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.

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 Elegant Marble front Buildings, corner of Court-st and 3d-place, having all modern improvements and just finished. Possession now or 1st May, rent to May nominal. Apply to A. JAY SMITH, No. 6 Wall-st.

TO LET or LEASE.—Four Lofts at No. 196 Fulton-st. Also, the basement. The Lofts are well lighted, having windows on three sides. Apply to E. N. KELLOGG, No. 196 Fulton-st.

TO LET—A first-class Store, No. 31 Barclay-st. For terms, &c., apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

TO LET.—The 3-story attic and basement House, No. 167 7th-av., on east side, near 22d-st. These premises are in prime order, with Croton on each floor, and will be let to a respectable tenant at $400 a year. Further particulars, on inquiring at STILLMAN'S Shoe Store, No. 243 Greenwich-st.

TO LET—Two-story attic house No. 96 Watts-st. Apply to EDWARD D. TRUESDELL, Nos. 374 and 376 Washington-st, or at No. 17 Wooster-st. Can be seen every day after 1 o'clock.

TO LET.—Nos. 5 and 7 Spruce-st., a large Vault under cellar and basement room, suitable for Machinery with steam power from The Tribune. Inquire Tribune Office.

TO LET—On 50th-st., between Broadway and 8th-av., five new three-story brick buildings, finished in modern style, with all the conveniences of Croton water, baths, &c. Also, some very desirable Cottages. Apply between 12 and 3 P.M., to JAMES A. SIMONS, No. 57 Chambers-st.

TO LEASE on RESERVOIR-SQUARE—A few choice lots on 40th-st., fronting the Crystal Palace. Also, lots on rear on 39th-st. Also, a large first-class Hotel, to be completed early in the spring. Apply to R. G. PIERCE, No. 1,104 Broadway.

TO LET at HOBOKEN—Houses and parts of Houses in good locations.
Also, for sale, a number of Houses and Lots, from $1,500 to $8,000, paying 10 per cent. interest.
Wanted to borrow, money on Hoboken property at 7 per cent. Apply at No. 83 Chambers-st. from 10 to 11 A.M. and 3 to 4 P.M., or Washington, between 2d and 3d-sts., Hoboken, from 6 to 9 A.M. and 5 to 6 P.M. JOHN M. BOARD

TO LET—The five-story brown stone Store No. 11 Bowery. Inquire of CHAS. WHITING, No. 18 Park-place.

TO LET—Part of House No. 75 Elizabeth-st., comprising two basements, two parlors on the first floor and three rooms in the attic. Inquire on the premises.

TO RENT—Houses and Apartments to small respectable families in various good locations. Also, several Stores on Broadway, 6th-av., and other locations. Apply to R. G. PIERCE 1,104 Broadway.

TO LET—Club and Drill Rooms in Broadway, near the Metropolitan Hotel. Apply to B. V. HAUGHWOUT, No. 561 Broadway.

TO LET—At Williamsburgh, L. I., two two-story and attic Houses, with high basements and under cellars, well finished, with marble mantles and grates, court yards in front, on the South side of South 3d-st., between 3d and 4th-sts., in a row of five similar houses. Apply to F. T. LUQUEER, Fireman's Insurance Company, No. 59 Wall-st.

TO LET—Dwelling part of House corner 9th-av. and 21st-st., containing 17 rooms, cellar and vault, with Croton water throughout. Rent $300.
Also, a large basement corner 9th-av. and 21st., with Croton water, &c. Rent $120.
For sale, in West 21st., opposite Seminary Park, a three-story brick House, with all the modern improvements. Inquire of GEORGE CLARK, cor. 21st-st. and 8th-av.

TO LET—A new Cottage-House containing 11 rooms, pleasantly located in Kent-av near Myrtle-av., Brooklyn, about 10 minutes' walk from Peck-slip Ferry, Williamsburgh, and within a few steps of the Myrtle-av. line of stages to Fulton-ferry. Also, the upper part of two houses adjoining the above, consisting of six rooms each.—Apply to OLIVER WILLETS & SON, No. 276 Pearl-st.

TO LET or LEASE—Part of that large four-story building, Nos. 254 and 256 West 27th-st., between 9th and 10th-ave., together with the steam engine and machinery, suitable for a machine shop or other manufacturing purposes. To a responsible party it will be let on reasonable terms. Apply on the premises after 3 o'clock P. M., or at No. 10 Beekman-st.

