannot avail themselves of practice under the author, try this book,—a good teacher in itself, and acknowledged to be the most simple, complete and beautiful work ever published on the subject. For sale at the author's Counting-Rooms for the practice of Book-keeping, No. 504 Broadway, first floor up stairs. Price $1 25, bound; and sent per mail free, $1 45.

SELECT FAMILY BOARDING SCHOOL for YOUNG LADIES.—Stillwater, N. Y.—The plan of the Rector is to receive a very limited number of pupils, so as to secure all the comfort and privileges of the domestic circle, and at the same time avoid the objections which are supposed necessarily to attach to a large and crowded seminary.

A thorough and efficient course of instruction will be pursued in all the English branches, together with the Modern Languages, Music, Drawing, and Painting in Oil and Water Colors.

Stillwater is one of the most healthy, retired and beautiful localities on the Hudson River, and of the easiest access by railroad.

For circulars stating terms, with further particulars, address REV. J. G. DOWNING, St. John's Rectory, Stillwater.

REFERENCES: Rt. Rev. J. M. Wainwright, D.D., D. C. L.; Rt. Rev. W. R. Whittingham, D. D.; Rev. F. L. Hawks, D. D., LL. D.; Rev. Wm. J. Kip, D. D.

YOUNG LADIES' SCHOOL, No. 90 Orange-st., cor. of Henry, Brooklyn.—The Spring Term will commence on MONDAY, Feb. 7, 1853. This Institution has been in successful operation for nearly 15 years, and has been well sustained from its commencement. Associated with the Principal is Rev. WM. H. LOCKWOOD, A.M., and a number of other experienced and well qualified teachers. Every facility given for a thorough education. Pupils received any time during the term. Circulars, stating terms, &c., obtained at the Institution. SARAH M. DEMAREST, Principal.

Piano-Fortes.

ÆOLIAN PIANO FORTES.—T. GILBERT & Co.'s New-York Ware-rooms No. 335 Broadway, corner of Anthony-st., 2d floor, where the largest assortment of Pianos, with and without the celebrated improved Æolian, may be found—all of which have the metallic frame, and are warranted to stand any climate, and give entire satisfaction, and will be sold at great bargains. By an experience of eight years, resulting in many important improvements, the Æolian has been brought to a perfection attained by no others. Nearly 2,000 Æolians have been applied, and the demand is rapidly increasing. Elegant Boudoir or Cottage Pianos, convenient for small rooms. T. G. & Co.'s Pianos are admitted to be superior to all others, owing to their firmness and long standing in tune. We need no better evidence of the popularity of these instruments than the fact that we are supplying ten Æolians per week, and can scarcely fill all the orders. Prices same as at the manufactory. Dealers supplied at liberal discounts. HORACE WATERS, Exclusive Agent.

Constantly on hand, an extensive assortment of second hand Pianos, in rosewood and mahogany cases, varying in prices from $30 to $150. Second hand Æolian Pianos, from $200 to $275. Prince & Co.'s Melodeons, from $35 to $90. Carhart's, $55 to $90. Guitars, from $10 to $15, &c., &c.

ÆOLIAN and BOUDOIR PIANOS.—The largest and best selected stock of Piano-fortes ever offered in this City may be found at the extensive establishment of T. S. BERRY & Co., No. 297 Broadway. By our arrangements with the manufacturers, we offer Hallet, Davis & Co.'s Pianos (the best Æolian Pianos which are made, having the curved scale) and Lemuel Gilbert's improved Boudoir Pianos, at prices which cannot fail to please, when the quality of the instrument is taken into the account.

Second-hand Pianos, in every variety, Melodeons, Music, and Musical Works. Dealers in Pianos and Music, supplied on liberal terms. Pianos to let. T. S. BERRY & Co., No. 297 Broadway.

ÆOLIAN PIANOS.—The best assortment of Pianos in this city can be seen at the Warerooms of LINCOLN & THOMPSON, No. 441 Broadway, including Hallet, Davis & Co.'s celebrated Æolian Pianos, of new and much approved scales, acknowledged superior to any other in the market. Also, a large variety from other distinguished New-York and Boston makers, Gilbert's and other second-hand with and without the Æolian, at various prices. LINCOLN & THOMPSON, No. 441 Broadway.

G. & H. BARMORE offer at their manufactory and warerooms, No. 348 Bleecker-st. corner of Charles, an assortment of elegant Piano-Fortes, with the metallic frame and reverse bridge, and all other modern improvements.

J. & C. FISCHER, (late Nunns & Fischer,) manufactory and warerooms, No. 176 Greenwich-st., corner of Dey-st. Piano-Fortes warranted, with reverse bridge and patent tube, well calculated for keeping in tune. Piano-Fortes tuned, repaired and exchanged.

N. B.—Also, Æolian Piano-Fortes for sale.

MESSRS. GOULD & BERRY, Music Publishers and Dealers in Pianos, No. 297 Broadway, hereby inform their Patrons and the Public that from this date the name and style of their firm is changed to T. S. BERRY & Co. This change is made in consequence of their having purchased the Music Stock, Plates, and Business of Mr. A. FIOT, of Philadelphia. They will, under the personal supervision of Mr. GOULD, continue the publishing business at the old stand of FIOT, in Philadelphia, under the name and style of firm of J. E. GOULD & Co.

