VERY DESIRABLE ACCOMMODATIONS for Families and single Gentlemen, at No. 110 Bleecker-st. The House has all the modern improvements. Also, a Physician's Office.

WANTED—By four highly respectable Merchants, doing business down town, (all of them unmarried,) Furnished Rooms, in the neighborhood of St John's Park. The best of references will be given and required. Address Box No. 1,413 Lower Post-Office.

WANTED, PERMANENTLY—A small furnished Parlor, and Bedroom attached, by a Gentleman of middle age, with Breakfast and Dinner on Sundays, in a private family where there are no other boarders. Location between Canal-st. and Union-place, near Broadway. Address, with real name, stating terms, (no others will be noticed,) A. B. C., Post-Office.

Houses Wanted.

DESK ROOM WANTED—In a pleasant Office, to be occupied a few hours a day. Location preferred in Broadway, south of Liberty-st. and not higher than second or third story. Address through Post Office, No. 132 Adams-st., Brooklyn.

TO LADIES—A Lady who owns, or has a lease of a first-class House, centrally located in New-York or Brooklyn, that is handsomely furnished, will hear of a chance of realizing for the use (without board) of the lower half of the house nearly as much again as it is paid by ordinary tenants—*provided her family and visitors comprise, or can be made to comprise, ladies only.* Address, stating location, when to call, &c., D. C. B., office of this paper. Unexceptionable reference given and required.

WANTED—In the 7th or 10th Ward, one Room and one or two Bedrooms, with privileges, by a small, quiet family. Any person having such rooms to rent, please address or call at No. 84 Forsyth-st., S.R. Reference given.

WANTED—Part of a House, by a small family of grown persons, in a respectable location, between 20th and 40th-sts. Rent about $200. References exchanged. Address E. D. F., Broadway Post-Office.

WANTED—For an Office, a commodious Room with the privilege of an adjacent Parlor. Rooms must be on the first or second floor; the location below Union-Park, on Broadway, and terms not extravagant. Address X., Broadway Post-Office.

WANTED—By a family of three persons, for their private occupancy only, a modern three-story House, three rooms deep, and a high basement, with all the modern conveniences; it must be west of Broadway; a lease of five years is wanted, as the proposed occupant is a professional man. Apply at No. 112 Grand-st., one door west of Broadway.

WANTED to RENT—A three-story House, with modern improvements, above 8th-st. and near 2d-av. Address Box 856 Lower P. O.

WANTED—A Basement and two Rooms on the first or second Floor, for a family of three persons, within twenty minutes' walk of the City Hall or the Brooklyn Ferries. Address "Frank," this office.

Houses to Let.

A BEAUTIFUL GOTHIC COTTAGE to LET, in EAST CHESTER, of easy access, and well adapted to family use. Persons doing business in town would find it free from the inconveniences generally attending a country residence. Apply to No. 50 South William-st., New-York, or to PHILOMEN H. FOWLER, Esq., East Chester.

A STORE to LET in Myrtle-av., East Brooklyn, between Kent-av. and Graham-st., suitable for a clothing store, or any kind of business, being as good a place for business as any in the city, being occupied these few years past as a doctor's store. Will be let on reasonable terms, yearly. Apply to M. MAHON, on the premises.

BASEMENT PREMISES to LET.—The basement Rooms of the Nassau Bank, corner of Nassau and Beekman sts., to let, and immediate possession given, suitable for trunk makers, basket dealers, &c. Apply at the Bank.

BROADWAY SALOON—TO LET.—The Lecture Room on the first floor of the Stuyvesant Institute, No. 659 Broadway, which is 40 by 72 feet, will be rented, as it is, or altered to suit applicants. It would make a handsome Ice Cream Saloon, or Furniture Warerooms, or could be adapted to the use Saving or other Banks. Apply to I. G. PEARSON, No. 3 Wall-st.