TO LET in BROOKLYN, SOUTH FERRY—A three-story brick House in Henry-st., with a Plot of Ground attached running from the corner of Congress-st. to Verandah-place, by 150 feet deep. The Grounds are well supplied with fruit trees, grape vines and shrubbery, with a large cistern, a well of excellent water being carried through a pipe into the house, and within five minutes' walk of the ferry. Inquire of W. B. MIDDLETON, No. 605 Broadway, New-York, or of B. P. MIDDLETON, corner of Hicks and Atlantic-sts., Brooklyn.

TO LET or LEASE—The large three-story dwelling House, No. 53 Bleecker-st., near Broadway, well finished, Croton water, &c. Apply to Mrs. JANE L. SMITH, No 43 Bond-st.; C. SMITH, No. 2 Maiden-lane; LIV. LIVINGSTON, No. 55 Nassau-st.

TO LET—The second and third Stories, with Basement of House No. 227 Grand-st., suitable for a small genteel family, or the first floor may be had for a Merchant Tailor or other light business. Inquire on the premises.

TO LET with STEAM POWER—One large Room, 125 feet fronting on Gold-st., well lighted on both sides, with from three to five Horse Power; or may be divided into three Rooms, suitable for light manufacturing purposes. Apply to ABM. BARTHOLF, No 53 Gold-st.

TO LET, in East 21st-st., to small genteel families—Several Apartments; each family to have two rooms, two bed-rooms, and two pantries. Inquire of G. J. HAMILTON, No. 130 East 21st-st.

TO LET or LEASE—A handsome three-story and basement dwelling on 54th-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 11th and 23d-sts. 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—Well-lighted ROOMS, with or without Steam Power, of any size. Inquire of C. M. SIMONSON, No. 181 Lewis-st.

TWO LARGE LOFTS to LET, at No. 378 Second-av., each 30 feet front, 50 feet deep, well lighted, and suitable for light manufacturing purposes. Possession given immediately if desired.

Real Estate for Sale.

A PICTURESQUE COUNTRY SEAT, known as the LAUREL HILL ESTATE, for SALE.—This picturesque Country Seat, 8½ 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 a full description, apply to, HOMER MORGAN, No. 1 Pine-st., N. Y.

A FARM in Jamaica of 75 acres, and one in Hempstead of 100 acres, near railroad stations, with good improvements, for sale cheap. T. G. WHITEHEAD, No. 54 Wall-st.

AT PRIVATE SALE—The three-story and attic Brick House and Lot No. 85 Murray-st., 39 feet east of the corner of Greenwich-st.
Also, the House and Lot No. 41 Murray-st., near Church-street.
Also, the House and Lot No. 67 Murray-st.
Also, the House and Lease of Lot No. 89 Murray-st.
Also, the House and Lease of Lot No. 68 Murray-st.
Also, the House and Lot No. 480 Broome-st.
Also, the two Houses and Lots Nos. 11 and 13 Grove-st.
Also, the House and Lot No. 74 Beekman-st., to lease for a term of 21 years.
For particulars apply to A. J. BLEECKER, Auctioneer, No. 7 Broad-st.

AT PRIVATE SALE—A Farm situated in the village of Little Falls, Passaic County, and within four miles of Paterson and ten miles of Newark, and on the main road leading from Paterson to Morristown, containing about sixty-four acres, more or less—consisting of plow, meadow and wood land; on said premises is a good apple and peach orchard, all in bearing condition. The improvements consist of a new dwelling-house, barn, cow-house, wagon-house and wheelwright shop, all new and in good order; two wells of excellent water at the door. The situation is healthy and well calculated for business or private residence. One-half of the purchase money can remain on bond and mortgage. For particulars apply to ANTHONY J. BLEECKER, Auctioneer, 7 Broad-st.

AT PRIVATE SALE, at TARRYTOWN—A beautiful Country Seat. The house is large, and built in Gothic style, two stories and attic, 46x38 feet, with an extension in the rear 18x36 feet, also two stories; has been built two years and a half, 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 trees 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 15 acres.
Also, a fine grafted apple orchard, containing about 6 acres.
Also, a plot of 15 acres.
Also, a plot of about 20 acres of woodland.
Also, a plot of about 4½ acres.
Also, villa sites 100 feet square.
From all the above there is a fine view of the Hudson River and the surrounding country, and are situated on elevated ground. Terms easy. For full particulars apply to ALBERT H. NICOLAY,
[296] Real Estate and General Auctioneer, No. 40 Wall-st.