They will be happy to see their old friends and new ones at either No. 297 Broadway, New-York, or No. 196 Chestnut-st., Philadelphia. J. E. GOULD. NEW-YORK, Jan. 1, 1853. T. S. BERRY.

MESSRS. LIGHTE & NEWTON, No. 23 Canal-st., in consequence of the increased demand and unrivaled popularity of their PIANO-FORTES, have extended their business, and are now prepared to offer to their friends and those wishing a superior instrument, an extensive assortment, in plain and ornamented cases, of modern style, from 6½ to 7½ octave. Second-hand Pianos taken in exchange. Broadway Ware-rooms, No. 423.

NEW and SECOND-HAND PIANO-FORTES.—We have now on hand a large assortment of new and second-hand Pianos for sale and to hire. Pianos from $30 to $500. For hire from $3 to $10 per month. No 349 Broadway, New-York. SAFFORD & BROTHER.

PIANO-FORTES.—The finest assortment of Piano-Fortes in the city may be found at the Warerooms of N. P. B. CURTIS, No. 447 Broadway, consisting of George Hews's celebrated American Patent-Action Pianos, and a variety of New-York and Boston make, with and without the Æolian. Also, Boudoir and second-hand Pianos for sale or to let. N. P. B. CURTIS, No. 447 Broadway.

PIANOS for SALE—At No. 8 Barclay-st., next door to the Astor House, a variety of 6½ and 7-octave rosewood Piano-Fortes, warranted to give satisfaction in every respect, or no sale, for cash or approved paper. Pianos on hire. JAMES THOMPSON.

V. F. HARRISON has Removed his Manufactory and Warerooms from No. 23 Canal-st. to No. 17 Mercer-st., near Grand-st., where may be found a splendid assortment of Piano-Fortes.

Machinery, &c.

CHEAP COTTON MACHINERY.—For sale, fourteen second-hand Fly-er Throstles, of 120 spindles each. These are good machines, and may be seen now running. They will be sold for one dollar per spindle, to make room for other machinery. Apply to B. BRUNDRED, SON & Co., Oldham Works, near Patterson, N. J.

OTIS & STREETER'S PATENT INSULATED LIGHTNING CONDUCTOR!!—Scientific men uniformly testify "that the electrical conditions by which protection from lightning is secured, are better met and complied with by this Rod than by any other now in use." Its construction is unlike any other rod, and so simple that it can be thoroughly put up by a common laborer. Hence, to avoid the impositions of irresponsible peddlers, local agents are now being appointed in every town in the United States. Traveling agents wanted in all the States to appoint local agents. Apply to LUCIUS LYON & Co., Proprietors, No. 4 Dey-st., N.Y.

SODA WATER APPARATUS—For Manufacturing, Drawing and Bottling, of the latest and most approved description, manufactured and for sale, with explicit printed directions for its use, by JOHN MATTHEWS, 1st-av., cor. 26th-st., N. Y.

STEAM-PRESSES for SALE—A double cylinder, Hoe's make, with air springs, bed 32x50. Also, a Hoe small cylinder, bed 26x36, and a Taylor do., 34x50. ANGELL, ENGEL & HEWITT, No. 12 Frankfort-st., New-York.

QUARTZ CRUSHING MACHINE.—The attention of parties interested in Quartz Crushing Machines is requested to a machine which has been erected for me and put in operation by steam at the Novelty Iron-Works. The quantity and fineness of the work done has been very satisfactory. Particulars can be obtained from me at No. 206 Broadway, or by application at the Novelty Iron Works. S. W. BULLOCK.

TO RICE GROWERS.—A lot of STRONG'S PATENT RICE HULLERS for Sale, one of which may be seen in operation on application to MORTON & BREMNER, No. 212 Pearl-st., cor. Fletcher-st.

Salamander Safes.

SALAMANDER SAFES.—WILDER'S PATENT with RICH'S IMPROVEMENT. STEARNS & MARVIN, No. 146 Water-st., New-York, are the only makers of Salamander Safes, with Wilder's Patent and Rich's Patent combined.

Cutlery and Hardware.

COLT'S PISTOLS, Sharp's Rifles, Revolvers, of all kinds, Double and Single Guns, Game Bags, Shot Pouches, Wadding, for sale at the lowest market price, by A. W. SPIES & Co., No. 91 Maiden-lane.

C. & G. M. WOODWARD, manufacturers and dealers in WROUGHT IRON PIPES and Fittings of all kinds, for Steam, Water, Gas, &c., No. 77 Beekman-st., between Gold and Cliff, New-York. Mills and public buildings heated by steam; Tubular Boilers, of various sizes, always on hand; Heaters, of all sizes, for steam engines. Orders received for Steam Engines and Lathes. Wholesale and retail.

