TO LET.—Store and House in Avenue C; Cottage on the Second-ave. Rent $200. Half a House in Brooklyn, $150. Store on 6th-av and Broadway to let; also on Hamilton-ave. and Court-st., Brooklyn; Rooms, &c., to let. Inquire of S. P. TOWNSEND, No. 82 Nassau-st., up stairs.

TO LET—The lower part of a House, containing three rooms, with fire-places, and two bedrooms, a large summer kitchen, cellar, garden, &c., corner 2d-av. and 62d-sts. Stages convenient. Rent $150.

TO LET—The Dwelling part of House No. 318 Bleecker-st., and the upper part of house No. 137 Amos-st. Also, two new houses now finishing in Amos-st., near Bleecker. All the modern improvements. Inquire during the day at No. 142 West-st, and after 6 P. M. at No. 318 Bleecker-st, of V. L. BUXTON.

TO LET—To a small family, part of a new three-story House, handsomely located, in the upper part of the city, consisting of five rooms and front basement, with Croton water, throughout, bath and gas. Apply at No. 261 Warren, or No. 234 West 15th-sts.

TO LET—On the 1st of April, two beautiful suites of rooms, consisting each of two large and three small rooms, with marble mantles and grates; Croton water, water, waste pipe, and a large amount of closet room, all in the best of repair, situated in 35th-st., one door east of 6th-av. Apply to SMITH & BARNES, No. 444, 8th-av.

TO LET—A Suite of Offices for a Physician or Dentist. Also Furnished Rooms for Gentlemen; can be seen from 2 to 4 o'clock at No. 17 Amity-st., near Broadway, or apply at No. 407 Broadway.

TO LET—To a small family, 2d floor of House No. 673 4th-st., with Croton water, tea-room, &c. Rent $180. Address H. F. W., Post-Office, Box No. 1,341.

TO LET.—The new modern built three-story and attic House No. 177 East 17th-st., near Stuyvesant-square and Livingston-place will be ready for occupancy by the 10th inst. Inquire of Messrs. MACFARLAN & MERRITT, No. 57 3d-av.

TO LET—Six new four-story Houses in Ashland-place, late Perry-st. Also, the second and third story front Rooms, and also three small Stores in the building No. 304 Broadway, entrance from Duane-st. Apply to E. BLOOMER, No. 208 Broadway.

TO LET—From the 1st of May next, that fine Store, No. 61 Beekman-st., second story, 24 by 100 feet, lighted on Beekman, Gold and Ann sts., now occupied as a Furniture Store, but well adapted to any business requiring a good light. Also the third story, either all together or in separate Rooms, for light Manufacturing purposes, or for Offices. Inquire of J. FROTHINGHAM & Co., on the first floor, or of C. A. ALVORD, No. 29 Gold-st.

TO LET or for SALE—Two neat Cottages, south side of 86th-st., Yorkville, 250 feet east of 3d-av; one with ten, the other seven rooms. Apply to C. T. CROMWELL, cor. Pine and William-sts.

TO LET—The Upper Part of a House, with basement, to a small, neat family. Inquire No. 151 Rivington-st.

TO LET—House No. 59 Franklin-st., $650; No. 62 East 27th-st., $700; No. 234 10th-st., $400; No. 111 2d-st., $1,000; No. 58 Lewis-st., $500; No. 385 6th-st., $300. Several have gas, baths, &c. Also two desirable Cottages with two and a half lots each on 125th-st., near Harlem Railroad, with baths, ranges, Croton, &c. Also, a House on Degraw, near Court-st., Brooklyn. Apply to E. H. BROWN, No. 71 Wall-st., from 1 to 2 P. M.

TO LET.—The Lecture Room of the Welsh Congregational Church in 11th-st. near 3d-av., will be let any evening in the week for Lectures, Religious meetings &c. Also the body of the Church will be let every Sabbath forenoon, and the Lecture Room in the afternoon and evening, to a small Congregation. For further information apply to D. MORGAN, No. 140 Division-st.

TO LET—To a small family, part of a House, consisting of a front room and bedroom on 2d floor, 2 rooms in attic, and a kitchen. Inquire at No. 89 4th-st.

TO LET—Well lighted Rooms, with or without Steam-Power, of any size. Inquire of C. M. SIMONSON, No. 181 Lewis-st.

TO LET.—A front Basement, suitable for an office, from May 1. Apply on premises, No. 422 Broome-st., after 5 o'clock P. M.

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.—The owner of a three-story and attic House, on Brooklyn Heights, (five minutes' walk from South or Wall-st. Ferry,) replete with all conveniences, would let half, except the parlors, to a family of two or three persons, of retired habits. Rent, $250. Address PILGRIM, Box No. 1,089 Post-Office.

TO LET in BROADWAY—Several suites of Offices, at No. 15 Broadway, suitable for Merchants, Lawyers, &c. Apply at No. 41 Exchange-place.