BUILDING LOTS for SALE in the VILLAGE of HEMPSTEAD!—These Lots are as eligible as any in the village, comprising among them, (especially those on Prospect-st., which are situated on a natural terrace of some ten or twenty feet elevation,) some of the very choicest sites; the ground is dry and elevated, and but a few minutes walk from the railroad depot. As a location for suburban residences, they will compare not unfavorably with any heretofore offered in this city.
Hempstead has communication with the city by railroad several times a day; also by stage daily by plank road.
For healthfulness it is unsurpassed, subject to no local epidemics such as agues, intermittents, &c. The sea breezes moderate the heat of summer, the influence of the ocean equally restrains the extreme cold of winter. Soil fertile, readily producing whatever is required for convenience or ornament. Water equal to Croton, and everywhere easily obtained. Surface level, with sufficient slope for drainage, and no rocks or stones. All the conveniences of a large village, 4 Churches, good schools, numerous stores, shops, hotels, &c. More and better roads for riding than at almost any other place, which continue good nearly all the year; not less than 15 public roads radiate from this center. Excellent fishing, shooting and salt water bathing at the distance of less than an hour's ride.
Chalybeate Springs exist in the immediate vicinity, which have been submitted to chemical analysis, and are found to be of high value for their medicinal properties.
A fine opening is here presented to any one disposed to start a good boarding house or hotel.
Distance of Hempstead from South Ferry, by Long Island Railroad, about 22½ miles. Distance of Hempstead from Fulton Ferry, by plank road, about 21 miles. Distance of Hempstead from Grand-st., by Williamsburgh Turnpike, about 18 miles. Air line distance to East River at Wallabout, about 16 miles. Population of village about 1,500. For terms and particulars, apply to Mr. HOMER MORGAN, No. 1 Pine-st., New-York, or of SAMUEL N. SEARING or GIDEON S. NICHOLLS, near the premises.
The following is an analysis of the water above mentioned. I have analyzed a sample of Spring Water left by Mr. Gideon S. Nichols, and find it to yield the following from one gallon:

Carbonate of Iron	5.12
Carbonate of Lime	1.16
Carbonate of Magnesia	1.24
Chloride of Sodium	1.67
Chloride of Calcium	
Chlorida of Magnesium	
Sulphate of Lime	0.92
Sulphate of Magnesia, &c	
Organic Matter, &c	0.21
Grains	10.32

The water is slightly charged with Carbonic Acid Gas, more than sufficient to hold the carbonates in solution. I consider the above a good tonic water.
JAMES R. CHILTON, M. D., Chemist.

AT PRIVATE SALE—The Block of Ground bounded by Myrtle and Park-avs. and Ryerson and Houston-sts., in the City of Brooklyn. For particulars apply to A. J. BLEECKER, Auctioneer, No. 7 Broad-st.

COUNTRY SEAT for SALE—At Warren, Litchfield County, Conn., a convenient dwelling House with 23 acres of land attached—about one-fourth wood land. The house, which is nearly new and pleasantly situated, contains four rooms each on both the first and second stories, a convenient kitchen and wood house connect with the main building; barn and carriage house in good repair. The location is one of the healthiest in New-England, and only five miles from the Housatonic Railroad. This property will be sold cheap. Inquire of GEO. STARR or WM. HOPKINS, in Warren, or CHANDLER STARR, New-York.

DESIRABLE RESIDENCE for SALE.—The handsome and substantial modern three-story and basement House, No. 57 Morton-st., 175 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, stocked 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 he house, or No. 187 Fulton-st.

DESIRABLE REAL ESTATE for SALE in SOUTH BROOKLYN—COLE & CHILTON will sell on WEDNESDAY, Feb. 12, 1853, at the Merchants' Exchange, at 12 o'clock, four new two-story brick Houses and Lots, on 5th-av. between 12th and 13th-sts. The Houses are substantially and conveniently built, with veranda in front, each House contains 8 rooms with sliding doors, inside shutters, large cellars, pantrys, closets, &c. Lines of stages from the different Ferries pass near the premises and in the Spring will pass the door. The 5th-av. has been recently graded, paved and lighted with gas, and is now one of the most desirable streets as a residence in Brooklyn. For terms of Sale, (which will be made easy) and other particulars, inquire of the Auctioneers, No. 9 Wall-st. where the plans and a perspective view of the buildings can be seen.