BROADWAY STORES and LOFTS to LET—The two Stores, late Olympic Theater, now finishing, each 125 feet deep. Also, 2d, 3d and 4th Floors, 50 ft. 125 feet deep, with Basement of same size. Will be let or leased for a term of three years, separately or together. Possession about the first week in May. Apply at No. 11 John-st., or to E. M. ATTWATER, No. 65½ Macdougal-st.

CORNER STORE and BACK ROOM to LET.—A good stand for a Confectioner, Milliner, Cigar Store, Paint Shop, or any respectable business. Inquire at No. 73 McDougal-st., corner Houston.

COUNTRY SEAT to LET—At Elliottville, Staten Island, 10 minutes' walk from the landing, a granite house in perfect order, with modern improvements, marble halls, Gothic library in oak, and good stable and carriage house, garden, grapery, and several acres of ground, commanding an extensive view of the Bay and City of New-York. Inquire at No. 408 Broadway.

COUNTRY HOUSE to LET.—A House and eight Lots of Ground, in 86th-st., between 1st-av. and Avenue A. The house is large and convenient and the ground well stocked with trees and flowering shrubs. Inquire of FRANCIS BLANCHET, No. 290 6th-av., before 9 A. M. or after 5 P. M.

HOUSE to LET.—The principal part of a commodious and genteel four-story Dwelling on 4th-av., between 10th and 12th-sts., furnished with Croton water, bath, gas, range, large yard, &c. The apartments are spacious and airy. Will be let as a private residence only. A religious family preferred. Terms moderate. Apply to Dr. ELISHA HARRIS, No. 102 4th-av.

HOUSE to LET, and FURNITURE for SALE, up town, all new, with all the modern improvements. Rent $300 per year, with a lease for two years. The furniture will be sold for $1,200, cash. Family obliged to leave the city immediately. References exchanged. Address a note to M., Union-square Post-Office.

HOUSE to LET—A two-story and basement House, with three Lots of Ground, in De Kalb-av., Brooklyn, between Bedford-av. and Division-av. Rent $250. Apply to W. NELSON & SON, No. 65 South-st.

LAWYERS' OFFICES to LET, in Clinton Hall. Apply at the Nassau Bank.

MERRITT'S NEW HALL.—Parties wishing room either for associations, military companies, festivals, or meeting of any kind, will find beautiful and convenient rooms just completed at No. 185 Spring-st. For terms, which will be moderate, apply in the store of C. S. MERRITT & Co., No. 185 Spring-st.

MORRISIANA.—To Let, two Stores in the best location in the village, suitable for the hardware or dry goods business. Apply to WM. SHEPHERD, No. 145 Laurens-st., N. Y., or WM. GRAY, Upper Morrisiana.

MODEL DWELLINGS—In 37th-st., near 8th-av.—There remain unlet three small and one large suite of rooms. The former for small families only. The larger one contains eight pieces, viz.: A front parlor, three bed rooms, a dining-room, kitchen, and two pantries, water-closets, sinks, slides for ashes, garbage, &c., on each floor. The halls, stair-cases, and closets, are furnished, lighted, and kept clean by persons appointed to that service. The very best references will be required, and families only of the most unexceptionable kind will be received. The housekeeper will show the premises, and give all necessary information.

OFFICE to LET—The second-story of the Telegraph Buildings, corner of Wall and Broad-sts., one of the finest and most conspicuous locations in the street. Apply to HALSTED, Law Bookseller, No. 19 Wall-st.

ROOM to LET—With steam power.—One large room, 56 by 70, and lighted. Also, several smaller rooms, with steady power, in one of the best locations in the city. Apply to FERRIS & TABER, corner of Greenwich and Beach-sts.

ROOMS to LET, with good steady POWER, at the Harlem Railroad Depôt, situated on White-st., between Elm and Centre-sts. The rooms vary in size from 25x25 to 105x25, 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.

ROOMS to LET—Suitable for a Lawyer. Inquire at Office No. 1, No. 52 Nassau-st.