TO LET—Several new and handsome basement, two-story and attic brick Houses, with an adjoining lot of ground to each house, on 73d-st., between 3d and 4th-avs., opposite Jones's Woods. Said houses are finished complete with every convenience, range, grates, &c. Each house has a well of pure spring water attached, and a splendid observatory on top. In every respect desirable residences for genteel families. Rent $400. Apply to JOHN CALLAGHAN, on the premises, or of McSPEDON & BAKER, No. 25 Pine-st.

TO LET—For a term of years, the large Store No. 194 West-st., five doors from Erie Railroad depot. Apply to Mrs. SARAH BRIGGS, No. 41 Jay-st.

TO LET—On Atlantic-st., Brooklyn, four of the ten new Houses on Atlantic-st, between Powers-st. and 4th-av, about 12 minutes' walk from the South Ferry, and the same distance from the Wall-st. Ferry. These Houses will be finished in about ten days. They were built for investment and not for sale, and consequently no pains have been spared to build them in the best manner. They have ranges, with water brought into the kitchen, dumb waiters, gas with chandeliers and other fixtures, speaking tubes, bells and every convenience a genteel family can desire. Apply to AARON STONE, No. 31 Fulton-st., Brooklyn, or No. 74 Wall-st., New-York.

TO LET—At Bergen, New-Jersey, about 1½ mile from the Jersey City and Hoboken ferries, a House and four Lots of Ground. The House contains five large rooms, basement and attic, and is undergoing a thorough repair. The Jersey City and Bergen line of stages passes the door every ten minutes. Rent $300. Inquire of FRANCIS BLANCHET, No. 280 Sixth-av., before 9 o'clock A.M., or after 5 P.M., or on the premises of L. J. TONNELE.

TO LET—Well lighted Rooms with Steam Power, in a good business location. Apply to DIETZ, BROTHER & Co., No. 134 William-st.

TO LET—WORKSHOPS and LOFTS—Various sizes, well lighted, with or without STEAM-POWER, and possession given immediately. Inquire on the premises, No. 47 Ann-st., near Nassau.

WATER POWER.—To Let, in the village of Stamford, a two story building, 25 by 60 feet, with water power. Also a flouring mill, with 3 run of stones, in complete order. Apply to GEO. E. WARING, Stamford, Conn.

Real Estate for Sale.

A COUNTRY HOUSE for SALE CHEAP—five minutes' walk from Elizabethtown Depôt.—A neat and good House, and large Lot, 50 feet on Morris-st., by 225 feet to the river. A superior well at the back door, and cistern, containing 300 gallons of rain water. The garden contains some young fruit trees. The place is high ground and would do well for a small family doing business in New-York. WILLIAM YATES, Elizabethtown.

A LOT, north side 54th-st., 300 feet west of 5th-av., Corporation title. Street opened, ground now as to grade, and terms easy. For sale by J. C. SANDERS, No. 5 Nassau-st.

AT PRIVATE SALE—A four-story brown stone front House and Lot on Irving-place, between 17th and 18th-sts., and on the west side of the street. The house is 26 feet by 62 feet in depth, finished in elegant style with all modern improvements. The lot is 100 feet in depth. For price and more full particulars, apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

AT PRIVATE SALE—Nine Lots of Ground on the south side of 143d-st., between the 7th and 8th-avs. Will be sold low; half on bond and mortgage. Apply to COLE & CHILTON, No. 9 Wall-st.

AT PRIVATE SALE—A Farm of about 70 acres of Land, with good House and out-building, in Westchester County, on the Sawmill River Road, near the property of the late Samuel Howland, about two miles east of Dobbs's Ferry, or Dearman's Station, on the Hudson River Railroad. Apply to COLE & CHILTON, No. 9 Wall-st.

AT PRIVATE SALE—Three-story Brick House and Lot No. 128 Thompson-st, between Spring and Prince-sts. Apply to COLE & CHILTON, No. 9 Wall-st.

AT PRIVATE SALE—The 2-story and basement frame House and Lot of ground, situated on the north side of 37th-st., 175 feet west of the 10th-av.—size of House 25 by 53 feet. On the rear of the Lot there is a frame stable suitable for five horses. The buildings are all new; the Lot is 25 by 98 feet 9 inches in depth. For price, terms and further particulars apply to A. J. BLEECKER, Auctioneer, No. 7 Broad-st.

COUNTRY SEAT for SALE at HASTINGS, WESTCHESTER CO.—Commodious and a good sized Cottage and 21 acres of Land, beautifully situated and commanding an extensive view of the river. On the premises are barns, carriage-house, &c., a fine orchard, and several springs of water. Five minutes' walk from depôt. Inquire of ISAAC BROWN, Hastings, or at No. 109 Washington-st.