DWELLING HOUSE for SALE.—A large entirely new Dwelling House, suitable for a large family, a genteel boarding house, and a first-rate location; and well arranged for a Boys' Boarding and Day School. With said dwelling is about one acre of land, good fruit trees, well, &c. It is in the midst of a thriving population, in a beautiful village, two hours distance from New-York, on the New-York and New-Haven Railroad. Circumstances are such that the property is offered at cost. The bills and plan of said house may be seen, and information had concerning it, by calling on CHARLES H. McDONALD, No. 162 Nassau-st., corner of Ann.

EXECUTORS' SALE of REAL ESTATE—The Subscribers, executors of the estate of ICHABOD WILLIAMS, deceased, will offer for sale, at Public Auction, at the Union Hotel, in Elizabethtown, on THURSDAY, Feb. 17th, inst., at 1 o'clock in the afternoon, all the Real Estate that belonged to said deceased, consisting of two Dwelling-houses and a Cabinet-maker's Shop, situate in Water-st., in Elizabethtown, New-Jersey. The houses are large and convenient, one a modern built building, with every convenience that is necessary. The lots are large and pleasantly located, extending in depth about 240 feet to the Elizabethtown Creek. Also, 26 acres of excellent land, the most of which is beautifully situated for private residences and manufacturing establishments, being within five minutes' walk of the depôt of the New-Jersey and Central Railroads, and within ten minutes' walk of the Elizabethport steamboat dock. Also, five acres salt meadow.
THOMAS WILLIAMS, } Executors.
ELIAS WINANS, }

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.—The House and Lease of Lot No. 140 Franklin-st., will be sold at auction, by A. H. MULLER, at the Merchants' Exchange, on TUESDAY, the 15th February. The lease has fifteen years to run, from May 1, 1853, at a ground rent of $300. The house is in good condition, and will rent for $850, which sum was offered for it last year.

FOR SALE in BROOKLYN—Two neat Cottages on Vanderbilt-av., between Fulton and Atlantic-avs. Price $2,500 each. $1,500 can remain on each House. Apply to G. M. MILLIGAN, No. 12 Broad-st.

FOR SALE—214 acres of the best Land in the State of Illinois, near Chicago—35 of which is fine Oak Timber. Upon the premises is a beautiful brick Gothic House, with a large Barn, Carriage-House, Corn Crib, and a number of other good Buildings; also, a stone Well of pure spring water. All of which will be sold at a great bargain by applying immediately to E. DE MOTT, No. 371 6th-st., from 7 to 9 A. M. and 4 to 6 P. M.

FOR SALE—Two Houses and three Short Lots on 57th-st., commencing 150 feet east of 2d-av.; 100 feet stand opened. If not sold by March 1, the grocery, with four rooms on the same floor, and cellar, will be let. For further information inquire on the premises.

FOR SALE or to LET in WILLIAMSBURGH—A three-story Brick House, with high basement, pleasantly situated in South 4th-st., near 2d. The house has all the modern improvements; hot and cold water baths, gas, &c. For particulars apply to E. METTLER, No. 257 Front-st., N. Y.

FOR SALE at NEWTOWN, near the Plank Road—New two-story House and Kitchen and Wagon-house and well of good water by the door, with eight Lots of Ground, all in good picket-fence; 250 Lots, 25x100 feet, for sale cheap, and on easy terms. Stages from Grand or Peck-slip ferries every 30 minutes; distance four miles. Inquire of E. E. MILES & Co., No. 35 Wall-st., or of JAMES BAILEY, on the premises.

FOR SALE—A new and desirable House and Lot, No. 104 West 30th-st., between 8th and 9th-avs., built in the best style and all complete. Apply to C. H. TUCKER, No. 208 West 30th-st., on same block.

FOR SALE—The Property known as Nos. 19, 21, 23, and 25 Jacob-st. No. 25 being on the corner, has a front of 48 feet on Frankfort-st., and 22 feet on Jacob-st. Will be sold cheap, and terms made easy. Also House and Lot, No. 312 Grand-st. Also House and Lot at Morrisania, very cheap. Also a Farm at White Plains. Apply to JAMES CARR, No. 335 Broome-st.