STORE in COURTLANDT-ST. to LET.—That elegant brown stone Store, with basement and second story, on the northeast corner of Courtlandt and Greenwich-sts.; possession immediately. Apply to PETER A. H. JACKSON, No. 192 Broadway, between 11 and 12 o'clock.

STORY to LET.—To a small Family without Children, the second Story of a House, with a large Room in the third story and privilege in bath-room. Apply at No. 94 East 11th-st.

TO LET—The large 3½ story Brick House, with tea rooms, No. 65 Fulton-st. It is well situated for a boarding house, for which it has been occupied as such for the last twenty years. Apply to C. S. DELAVAN, No. 27 Beekman-st.

TO LEASE—For a number of years, the whole or part of vacant Lots in Chrpstie-st., between Rivington and Stanton, 50 ft. front by 200 ft. deep; an excellent location for Coal or Lumber Yard. Apply to S. ALTSCHUL, No. 19 Delancy-st., or M. H. UNDERHILL, No. 4 Rivington-st.

TO LET—The two-story, attic and basement brick House, with under-cellar, kitchen-range and bath-room, No. 13 Varick-place (Sullivan-st.), next to the corner of Bleecker-st. Cheap to a good tenant. Inquire of FRANCIS BLANCHET, No. 290 6th-av., before 9 A. M. or after 5 P. M.

TO LET—The three-story brick basement House No. 398 8th-st., from 1st May. Rent $500. Inquire of S. P. TOWNSEND, No. 82 Nassau-st.

TO LET—Three Cottage Houses, one with barn, &c., on 3d-av., near 64th-st. Apply at No. 192 Broadway, from 11 to 12 o'clock, or at No. 83 East 27th-st., of PETER A. H. JACKSON. Also part of House of No. 346 3d-av.

TO LET—A neatly furnished Parlor and Bedroom. Also a single Room, with or without partial Board, in a small private family. The Location is very pleasant and desirable. Apply at No. 111 Grand-st., a few doors west of Broadway.

TO LET—The upper part of the new modern built House, No. 182 East 19th-st., to a small family. Inquire after 10 o'clock, upon the premises.

TO LET—A large and superior fitted up House, No 74 Franklin-st., second house from Broadway, north side, fitted with all the modern improvements for a first-class Boarding-house. For terms apply to G. A. BRADBROOK, No. 297 Broadway.

TO RENT in BROOKLYN—Four three-story brown stone front Houses with basement, just finished complete, with gas, baths, and every modern improvement; located in First-place, between Court and Smith-sts., north side. No more desirable residence can be found in Brooklyn; five minutes' walk from Hamilton or South Ferry—or by omnibus from Fulton Ferry. Houses now open for inspection. Rent $750. Lots 25x133.

TO RENT—Desk Room in the office No. 61 Chambers-st., occupied by the Manhattan Building Associations.

TO LET—The upper or lower part of the House No. 259 Houston-st., consisting of two Parlors, two Bedrooms, back Basement, counter cellar, Croton water, and large yard. Stages pass the door every five minutes. There will be but one other family in the house. Inquire as above.

TO RENT—A Store, back Room and Floor above, on 6th-av., between 28th and 29th-sts. Also, a three-story and basement House, with modern improvements, on 45th-st. Apply to R. G. PIERCE, No. 1,104 Broadway.

TO LET or FOR SALE in BROOKLYN—An elegant House, new and in perfect order, south side of 3d-place, third door west from Court-st. Rent low to a good tenant. H. H. LADD, No. 66 Pearl-st.

TO LET—Three brick Cottages on Broadway, near 64th-st. Three story and rear Basement, with most of the modern improvements and in the best of order. The location is healthy and pleasant, and commands a full view of the river and Palisades. Three lines of stages pass the door; and the 8th-av. cars go to 53d-st. Rent $250 per annum. For further particulars apply to SMITH & BARNES, No. 444 8th-av., or to WM. H. RAYNOR, No. 532 6th-av.