COUNTRY SEAT for SALE—At Hastings, Westchester Co., comprising an elegant and commodious grey stone Mansion, with barns and out-buildings, and 40 acres of Land in a high state of cultivation and extensively laid out with fruit and ornamental trees, grapery, &c. Apply to ISAAC BROWN, on the premises, or at No. 109 Washington-st.

FOR SALE or to LET at YORKVILLE—Two new 2-story Houses, situated on 92d-st., between 3d and 4th-avs, and within two minutes' walk of Railroad or Stage. Apply on the premises or to D. M. SMITH, No. 89 Trinity-place.

DESIRABLE BRICK HOUSE and Garden in Brooklyn for sale.—The modern built two-story and attic brick house, size 22 by 51, with dining-room extension 14 by 24, piazza front and rear, contains thirteen rooms. The garden is handsomely laid out, and well stocked with grape vines, fruit trees, and flowers; size 50 by 125 feet. The above property is desirably located on Clermont-av., 204 feet north of Myrtle-av, in the immediate neighborhood of Clinton-av. and Washington Park. Ten minutes' walk from the City Hall. Terms, the lowest price is $5,500, of which $3,000 can remain on mortgage. Apply to H. JOHNSON, at Appleton's, No. 208 Broadway.

DWELLING HOUSES and LOTS for SALE.—The undersigned have at Bridgeport, Conn., within five minutes walk of the center of that city, and connected therewith by a new and splendid carriage bridge, $200,000 worth of the most desirable Lots in Connecticut, either for manufacturing purposes or residences. Bridgeport contains 10,000 inhabitants, is one of the most variedly beautiful cities in New-England and no part of it excels ours in its natural attractions or in those embellishments which a very heavy outlay have created.

The ground is high and dry, the water pure and soft, in the center is a park of 3 acres of natural wood of stately growth; about 70 dwellings of tasteful architecture have been built, and are now erecting thereon. Nowhere in the line of the New-York and New-Haven Railroad are there such inducements offered to those locating themselves in the country. We have several very beautiful cottages for sale; a large portion of the purchase money can remain on mortgage. Address or call on DAVID W. THOMPSON, Bridgeport, Agent for the Proprietors, P. T. BARNUM and W. H. NOBLE.

DESIRABLE PROPERTY for SALE, at MORRISTOWN, NEW-JERSEY.—A handsome and substantial Brick House and Lot, situate on Morris-st., near the Railroad Depôt. The house is 37 feet front, 38 feet deep, and three stories high, with tin roof. It contains nine rooms, besides a basement kitchen, bed-room and cellar. The lot is 75 feet front, and 500 feet deep. The adjoining vacant lot of ground, of a larger size and same depth, and a lot opposite, of similar size, can be purchased, if wanted. The building stands about 70 feet from the street, and the ground in front is adorned with a variety of beautiful shade trees. It is calculated for a private residence—but, with some additions, would be well suited for a boarding-house. A new Episcopal Church is in course of erection 600 or 900 feet from it. This property will be sold cheap—price, $3,000. If not sold by the 25th of April, it will be to let, for one year, or during the summer; in which case most of the furniture in the house could be rented. Morristown is one of the pleasantest villages in New-Jersey, and has long been noted for its healthy location, and good schools. It is very accessible to New-York. Several trains of cars leaving and returning daily, and in a short time, will be within an hour and a quarter's ride of it. For further information apply to EDWARD P. BEACH, No. 82 Liberty-st., New-York.

DESIRABLE RESIDENCE at STAMFORD, Conn., for SALE or to LET.—The house is two stories high, with wings and piazza on three sides, finished in modern style, with basement, range, furnace, dumb waiter, &c., with water in the kitchen. There are also on the premises carriage-house, stable, &c. The grounds are filled with choice fruit, evergreen shade trees, and shrubbery. For further particulars inquire of WM. DE KLYN, No. 109 Greenwich-av.

FARM for SALE—At Plainfield, New-Jersey, 25 miles from New-York. Said farm contains 60 acres in a high state of cultivation. On it there is a two-story house and all necessary outbuildings, with two never failing streams of water—one on each side of the farm, and is suitably divided into plow, meadow, and pasture land, with two apple orchards, choice grafted fruit, and a peach orchard of 500 trees in full bearing, with all kinds of small fruit, and is nigh the New-Jersey Central Railroad, and five minutes' walk from the village of Plainfield, which is advancing rapidly in population, with good Schools, Churches, and Stores; in all respects a very desirable place. Half or two-thirds may remain on bond and mortgage if required. For further particulars inquire of W. M. DUN, & Co., No. 22 Dey-st., third floor, or of the subscriber, on the premises. JOSEPH NELSON.