FOR SALE—A Gothic Cottage on the south west corner of Pennington and Orchard-sts., in Newark, N. J., with excellent garden, young fruit trees, arbour and grape vines. On the premises are stables and a carriage house. Price $6,000. Inquire of JOHN WHITEHEAD, on the premises, or at No. 143 Market-st., Newark.

FARM for SALE.—A valuable Farm in Orange County, New-York, for sale, situated in the town of Cornwall, on the New-Windsor Turnpike, six miles from Newburg, and four miles from Cornwall Landing. The Newburg branch of the New-York and Erie Railroad skirts the south end of the Farm, and the depôt is half a mile distant. A never-failing stream of water runs nearly through its entire length. It possesses unrivaled facilities for dairy purposes. There are on the premises a good house and outbuildings. The Farm contains 106 acres. Terms accommodating. Inquire of WILLIAM DALLY, No. 97 Bowery.

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 25 by 175 feet. Inquire of EDWARD CROLIUS, No. 25 Fulton, corner Water-st., New-York.

FOR SALE—House and Lot, No. 190 West 30th-st., between 8th and 9th-avs.; house 23 feet front and rear, by 50 feet deep, three stories, basement and under-cellar, brown stone front, Croton water, gas, &c. Price $11,100. Apply of GEORGE R. JAQUES, No. 215 West 30th-st.

FOR SALE, LET or LEASE—The 3-story House, and Lot, at present occupied as a bakery. It is a good business stand for any kind of business, as grocery, shoe or drugs. The situation is in one of the most respectable neighborhoods. Possession on the first of May. Fixtures for sale, if let, in both stores. Inquire in the store No. 91 Avenue D, corner of 7th-st. N. B.—Possession of the store and bakery on the 1st of March.

FOR SALE—The Property on the north-east corner of Myrtle-av. and Lawrence-st., Brooklyn, having a front of fifty feet on the avenue, divided into four stores, which are among the best business stands on the avenue. Will be sold on accommodating terms. The rents pay about 11 per cent. on the price asked. Inquire in the corner store on said premises.

FOR SALE—At Long Branch, New-Jersey, a small FARM, containing 24 acres, all in a high state of cultivation, with a large two-story house, nearly new, beautifully surrounded with shade of fruit and ornamental trees; also a new barn, carriage-house, and all other outbuildings necessary for a place of that kind. Said property is situated about one mile from the sea shore, where the Long Branch Boarding-houses are situated, and also within one mile of the steamboat landing. Said property would be very desirable for a country residence to any one wishing to retire from the city. For particulars address a note to CHARLES LEWIS, on the premises, Long Branch, or H. H. TALLMAN, No. 16 Coenties-slip, N. Y.

FOR SALE.—The valuable property at the north-west corner of Bleecker and Greene-sts., being a plot of 50 feet on Bleecker-st., by 100 feet on Greene-st., and all covered with buildings, now paying a good rent. This plot is suitable for a large business—cabinet-making, upholstery, or for some artisan wanting a large lot, and will prove a fine investment. Apply to HOMER MORGAN, No. 1 Pine-st.

FOR SALE—A very desirable Dwelling-House, three stories high, having every modern convenience, such as gas and Croton on every floor, pleasantly and conveniently located in 21st-st., east of 8th-av.
J. F. WILLIAMS & SON,
House and Real Estate Agents, No. 257 8th-av.

FOR SALE—The valuable property located at the north-west corner of Bleecker and Greene-sts., being plot of 50 feet on Bleecker-st. by 100 on Greene, and all covered with buildings now paying a good rent. This plot is suitable for a large business, cabinet-maker, upholsterer, or some citizen wanting a large lot, and will prove a fine investment. Apply to HOMER MORGAN.

FOR SALE—$15,000—A FARM of 250 acres, situated in the town of Warwick, County of Orange. Can be purchased for the above sum, if application be made before the first of March. It is a pleasant location, six miles from the N. Y. and Erie Railroad, (at Chester,) in a high state of cultivation, soil principally limestone, equally well adapted for grass or grain, well timbered, well fenced with stonewall, and well watered with springs and streams that never fail. On the premises are a good substantial Stone Dwelling, large Barn and Hay House (mostly new) capable of stabling 50 head of cattle, a large Grainery, Carriage House, and other out-buildings, and an excellent Orchard of grafted Fruit, perhaps the best in the county.
Any person desirous of purchasing a good Farm, in a respectable neighborhood, with Schools and Churches convenient, would do well to examine the above premises.
Two thirds of the purchase money may remain on bond and mortgage if desired. Title indisputable. For further information inquire of the owner, JOSEPH ROY, on the premises, or of A. HOWELL, in the Butter Store, No. 423 Sixth-av., N. Y.