TO LET—At the Hoboken Real Estate Office, No. 83 Chambers-st., Houses from $350 to $450. Also, Parts of Houses, from $100 to $250. Apply from 10 to 11 A. M. and 3 to 4 P. M., or at the office in Hoboken. Also, property for sale and to let at West Hoboken. JOHN M. BOARD.

TO LET—A three-story House, pleasantly situated; contains two high basements, two parlors, four rooms in second story, and four rooms in third story. The premises will be made unexceptionable to a good tenant. Rent, $650, with the privilege of a term of years. A family desiring to accommodate a few boarders would find it convenient and desirable. Apply at No. 95 East 13th-st.

TO LET—Possession given immediately, a two story House, with three-quarters of an acre of ground, (with abundance of fruit and shade,) in the town of East Chester, about 10 minutes' walk from the Mount Vernon depôt, on the New-Haven Railroad. Apply W. L. CONKLIN, No. 8 Bowery.

TO LEASE—The commodious double House No. 90 Prince-st., three doors west of Broadway, in the vicinity of the Metropolitan and St. Nicholas Hotels, adapted for a Club-House, Piano-Forte Warerooms and other business purposes. It will be sub-divided if required, and a lease of five or ten years given. Apply to JOHN S. KELSO, No. 62 William-st.

TO LET or LEASE near the Crystal Palace.—The largest room in the City of New-York—Sealed proposals addressed to "the Chairman of the Building Committee of the of the 6th av. Railroad Company" until the 29th day of April, will be received for the leasing of the large room 200 feet long by 41 feet in width, over the railroad depôt on the 6th av., between 42d and 44th sts. The access to the room is by two extra wide stair-cases, one on each street; with the convenience of small ante-rooms at the head of each stairway. The room is fitted with a music gallery, is well ventilated; is remarkably well lighted on three sides, and will be fitted with chandeliers suited to the size and beauty of the room. The close proximity of this fine room to the Crystal Palace, (being only one block distant therefrom) must make it very available for many descriptions of entertainments. Persons applying must give undoubted references, and state the uses to which the room will be confined. D. P. BARHYDT, Secretary. By order,

TO LET or SELL—A three-story excellent Brick House, basement and under-cellar cemented, on the east side of Union-st., between Smith and Court-sts. 170 feet from Court. It is 25 feet front and 38 feet deep, and has 15 rooms, with marble mantels, kitchen range, gas fixtures, &c., and a garden in the rear. To a good tenant it will be let for $450. To a purchaser, four-fifths of the purchase money may remain on bond and mortgage. Price $5,500. Apply to WALTER BRIDGE, next door, or No. 9 Court-st.

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—No. 111 Chambers-st., next to the Savings Bank, that splendid four-story and basement Dwelling-house, well calculated for a genteel boarding-house. Inquire of WM. McKENNA, No. 237½ Greenwich-st., near Barclay.

TO LET—Three small Stores, with large cellar under the same, in the Clarendon House, No. 504 Broadway. Also, the second and third story Front Rooms same building, and a number of Offices in the building No. 278 Broadway. Apply to E. BLOOMER, No. 208 Broadway.

TO LET—The principal part of a three-story House, in 2d-av., to a small genteel family. Part of the rent taken in board for a gentleman and his wife. Address HOUSE, Chatham-square Post-Office, with name and address.

TO LET—The HOUSE No. 87 Macdougal st., three stories high, with basement; furnished with all the modern improvements. Can be seen between 12 and 3 P. M. For terms apply to M. M. BACKUS, No. 13 Maiden-lane.

TO LET, RENT $325—A neat two-story and basement House, pleasantly situated on the north side of 52th-st., one door east of 2d-av. Porch in front. Croton water. Can be seen by applying at Mr. SIMM'S, nearly opposite. Apply to J. M. C. SMITH, No. 55 West Broadway.

TO LET, WORK SHOPS—Three large Rooms, 28 by 100 feet, being the third, fourth and fifth floors of the building on the corner of Broadway and Broome-st., entrance in Broome-st.; each Room may be partitioned off into smaller ones, and are well adapted for light manufacturing purposes. A new building will be erected adjoining the above and completed by 1st Nov., which will have steam power throughout, and may be introduced into the above three rooms. Apply on the premises.