FOR SALE—A valuable Long Island FARM, one of the best Farms on the Island, situated on the north side, 20 miles from this city, 1½ miles distant from Hempstead Harbor, and the same distance from the depôt at Hempstead Branch, accessible three times a day by Long Island Railroad in 50 minutes, to Hempstead Branch, and by steamboat to Hempstead Harbor twice a day after 1st of May, also by Jamaica Plank Road. The Farm contains 115 acres, best quality of land, under good cultivation, except 20 acres of Woodland, with a running stream through the whole farm, with a large Pond of Fish, fed from living springs. The Homestead is very eligibly located, with 7 acres of choice Fruit, Apples, Peaches and Cherry trees. The House is nearly new and in good order, large and commodious, containing 17 rooms, 10 of which are on the ground floor; piazza running around three sides of the house; good out-houses; large shade trees around the house, and excellent well of water. For a Country Seat, Dairy or Market Farm, the location and advantages are rarely excelled. Title indisputable and possession given 1st of May. One-half the purchase money can lay on bond and mortgage. If not sold before 1st of May will be exchanged for city property. For further particulars apply to R. N HAVENS, No. 39 Wall-st., Jauncy-court; H. METCALF, No. 56 Cliff; SAMUEL HENDERSON, Hempstead Branch; or Mr. POWERS, on the premises.

FOR SALE—A 2-story and attic House, brick front, with an alley-way to the yard, No. 58 Vandam-st., with the lease of Lot, without ground rent, having yet 13 years; Size of Lot 25x100, in pleasant neighborhood. Apply at V. LECOMTE'S, No. 302 Greenwich-st. Also, two Lots in South-Second-st., between 9th and 10th-sts., Williamsburgh. Lots 25x95 each.

FOR SALE—At Morrisania, Westchester County, eight acres of Land, with a beautiful grove and creek. The Railroad runs on one side and Fordham Road on the other—a beautiful location for a country seat. For particulars inquire of MICHAEL BURKE No. 179 Elizabeth-st. or of Mrs. DAVEY, proprietor, on the premises, Westchester Road, first gate to left hand side, as you pass the creek, not a mile from Harlem.

FOR SALE—The three-story brick dwelling House, No. 206 Washington-st. Brooklyn. Lot 29x130 feet, House 22x32 feet, with an addition in the rear two stories, 15x25 feet, all finished in the best manner, marble mantles, grates, hot air furnaces, &c. &c. A large proportion of the purchase money can remain at 6 per cent. Inquire of S. & A. S. CROWELL, No. 45 Fulton-st. Brooklyn.

FOR SALE—Two first-class free stone Houses in 34th-st., built in the very best manner, with all the modern improvements. Also, one first-class brick House with Lot, adjoining, with a brick Building suitable for a Coach House; likewise three first-class Tenement Houses in 26th-st., which now let for $780 each, will be sold together or separate. Title perfect. Large portion of the purchase money can remain on bond and mortgage. Inquire of E. VREELAND, Builder, north side of 34th-st., between 7th and 8th-avs.

FOR SALE—House and Lot on Lexington-av., next to north-west corner 31st-st.; Lot 19 6, by 82 5; House 4 stories, including basement, high is above ground; brown stone, 1st story; mastic front above; has gas, bath, range, (copper boiler,) wash tubs marble wash-basins, water closets, bells, &c., all complete, with immediate possession. A large portion of purchase price can remain on bond and mortgage. Apply to E. H. BROWN, No. 71 Wall-st., from 1 to 2 P. M.

FOR SALE or to LET—A Farm, three miles from Hoboken ferries, lying on the Bergen Turnpike, which is soon to be reconstructed into a first-class plank road. On it is a large family Mansion and two Cottages, with suitable grounds, fruit and shrubbery attached, and will be disposed of separately or together, as parties may offer, giving an excellent opportunity to those who are desirous of a summer location in the country. Also for sale, 30 acres of Improved Land, two miles from Jersey City and Hoboken ferries, on the Paterson and New-York plank road. For further information, inquire of C. D. VAN WAGENEN, No. 27 Water-st.

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 this city. Cars several times a day to the city by way of Newark and boats by Elizabeth Port Commutation $35. Price $6,000, 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—Valuable Real Estate at Hastings, consisting of several Villa and Cottage Sites, containing from three to ten acres of land. All these parcels are well fenced and watered, commanding a magnificent view of the Hudson River and surrounding country, and within five minutes' walk of the Hudson River Railroad depôt. For particulars, inquire of C. E. MEGRATH, Hastings, or at No. 109 Washington-st., New-York.

FOR SALE—A desirable residence in Bushwick, Long Island, one block from Brooklyn line—a Cottage House, with 14 lots, fronting three streets—a rich soil with a large variety of fruit, shade trees and shrubbery, superior water; beautifully located on high ground, in the immediate neighborhood of churches, and within two blocks of three stage routes to Brooklyn and Williamsburgh Ferries. To one wishing to enjoy country life with the benefits of a convenient residence to the city, this affords a good opportunity to purchase at a reasonable price and on favorable terms. Possession given on short notice. If not sold by 15th April, it will be to rent. For further particulars apply to J. W. JUDD, No. 37 Wall-st., 2d floor.