CROWELL'S CELEBRATED PATENT CAST-IRON RAILING.—The New-York Iron Railing Company make and put up to order every variety of plain and ornamental cast-iron railing for Buildings, Parks, Courts, Cemeteries, &c. &c., in a complete and workmanlike manner, upon Crowell's celebrated Patent Principle, without rivets, saving thereby to purchasers twenty-five to fifty cents per running foot. They invite a critical examination of their patterns and works, to which they are constantly making tasteful additions. Specimens may now be seen in several of the cemeteries near, and at buildings in the city. N. B.—All kinds of cast and wrought-iron work for buildings, such as bank and vault doors, shutters, brackets, light counting-house desks and counter railings, gratings, window guards, wall stays, &c., &c., furnished at short notice, and at most reasonable charges. Office No. 79 Duane-st., a few doors east of Broadway.

JOHN T. BUDD, Manufacturer and Proprietor of Lockwood's celebrated Cooking and Laundry Ranges. Also, J. T. Budd's newly-invented Ranges, which, for beauty, durability and economy, cannot be surpassed. All Ranges warranted. N. B.—Prices from $20 upward. No 516 Broadway, (formerly No. 542,) opposite St. Thomas's Church.

ON the FIRST THURSDAY of EACH MONTH for two years, I intend to give this notice to those who pick locks and to those who use them, that having publicly offered $500 since October last, for picking my $5 Lock for banks, safes or stores, I now offer $1,000 on the same conditions, which may be seen in the files of *The New-York Observer* or *Tribune*.—Perth Amboy, N. J., May 25, 1852. S. E. WOODBRIDGE.

REMOVAL.—The subscribers have removed from No. 152 Pearl-st., to the large and spacious store, No. 81 John, (formerly occupied by John W. Quincy and Quincy & Delepierre,) where they will carry on the American Hardware business in all its branches. The attention of city and country buyers is invited. EDWARD CORNING & Co.

Miscellaneous.

A FIRST-CLASS BUSINESS HOUSE can increase its profits two-fold in a short period, by judiciously advertising it in the leading papers. This can be done in any papers in the United States or the Canadas, by calling at the old-established advertising house of W. H. McDONALD, at No. 102 Nassau-st., corner of Ann, where the fullest authority of the publishers, the papers, &c., can be seen.

A CARD.—V. B. PALMER may be seen at the Advertising Agency, between 10 and 4 o'clock.—He freely and cheerfully gives his views of the principle and practical operation of Advertising, as developed in his experience and observation.

ARTISTS' MATERIALS.—GEO. H. BELL has constantly on hand all sizes of English and American Drawing Papers, Tracing, Horn, Crayon and India Paper, white and colored Bristol Board, Parallel Rules, Drawing Pins and Instruments, Charcoal, black and colored Crayons, Newman's, Reeve's and Osborn's Water Colors, by the box or separate cakes, &c., &c. GEO. H. BELL, Stationer, No. 158 Nassau-st.

ADVERTISEMENTS are inserted in the best papers in other cities and towns at V. B. PALMER'S Advertising Agency, Tribune Buildings.

AT V. B. PALMER'S Advertising Agency, Tribune Buildings, old newspapers can be had suitable for wrapping.

BUTTER.—Best Dairy, Shipping and Baker's Butter constantly on hand and for sale in lots to suit purchasers, by GEO. W. ATWOOD, No. 49 Water-st.

CHEESE.—Dairy and Shipping Cheese constantly on hand and for sale, in lots to suit purchasers, by GEO. W. ATWOOD, No. 49 Water-st.

J. A. PERRY, Wholesale and Retail Dealer in Drugs, Medicines, Chemicals, Dyestuffs, and European Leeches, Soda Water and Syrups, No. 86 Elm, corner Manchester-st., Manchester, N. H.

KILN-DRIED BARRELS and HALF-BARRELS, for Flour, Sugar, Cement, &c. A Barrel of extra strength and one that will not shrink, manufactured and for sale at No. 413 West-st., by W. HUMPHREY.

LIBERAL CASH ADVANCES will be made by the subscriber on consignments of all kinds of salable merchandise to his friends, Messrs. Warburg, Azemar & Co., of London and Liverpool. GEO. W. ATWOOD, No. 49 Water-st.

ORGANIZE A VICTORY.—CARNOT, the French Minister, used to organize victory for the armies of France, from his Bureau; he adopted the right means, and the right results followed. So the desired results in business may be obtained by adopting the right means, namely, Advertising. V. B. PALMER'S ADVERTISING AGENCY, Tribune Buildings, is the Bureau for organizing a successful victory in Trade. He is the Agent for the best papers of the whole Union, Canada, &c. Papers seen and rates given at his office. The beginning of the New Year is the time to make the arrangements.

SPANISH PAPER for PACKING CIGARS.—Also, Colored Mediums of every description constantly on hand. GEORGE H. BELL, Stationer, No. 158 Nassau-st.

TEAS and COFFEES—
3 lbs. Black Tea for One Dollar.
3 lbs. Young Hyson for One Dollar.
2 lbs. Imperial for One Dollar.
2 lbs. Gunpowder for One Dollar.
16 lbs. Good Coffee for One Dollar.
No. 114 Ch