TO LET.—A large Mansion House in Court-st., Brooklyn, suitable for a first class boarding house. The house is pleasantly located. Also several small stores and parts of houses. Also, two cottages in South, and two in North Brooklyn. Inquire of S. P. TOWNSEND, 82 Nassau-st., up stairs.

TO RENT—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 strees 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. Possession given on short notice. Rent $300. J. W. JUDD, No. 37 Wall st., 2d floor.

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

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

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

TO LET in YONKERS—A part of a House, containing from 5 to 6 rooms—a very desirable situation for a small family, with plenty of shade trees and a fine view of the river. Within 3 minutes' walk from the depot. For further particulars, inquire of D. WELLS, on the premises. Possession given immediately. Price $225.

TO LET—To a small, quiet family, part of House No. 29 West 23d-st. Inquire on the premises.

TO LET—With immediate possession, on 5th-av., South Brooklyn, between 12th and 13th-sts., three substantial and convenient two-story brick Houses, containing 8 rooms with pantries, closets and good cellars, with verandas, and court yards in front. The 5th-av. is lighted with gas, and lines of stages pass the door. To a good tenant the rent will be low, by applying to D. BEDELL, No. 69 Cranberry-st., Brooklyn.

TO RENT—That fine large first-class Store No. 573 6th-av., near 36th-st., for a term of years; also several Stores to let on the 3d-av. and Second-av. Railroad, which has been lease on Broadway, with modern improvements. Apply to R. G. PIERCE, No. 1,104 Broadway.

TO RENT—Those fine large, airy, capacious and well lighted Rooms on second floor of the new building of the Hanover Bank. Possession given immediately. Apply at Hanover Bank, or at the office of the Ohio Life Insurance and Trust Company.

WATER POWER—To Rent, on the Delaware and Raritan Canal, near the City of New-Brunswick, N. J.—These premises embrace a large brick building, with machinery all in good working order, for grinding flour, meal and feed, with abundance of power for two, three, or four run of stones. An extensive country custom work may be done at this place. A commodious residence, with twenty acres of choice land, may also be rented, near the mill, if desired. For particulars, apply to PETER CONOVER, No. 129 George-st., New-Brunswick, New-Jersey.

WORK-SHOPS and LOFTS to LET.—Of various sizes, well lighted on three sides, with or without Steam Power, and possession given immediately. Inquire on the premises, No. 47 Ann-st.

Real Estate for Sale.

AT PRIVATE SALE, FARM and COUNTRY SEAT—Situated at Somerville, the county town of Somerset Co., New-Jersey, 35 miles from New-York. It is within 15 minutes' walk of the Depôt of the Central Railroad, at Somerville, from which four trains leave daily for New-York. The Farm contains 153 acres of excellent Grass and Grain Land, through which a living stream of water runs, affording water to every field. The House is large and nearly new, built in the best modern style, and beautifully situated on an eminence, with a large lawn in front, extending to the main road, and well stocked with fruit and other trees. It is two-story and contains five rooms on the first floor, with a large hall, marble mantels in the parlor, &c., and seven rooms on the second floor, with entry through. There is a large piazza in front and on both sides of the house, supported by ten fluted columns. There is a large Cistern in the shed, affording at all times a full supply of water, and also a Well of good water in the yard. The out-buildings consist of a large and well built Barn, Crib House, Carriage House, &c. For beauty of location, healthy and good neighborhood, combined with every facility of access to the city, schools, churches, &c., the above property cannot be excelled. It lies convenient to the village, and if desired, 75 or 80 acres, with the buildings, will be sold separate. The necessary farming has been done, and possession will be given at any time. Apply to COLE & CHILTON, No. 9 Wall-st.