FOR SALE—At Yorkville, two 2-story and basement Cottages with 8 Rooms. Built in the best and most modern style. Ground, finely improved, shade trees in front. Situated in a good neighborhood, and are delightful residences. 60 per cent may remain on mortgage if desired. Apply to A. McCUTTER, No. 128 Fulton-st., Sun Building.

FOR SALE, in WILLIAMSBURH—Two Lots, Nos. 101 and 103 South 1st-st., between 4th and 5th-sts., and loan money to build. WM. J. PEASE, No. 98 South 3d-st., or at the Fulton Iron Works, No. 27 Corlears-st., N. Y.

FOR SALE, at Yonkers, on Hudson River, several PLOTS of GROUND, of 10 acres each, separate or together. The above Plots lie between the Post Road and River, and the opportunity thus offered for commodious and splendid building sites, convenient to the city, will scarcely ever again be met with. Terms easy. Inquire of JAMES H. BLACKWELL, Yonkers, or THOMAS LAWRENCE, No. 15 Beekman-st.

FOR SALE at HUDSON.—A finely finished Gothic House, at Hudson, built for the owner's use, 50 feet front, including wing, containing on the 1st floor a drawing room 24 by 18, library, 17 by 22. Dining room 17 by 17½, with large bertha, pantry, office 14 by 11, and 7 bedrooms and large kitchen, basement and cellar, built of brick, with hollow walls and stuccoed in imitation of stone, painted and frescoed in the most thorough manner; commands a beautiful view of the river from every room, and only 2 minutes' walk from the depôt, and altogether a superior establishment. Apply to HOMER MORGAN, No. 1 Pine-st.

FOR SALE or RENT—Two newly-built Houses, pleasantly situated, near the Hudson River Railroad Depôt, at Yonkers. Inquire of ETHAN FLAGG, at Yonkers.

FOR SALE, at POUGHKEEPSIE—A desirable country seat, the residence of the late Hubert Van Wagenen, deceased, (pleasantly situated on the outskirts of the village, containing 24 acres of land. The house is of large size, modern built, convenient and in good order. The landscape and river scenery is not to be surpassed. The grounds are in fine order, and contain everything in the way of fruit and ornamental trees and shrubbery that can be desired. For further particulars, apply to either of the Executors.

G. G. VAN WAGENEN, No. 71 Wall-st., N. Y.
WM. A. DAVIES, } Po'keepsie.
RADCLIFF VAN WAGENEN, }

HOUSE and LOT for SALE in ELIZABETHTOWN, N. J.—The subscriber offers for sale his House and Lot corner of Crane and Cherry-sts., being within a few hundred yards of the railroad depôt. The House is new, and conveniently arranged, containing four rooms of good size with fire places. Also, a cellar, closets, &c. Part of the purchase money can remain on bond and mortgage. Apply on the premises to E. S. HUNT. Elizabethtown, N. J., April 2, 1853.

HOUSE for SALE at YONKERS.—A very snug, convenient House for sale in the beautiful village of Yonkers, on Warburton-av., not over five minutes' walk from the depôt or steamboat landing, commanding a magnificent view of the Hudson. The lot is 37½ feet front by 156 deep. The house is entirely new, and contains three rooms on the first floor, with kitchen and wash-house adjoining, three rooms in the second story, and a room over the kitchen with two good closets, and four finished rooms in the third or attic story. Will be sold for $4,250, if applied for immediately. Terms liberal. Also, another House, similar to the above, two stories high, in the immediate neighborhood. Price $3,750—also new, well finished throughout, and in good order. For further particulars apply to GEO. H. BELL, No. 153 Nassau-st., or to JENNINGS & PRICHARD, Yonkers, a little above the Post-Office, on the opposite side.

HOUSE for SALE—No. 126 12th-st., 300 feet west from 5th-av., brown stone front, 4 stories and basement substantially built, with all modern improvements. Private stable goes with it if required. May be seen at any time of the day. Apply to CHARLES PARTRIDGE, No. 128 12th-st., or No. 3 Courtlandt-st., at 2 o'clock. Also, 5 lots on 5th-av., between 44th and 45th-sts. Also, 6 lots on 84th-st., between 1st and 2d-avs. Also, 1 lot on 37th-st., between 7th and 8th-avs.

ALSO TO LET—New brick dwelling, 4 stories and basement, north side 56th-st., 200 feet west of 7th-av. Apply on premises, or as above.

LOTS! LOTS!—For Sale Cheap!—Some of the most eligible Lots in the village of Olinville, at Williamsbridge Depôt, Harlem Railroad, within half an hour of the city. Inquire at the Real Estate Office of NEWELL & BARKER, No 3 Nassau-st.