FOR SALE—The five-story Store No. 234 Washington-st., near Barclay-st., with Lease of Lot. Inquire at No. 260 Greenwich-st., corner of Murray, of J. O. FOWLER.

FOR SALE or to LET—The four-story Store, corner Peck-slip and Water-st. The Store is substantially built and suitable for business, requiring a good light, and is in the immediate vicinity where the 2d-av. Railroad is to terminate. For particulars inquire on the premises.

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 $10,000. Inquire at V. B. PALMER'S Advertising Agency, Tribune Buildings.

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. 178 East Broadway.

FOR SALE—A FARM of about 20 acres of good land, a good dwelling house and spacious out buildings, situated one mile northeasterly from Elizabethtown Railroad depôt and three-quarters of a mile from Catharine-st. depôt on the New-Jersey Central Railroad. Said Farm is pleasantly situated and would make a desirable residence for a gentleman doing business in the city. Cars several times a day to the city by way of Newark and boats by Elizabeth Port. Commutation $53. Price $5,000, half of the purchase money can remain on bond and mortgage, if desired. Apply to D. B. WINTON, No. 5 Tryon-row, Harlem Railroad Buildings, opposite the City Hall.

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. 52 John-st., or of JACOB DEGROOT, Port Richmond.

FOR SALE—In Williamsburgh, a handsome three story brick House (in a very desirable location, and about five minutes' walk from either Ferry) with counter cellar, marble mantles in the basement, parlors, and 2d story, with gas and speaking tubes. Also a frame cottage House. Terms easy. For further particulars, inquire of EUGENE VALENTINE, No. 87 Wall-st., N. Y.

FOR SALE or EXCHANGE—For improved City Property, a Farm containing 76 acres of land in a good state of cultivation, lying at Ellenville, Ulster County, N. Y., in the common center of three stage routes, and on the Delaware and Hudson Canal. The markets are not surpassed in this State. The location is pleasant and healthy, and in the immediate vicinity are several churches and schools.
It is in every way desirable for a man of moderate means. Possession given immediately. Stock and fixtures with the farm, if desired. Apply to STEPHEN VAIL,
No. 153 Christopher-st., morning and evening.

FOR SALE—A Farm of 70 acres, near Bedford Station, Westchester Co. Also, two valuable Houses and Lots (½ acre each) in Morrisania. Apply to WM. GAGER, No. 20 Chambers-st. Also, 20 Farms in New Jersey.

FOR SALE—A splendid new three-story and high basement brick House, No. 151 West 23d-st., between 7th and 8th-avs. It is elegantly finished and replete with all the modern improvements, and now ready for occupancy. Inquire of THOS. CHARTERS, Silver-ware Manufactory, No. 53 Mercer-st.

FOR SALE—House and Lot in Varick-st., $5,250; No. 106 Charlton-st., $5,250; No. 111 East 24th-st., $4,500; 3 Lots corner 9th-av. and 63d-st., 25x100 each; 2 lots on 12th and 12th-sts., 100 feet west of 10th-av.; Nos. 147 and 149 Cedar-st.; 3 Houses and Lots on Dominick-st. and a desirable Farm of 50 acres, about 20 miles from the city and 1 mile from the Erie Railroad Station, with good buildings and fine fruit. Apply at No. 33 Chambers-st. from 10 to 11 A.M. and 3 to 4 P.M. JOHN M. BOARD.

FOR SALE—Three most desirable Building Lots, south side of 94th-st., between 3d and 4th-avs., each Lot 25 by 80 feet, all in one plot, free from rock. The above is well situated for a gentleman's residence, having a most extensive view of Long Island Sound and the surrounding country. It would be a good location for a manufactory. Terms liberal. Apply at No. 229 Seventh-st., from 6 to 8 P. M. or 12 to 1 P. M. J. DALLY.

HOUSE and LOT for SALE.—The three-story and basement brick House No. 86 Perry-st., about 100 feet west of Bleecker, well-built, good cellar, large yard, gas and Croton on each floor, bath room, dumb-waiter, speaking tubes, &c. Application must be made only to MOSES DEVOE, No. 10 Jefferson Market, or FRED W. DEVOE, No. 160 Water-st.