AT PRIVATE SALE—A valuable Farm, containing 43 acres of land, with a good house, barn, &c. thereon, situated on Staten Island, on the road leading from Springsville to Egbertville, a short distance from the plankroad to Port Richmond, being about 4 miles from Port Richmond, 2 miles from Chelsea Landing. The situation is high, and commands an extensive and beautiful view of the surrounding country, &c., being well adapted for a genteel country residence. The stock, farming utensils, &c., will be sold with the Farm, if desired. Also, will be sold with the above property, or separately, 14 acres of wood Land adjoining, and 25 acres of well situated wood and tillable Land, convenient to a number of beautiful building sites in the immediate vicinity of the above. For price, terms, and more full particulars, apply to ANTHONY J. BLEECKER, Auctioneer, 7 Broad-st.

AT PRIVATE SALE—One valuable Building Lot, situated on the south side of 37th-st., 425 feet west of 8th-av.; being 36 feet 9 inches in depth and 25 feet front, with party wall; both sides of this property is improved with first-class buildings, and the whole block is built up to the 5th av. The lot is opposite the residence of C. W. Wardell, and is a beautiful situation for a first-class dwelling. For price and further particulars, apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

EAST MORRISANIA LOTS—Time extended for payment of 90 per cent. of purchase money on the balance of the lots.—Terms, 10 per cent. down, and balance on or before March 27, 1855. These lots occupy a very healthy and beautiful location, near and in full view of the East River, and in the immediate vicinity of 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 Scarsdale Second-av. Railroad, which has been lately chartered, and it is expected, will pass through this property. Several houses are now building and lots selling rapidly. Distance of this property from the City Hall, nine miles. Title perfect. For maps and other information apply to D. B. WINTON, No. 5 Tryon-row, near Harlem Railroad Office.

CAN'T BE BEAT FOR THE MONEY.—Two Dwelling Houses in Brooklyn, situated on the south-east corner of Pacific and Nevins-st., in one of the best neighborhoods in the city, built up mostly with first-class houses and secured against any nuisance. The houses are 20x40, three-story, basement and sub-cellar; neat and substantially built, with gas throughout. Call and examine for yourselves. A large portion of the purchase money can remain on bond and mortgage for a term of years if desired. Apply to WALTON & NORRIS on the premises. Price of corner, $5,400; adjoining house, $4,800.

COUNTRY SEAT for SALE.—A neat Stone Cottage, with three acres of good land with fruit, good water, a carriage-house and barn, situated beautifully on the Passaic River in New-Jersey, 3 miles from Paterson, and 2 from Railroad Depôt—a charming retreat for any merchant doing business in the City. Price very low. Apply to No. 19 Platt-st., up stairs.

FORT HAMILTON VILLA SITES.—The very choice Plot of Ground in immediate vicinity of the Hamilton House and United States lands, Fort Hamilton, is now offered in building Sites to those desiring a select and pleasant location for residence. For Villas this spot is unsurpassed for beauty of situation, being among the most picturesque around New-York. A permanent Ferry is now established, the steamer Eagle leaving foot of Murray-st. at 9, 2 and 5 o'clock, thus rendering the property of most ready and convenient access. For particulars inquire of Z. NEWELL, J. W. BARKER or J. C. SANDERS, No. 8 Nassau-st.

FOR SALE in SOUTH BROOKLYN—Several first-class Houses with modern improvements, brown stone fronts, varying in price from $7,500 to $15,000 each. Some of them on exceedingly easy terms, the cash payment required being very small. Persons wishing to own their houses without the withdrawal of much means from their business can obtain desirable residences by applying to SILAS DAVENPORT, No. 47 Wall-st.

FOR SALE—A piece of Land on the corner of Gracious-st., and the Steamboat Landing Road, in the town of Rye, Westchester County. For further particulars, inquire of ALEXANDER ENNIS, at the Rye Depôt.

FOR SALE—A small Lot and Stable in Vine-st., Brooklyn, near the Fulton Ferry. Apply to DIETZ BROTHER & Co., No. 134 William-st.