LOTS! LOTS!—For sale, at Yonkers, on Warburton and Ashburton-avs. several splendid building Lots, commanding a magnificent view of the Hudson. Inquire of WILLIAM BROWN, No. 14 University-Place, N. Y.

MORRISANIA.—For Sale, a neat double Cottage House, with three-quarters of an acre of land, laid out with trees and shrubbery, situated on high ground, overlooking the surrounding country, within three minutes' walk of the Depôt. Price $6,000, part of which can remain on bond and mortgage for a term of years. For particulars inquire of JAMES L. PARSHALL, at Morrisania, or at No. 33 Cherry-st., between the hours of 12 and 2 o'clock.

THE WILLIAMSBURGH REAL ESTATE OFFICE, No. 72 South 7th-st., is the place to buy, rent a House and Lot cheap. Houses and Lots from $300 to $10,000. Cheap Lots, with money loaned to build; also, corners for Grocers. S. COCKCROFT, Proprietor.

VALUABLE and MOST ELIGIBLE DOCK PROPERTY for SALE at NEWARK, N. J.—The Newark and Rosendale Lime and Cement Company, intending to relinquish the manufacture of Cement at Newark, and confine their operations to their mills and kilns at Whiteport, Ulster Co., N. Y., offer for sale, on accommodating terms, the whole of their valuable Wharf Property in the City of Newark. The Wharf has a frontage on the Passaic River of 200 feet, extending back to the Morris Canal 350 feet. It is located in the center of the commercial, manufacturing and business part of the city, adjoining the Plank Road, and a few hundred yards only from the Railroad Depôt at the foot of Market-st. Four freight steamers (besides sailing vessels barges, &c., &c.) run to and from New-York daily, and touch at the wharf whenever freight offers. Upon the premises are a number of buildings with a large mill containing a superior Steam Engine of fifty-horse power, and boilers in complete order.

For any kind of heavy Manufacturing Works, or for lumber, coal, &c., this Property possesses unsurpassed advantages. For particulars apply to A. LEMASSENA, or H. WILDE, Secretary of the Company, at Newark, N. J.

REAL ESTATE AGENCY.—The subscriber, after many years' experience, still continues to devote his time to the Collection of Rents &c. in all parts of the City, on most favorable terms. Unlimited reference given. R. FISHER, No. 179 Essex-st.

Instruction.

A GENTLEMAN who has seen the best results of his method of teaching, is desirous of giving lessons in the German, Latin and Greek languages to young ladies, and also to young gentlemen, preparing for college. He hopes to make his lessons both instructive and interesting by reading with his pupils the best authors, and giving authentic interpretations of their works. Best references as to abilities can be given. Address M. O., Tribune Office.

A LADY fully competent to Teach the Piano-Forte, wishes to add to her class a few more pupils. Inquire at No. 45 Grove-st., or of Wm. Vanderbeck, Esq., at his music warerooms, No. 845 Broadway.

BOARDING SCHOOL for BOYS, at Stanwich, Conn., 37 miles from New-York. Number of scholars limited to 22. Terms for board, tuition washing, attending, bed, bedding, &c., $120 a year. Circulars containing particulars may be had at RAYNOR'S Book Store, No. 76 Bowery, where the Principal can be consulted on every Saturday in this month, between the hours of one and three o'clock P. M. THEODORE JUNE, Principal.

CLASSICAL and COMMERCIAL BOARDING SCHOOL.—The Irving Institute, Tarrytown, N. Y.—This well known and popular School, from its delightful and salubrious locations, its new and superior accommodations and arrangements, and from its facilities for personal improvement, and for acquiring a Classical or Commercial education, presents inducements to parents, and attractions to students seldom surpassed. Horsemanship, Gymnastics, and Vocal Music taught without charge. Instruction in French and Spanish, by Native Teachers. Number limited to twenty-five. Charges for term of five months, commencing May 1, $125. Circulars at Nos. 265 Broadway, 76 Bowery, and at the Institute. L. F. C. LOOMIS, A. M., Principal.

CLASSICAL and COMMERCIAL INSTITUTE, PORT CHESTER, N. Y.—(28½ miles from this City.—LYMAN THOMPSON, A. M., Principal and Proprietor. Next term will commence May 2. Circulars at the principal book stores. Particular inquiry can be made of ISAAC SEYMOUR, Esq., Cashier of the Bank of North America, Wall-st.; or of JAMES H. KNAPP, No. 31 Pine-st., N. Y.

COURTLANDT INSTITUTE.—A Select Boarding School for Boys at Peekskill, on the Hudson River, 44 miles from New-York. Circulars with full particulars may be obtained at the publishing office of George Savage, No. 58 Fulton-st., N. Y., or by writing to the Principals. Rev. GEO. PHIPPEN and A. R. PHIPPEN.