HOUSE for SALE—In the beautiful village of Sing-Sing, one mile from the depot, a house with kitchen attached, and one and a half acres of land. House nearly new; contains ten rooms, marble mantles, sliding-doors, &c. Price $2,250, part of which can remain on bond and mortgage. Apply to J. JOHNSON, Nos. 23 and 25 Dey-st.

JAMES RIVER TIMBER LANDS for SALE.—The subscribers offer at private sale their valuable tract of timber land with improvements containing 500 acres, about 15 of which are cleared and the remainder heavily set with original growth of pine and white oak of the best quality. The improvements consist of five dwelling Houses and a Steam Saw Mill, with upright and circular saws, now in operation, cutting ship timber and other lumber. The location is within one mile of Sandy Point, one of the best landings on James River, 60 miles above Norfolk. Vessels can at all times be readily obtained to carry lumber to Northern ports. Access to the property may be had by the steamers constantly passing the wharf from New-York; Philadelphia or Norfolk, and further information may be obtained by addressing the subscribers at Appomattox Post-Office, Charles City Co., Virginia, or within a month from date, at No. 27 Commerce-st., Philadelphia. HANNUM & PAINTER.

LUMBER PROPERTY for SALE.—5,000 Acres of Land in Sullivan County, N. Y., heavily timbered with Hemlock, White Pine, &c.; about six hours' ride from New-York City, via New-York and Erie Railroad and Forestburg Plank Road. 200 acres of the above tract are improved, and there are 7 Saw-Mills on the property, running 46 saws. Lumber from the above property can be manufactured and delivered at Philadelphia for $8 per thousand. Mills all in good order. Water power excellent. For sale or exchange for city property. Address D. H. CURTIS, No. 51 Liberty-st.

MADISON-AVENUE and THIRTY-SECOND-ST.—FOR SALE OR EXCHANGE, a fine four-story and basement brown stone dwelling, with all the modern improvements, admirably situated, commanding a good view of 5th and Madison-avs. A large proportion of the purchase money can remain on bond and mortgage. Enquire of JOHN JOHNSON & BROTHERS, No. 111 East 18th-st.

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 to so to Loan. His facilities for the disposal of Real Estate are surpassed by none. The very best of references given. JACOB PECARE,
Office No. 163 Hester-st., near Bowery.
Money to loan on Bond and Mortgage.

SOUTH BROOKLYN PROPERTY at AUCTION.—ANTHONY J. BLEECKER will sell at the Merchants' Exchange, at public auction, on TUESDAY, the 15th inst., those valuable three-story Dwelling Houses in Smith-st., between Butler and Baltic-sts., Nos. 107, 109 and 111. The lots are 20 feet by 100, the houses 20 feet by 32 feet, well finished throughout, with under cellars, marble mantles, and well calculated for genteel residences. Terms made known at the sale, or of the Auctioneer.