DRAWING and PAINTING ACADEMY.—The fourth quarter will commence on the 4th of April, when a new class for Drawing and Painting from Nature will be formed. Separate classes for ladies. Gentlemen's class from 4 to 6 o'clock. S. SCHUSTER, Professor, No. 494 Broadway.

ENGLISH and CLASSICAL BOARDING SCHOOL for BOYS at GREENWICH, Conn.—LEWIS HOWE, B. A., Principal.—The summer term will commence Monday, May 2. Circulars, containing terms, references &c., can be obtained of J. D. Steele, No. 67 Wall-st., and at the bookstore of G. & H. Miller, No. 645 Broadway.

The Principal can be seen at the bookstore of Roe Lockwood & Son, No. 411 Broadway, on the 2d, 6th, 13th, 21st and 27th of April, between the hours of 10 and 11 A. M., 2 and 4 P. M.

FREEHOLD INSTITUTE.—A Boarding School for Boys, at Freehold, Monmouth County, New Jersey, accessible from New-York, by Camden and Amboy Railroad. Boys are fitted for College or for business. The next session begins on the 4th of May. References in New-York City—Jonas Conkling, Murchead & Clark, Rev. James W. Alexander, D. D., and Henry M. Alexander, Esq. Catalogues with fuller information may be had at the Book Store of C. Shepard & Co., No. 152 Fulton-st., or at Wilcox's U. S. School Agency, No. 283 Broadway, or of the Principal, at Freehold. OLIVER R. WILLIS, A. M., Principal.

MR. BOURGONNIER has the honor to inform his friends and the public that he has taken the handsome suite of rooms No. 152 8th-st., (north-west corner of 9th-st. and Broadway,) where he will continue to instruct Classes in VOCAL MUSIC.

Class Days, Tuesdays, Thursdays and Saturdays.
For Ladies only, from 12 to 4, P.M.
For Gentlemen and Ladies, from 4 to 10, P.M.
Classes of twelve taught at private residences, if desired.
References to the officers of the Mercantile Library Association, and to the Superintendent of the Female Department of Ward School No. 20, where he has now the honor to instruct classes. Also, to some of the first gentlemen of the city.

MISS DWIGHT'S SCHOOL of DESIGN, No. 569 Broadway, where the best of instruction will be given in the arts of Drawing and Painting. Terms, $5 for twenty lessons. Payments advanced.

NEW-YORK NORMAL MUSICAL INSTITUTE.—Under the direction of LOWELL MASON, GEORGE F. ROOT and WM. B. BRADBURY.—Arrangements have been made to establish in New-York an Institute, the object of which shall be to afford thorough Musical Instruction, and especially to qualify teachers of music, leaders of choirs, &c. The first term will commence on Monday, April 25, 1853, at the large hall in Dodworth's building, No. 308 Broadway (next above Grace Church,) and continue three months, during which time daily lectures and instructions in the various branches of the subject will be given. All the exercises will be adapted to those who have already some knowledge of music—sufficient to read plain music at sight, or nearly so. It is expected that the entire time of members of the class will be given to the study of music.

The lecturers and conductors of exercises will be R. STORRS WILLIS, GEORGE F. ROOT, WM. B. BRADBURY, THOS. HASTINGS, LOWELL MASON, and others.

The price of tickets of membership, admitting to all the lectures and class exercises, is Twenty-five Dollars, payable in advance.

Circulars, containing further particulars, may be obtained of WM. HALL & SONS, No. 239 Broadway; SCHARFENBERG & LUIS, No. 423 Broadway; or of MASON BROTHERS, No. 23 Park-row, opposite the Astor House.

MANHATTAN ACADEMY.—Pupils will be admitted to the Primary Class of this Academy, for the future, at reduced prices. Apply at the Academy, cor. Avenue B and 8th-st.

Families removing to the vicinity of Tompkins-square, will find this a desirable Institution for their Children.

NEW-YORK POLYGLOT INSTITUTE, for Instruction in and Interpretation of MODERN LANGUAGES, No. 625 Broadway.—Morning and Evening classes in French, Spanish, Italian and German. Also, Private lessons in all Modern Languages.

PARENTS and GUARDIANS looking for the best Schools in the country or in the city, will find catalogues, circulars, and all needed and reliable information, without charge, at E. H. WILCOX'S U. S. School Agency, No. 283 Broadway.

SOUTH BROOKLYN FEMALE SEMINARY, No. 89 Warren-st., one door east from Clinton, Brooklyn, N. Y. A Boarding and Day-School for young Ladies.

This Institution is pleasantly located in a retired and healthy part of the city, and will be open for the reception of pupils on MONDAY, April 11, 1853.

Communications may be addressed to REV. D. W. TOLFORD, Principal of the South Brooklyn Female Seminary, Brooklyn, N. Y.

Circulars containing particulars can be had of the Principal, and at the Bookstores of the city.

TARRYTOWN INSTITUTE.—The Summer Term commences on the first MONDAY in May. Circulars containing Terms, References, &c., can be obtained at C. Shepard & Co's Bookstore, No. 152 Fulton-st., E. H. Wilcox, No. 283 Broadway, or by addressing A. NEWMAN, Principal.

THE WILTON BOARDING ACADEMY—Located in the delightful and accessible village of Wilton, Connecticut, has a few vacancies. Boys under 12 years are admitted at $50 per quarter, and receive judicious management in discipline and education. Circulars obtained at No. 189 Broadway and at No. 84½ Chatham-st., where the Principal can be seen between 12 and 1 o'clock on Tuesday, Wednesday and Thursday—or a note left will receive attention. AUGUSTUS WHITLOCK, Principal.

THE METROPOLITAN ACADEMY and GYMNASIUM are open each DAY and EVENING during the week. Apply to Nos. 38 and 95 6th-av.

WATER CURE and YOUNG LADIES' SCHOOL at Forest City, Tompkins Co., New-York (near Ithaca)—Patients received for treatment at from $5 to $8 per week. School commences first Monday in May. For Board, Tuition and Room rent for twelve weeks, $50. Pupils receive treatment if needed. All ordinary branches taught, for which see circular. Address DR. W. M. STEPHENS, or MRS. J. P. STEPHENS, } Principals. Forest City, Tompkins Co., N. Y.

YOUNG LADIES' SCHOOL, in 11th-st. for SALE.—It has long been established in the neighborhood, which is good one, and is paying. Apply at south-west corner of 14th-st. and 7th-av.

Machinery, &c.

A NEW THING ENTIRELY.—The most astonishing performance heard of. Barrels, Firkins, Kegs, and the whole cooper family made and finished, without a defect, air-tight, and smooth enough to varnish, entirely by Machinery.

Our Machine, with the tools used to perform the work, is a patent, for which we have received Gold and Silver Medals and State Diploma. It takes the timber in the bolt, saws the stave hollowing in the grain, cuts them all of equal length, planes both in and outside perfectly smooth, trues the quality of the timber, joints them in a perfect manner, giving each stave its equal proportion of bilge, according to its width, be it wide or narrow; chamfers howels, cuts the cresse, turns the head, and prepares the barrel or keg for the hooping process, in a manner so perfect, complete, and of superior finish that we challenge the *World* to produce a better barrel, firkin or keg, than our Machines make, at the rate of 300 per day to the single set—to which we invite the particular attention of all who choose to give them inspection. We manufacture articles of the barrel family from the smallest white lead keg to the largest cask in general use, all of which can be warranted to hold the most subtle liquids, or be adapted to the packing of dry goods. In fact, the machines cannot make an imperfect article except the defect is exclusively in the timber.

We have a shop at Elmira, N. Y., directly on the line of the New-York and Erie Railroad, and the Elmira and Niagara Falls Railroad, five minutes walk north of the depot, where any persons who wish can witness the operation of the machines, and test, to their perfect satisfaction, every branch of the work. We will feel the utmost pleasure in exhibiting to such, everything connected with the work.

Persons desirous of purchasing the Right and Machines for any location now unsold, can obtain any information in relation thereto by applying to us through the mail. There are but a few of the States remaining in our hands unsold, still, applicants will be referred to the present owners, most of whom will no doubt hold for disposal desirable locations, within their respective territories. It is conceded by all judges who have examined the machine, that it surpasses everything that has or can be invented for the same purpose, and must entirely supersede all hand coopering.

Specimens of our work can be seen by calling on the Editors of The New-York Tribune.

WM. TRAPP & Co., Patentees and Proprietors, Elmira, New-York, March 18, 1853.

LIGHTNING RODS.—A. M. QUIMBY & SON, dealers in Quimby's Improved Lightning Rods. Offices Nos. 18 Nassau-st. and 152 East 27th-st., New-York. Orders will receive careful and prompt attention.

MARINE BOILERS!—For sale, one Drop-flue Boiler 7 feet wide, 9 feet high and 26 feet long, nearly new; also, one single return Tubular Boiler, 12 ft. wide, 7 ft. high and 18 ft. long; been used but little. Apply to CHAS. W. COPELAND, Consulting Engineer, No. 64 Broadway.

STEAM BOILERS for SALE.—One 25 horse Boiler, improved plan, occupies little room and economises coal; one 6 horse Cylinder Boiler, in good order; sold cheap if applied for soon. Boilers of all descriptions built to order. J. S. UNDERHILL, No. 403 Eighth-st.

STEAM ENGINE, 8-horse power, for sale cheap. Apply to J. S. UNDERHILL, No. 403 Eighth-st.

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