LAUREL HILL ESTATE for SALE.—This picturesque Country Seat, 8½ 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.
The Land consists of 62 acres of upland and meadow.
The Dwelling-House is a modern, well-built, framed structure, filled in with brick, and planned in the most fashionable manner, after approved models in the Grecian style. The form is that of the letter T, 50 feet in the stem, and 75 feet in the head, including a colonnade of ten Ionic columns in front, returning on each side and abutting upon the wings forming the head of the T. A wide hall runs through the house, separating the drawing-room and boudoir from the library and dining-room. A cross hall between the latter contains the stairs, and leads to the offices, butler's pantry, &c. The drawing-room is 17 by 35 feet, and other rooms in proportion. A two storied veranda fronts the garden, upon which are trained well-grown roses, with honeysuckle and wistaria.
In front of the house, and sloping toward the Passaic River, is a wide lawn of eight acres, nobly studded with groups of aged trees of Tulip 100 feet high, Oak, Elm, Maple and Chestnut, skirted with many dense masses of Hemlock and Cedar, all of great size and picturesque beauty. Two gateways of solid stone, flanked by stonewall, well terraced toward the lawn, open to the public road, on the opposite side of which a wire fence separates the road from the river bank. This river bank is altogether unique. It is densely clothed with Hemlock and other evergreens, feathering to the ground, and relieved by deciduous trees, some of immense size, in one of which a rustic staircase leads to its forked top, affording a general view of the sylvan scene. A recently constructed walk leads from the house into this picturesque region, passing many rustic seats, and a bridge of particular beauty, to a Kiosk, of a rustic structure, happily situated for commanding many points of river and distant mountains. Under this bank of foliage is a boat-house and landing, balustraded with rustic-work in keeping with the objects above and around.
In the rear of the house there is an extensive flower garden, with an insulated conservatory, filled with choice plants, and Gardener's House, Carriage Houses, Stables, Smoke, Ice and Root Houses. Also, two Wells of good spring water, and two Cisterns of rain water. Contiguous to, and back of the gardens, are Orchards of valuable Fruit, extending to a Woodland of 7½ acres, sloping toward the east, composed of old trees of great variety, evergreen and deciduous, through which a drive is being made, and a Prospect Tower 60 feet high, crowned by an Astronomical Observatory, now constructing on the top of the hill, which will contain one of Fitz's 5½ inch achromatic telescopes, 7 feet focus, equatorially mounted, magnifying from 42 to 385 times, including a terrestrial power, 50 times.
This Tower will command a very extensive view, comprising rolling woods, with gleaming fields and orchards in the foreground; next comes the Passaic River, with a tract of rich country from Paterson to Rahway, bounded on the west by the Bloomfield and Orange Mountains. On the east are bright meadows, environing the Hackensack River, Bergen and the City of New-York rising above it, and backed by the Long Island Heights, Greenwood and the Evergreen and Cypress Hills. On the north are the Ramapo Hills, the Haverstraw Peak, Nyack Mountain, and the Palisades. On the south are Newark Bay, Staten Island Narrows, and the Highlands of Neversink, with Newark, Elizabethtown, Amboy and Raritan Bay.
In beauty and variety of scenery, in healthfulness of climate, in the intelligence and moral order of its population, in short, from all of those considerations which combine to render a region attractive and desirable as a family residence, it is believed that the vicinity of Belleville possesses advantages not surpassed by any other place in the vicinity of New-York.
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 a full description, apply to HOMER MORGAN, No. 1 Pine-st., N. Y.

LOTS in 35TH-ST.—For sale, three Lots with the four-story brick Building on the north side of 35th-st., between the 9th and 10th-avs. A large portion of the purchase money can remain on bond and mortgage. Apply to F. A. CHASE, No. 51 Exchange-place.

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. 3 James-st.

VALUABLE PROPERTY for SALE, two hours' ride on the Long Island Railroad. A Bargain.
LOT 1. A new Dwelling-House built of the best materials and painted throughout, 35 feet front by 24 deep, with a good cement and stone cellar under the same, 13 by 24 feet, situated on a corner lot at Deer Park Station, 37 miles from Brooklyn, and bounded on the North by the Railroad, and on the East by the Public Road, with Barn and other buildings, and with one of the best bricked wells on the Island, together with nearly two acres of Land fenced in with a strong picket fence, admirably calculated for a private Dwelling-House, or Store, which is much wanted and which could not fail to do a large business. The advantages of this situation are too numerous to be here named, and the contemplated improvements the ensuing Spring must make this property double in value in a short time. Post-office opposite, and half an hour's ride to the Bay.
LOT 2. Thirty Acres of Wood Land lying less than two miles from the last named property, handsome soil and situation, being high land, and nearly surrounded by peach orchards, for which this land is well calculated.
LOT 3. Twenty Acres of Level Land and Fine Soil, in two lots, well calculated for a market gardener, all well fenced in, and in first-rate order, about two miles north from Deer Park Station. These lots, cultivated only in part with vegetables, will pay the whole amount of the purchase money the ensuing season if favorable.
LOT 4. From 35 to 40 acres of Wood Land, mostly Oak and Chestnut, near the last described lot, very thrifty growth.
This property will be sold altogether or separately, and to persons desirous of going into the Store and Lumber business or Vegetable Gardening for the Brooklyn and New-York Markets they cannot be better suited. Trains by Railroad at all times.
For further particulars apply on the Premises at Deer Park Station.

VALUABLE REAL ESTATE at PRIVATE SALE.—The subscriber offers for sale those four very desirable brick Stores, known as Nos. 19, 21, 23 and 25 Jacob-st. Lots Nos. 19, 21 and 23 are each about 13 feet front and rear and 50 feet deep; No. 25, being on the corner, has a front of 48 feet on Frankfort