FARM for SALE.—For sale, a very productive Farm, consisting of 287 acres in a high state of cultivation, situated in the town of Milton, Saratoga Co., within five miles of the Springs, and four of Balston Spa, a never failing stream passes through the property, making it a desirable farm for grazing or grain, it having produced the past season 150 tons of good Hay, exclusive of grain, the buildings consist of a handsome new Cottage House, also a good Tenant House, two Corn Houses, and about 400 feet of cow sheds inclosing a fine yard, sufficiently large for 60 head of cattle, and stabling for same; the milk house is new and built of stone, and in one of the barns are a set of hay scales permanently fixed; a fine well of water in the barn-yard, also one adjoining each house, the whole of the buildings are in good repair, the greater part being new. The property can be divided to advantage or the whole will be sold low, and upon accommodating terms. Property in the City of New-York or Troy and its vicinity will be taken in exchange for part payment. Apply to ABRAM NASH, No. 145 Third-st., Troy, or NASH, BEADLESTON & Co., No. 59 Dey-st., N. Y.

FOR SALE or EXCHANGE for CITY PROPERTY—800 acres of choice Land, including a splendid Farm, with 100 acres in high cultivation. The location cannot be surpassed for agricultural purposes. Distance from this city 100 miles. For particulars inquire of H. HURD, No. 277 3d-av.

FOR SALE in WILLIAMSBURGH—Twenty-four City Lots, including two corners, well adapted for the erection of dwelling houses or manufactories. Prices from $1,000 to $1,500. The whole consideration may be secured by mortgage. The above property, situated mainly on the direct route to Greenpoint, and within half a mile of the Grand and Houston-st. Ferries, is worthy the attention of persons wishing to purchase lots in parcels, with a large frontage. Ten of the above are contiguous, and have a front of 450 feet. Inquire at No. 113 Jay-st., Brooklyn.

FOR SALE—A House and Lot, No. 139 West 30th-st.; house 22x50, three stories, basement and under cellar; brown stone front; Croton water, gas, &c., complete. Inquire of GEORGE R. JAQUES, No. 213 West 30th-st.

FARM for SALE or EXCHANGE.—132 acres of choice farming Land, about 100 acres of which are in good cultivation. The property is desirable, and for an agricultural the location cannot be surpassed. Apply to WALKER & HUSE, 15 Chambers-st.

FOR SALE or TO LET—A three-story and attic house in East 16th-st., 150 feet east of Stuyvesant Park with all the modern improvements. Inquire of E. FORD, No. 430 West-st., foot of Hammond-st.

FOR SALE—A two-story and attic House, brick front, with an alley-way in the yard, No. 55 Vandam-st., with the lease of lot, without ground rent, having yet 11 years. Size of lot 25x100, in a pleasant neighborhood. Apply at V. LECOMTE'S, No. 032 Greenwich-st. Also, two Lots in South 2d-st., between 9th and 10th sts., Williamsburgh. Lots 25x95 each.

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 or to LET—A Farm, 50 acres, good house and out-houses, N. Y. N. H. R. R., 22 miles from the city. Exchanged for city property. For particulars, No. 627 Broadway. J. C. LANPHER.

FOR SALE—In the village of Madison, New-Jersey, a handsome two-story and attic Frame House in complete order, situate about two hundred yards from the Railroad Depôt, with a stable and large Garden. One-half of the purchase money can remain upon mortgage. Also, in the City of Newark, N. J., one three-story Brick Dwelling-House and Lot, 22x120 feet, nearly new, in a very desirable location. Apply to E. DU BERCEAU, No. 142 Pearl-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 $33. 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, 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. 34 Beekman-st.

FOR SALE, near STAMFORD, Connecticut, a FARM or COUNTRY SEAT, containing about 22 acres of excellent land, well wooded and watered, lying about half a mile from the village, near the Sound, and about ten minutes' walk from the New-Haven Railroad Station. The dwelling-house is pleasantly situated, commodious and in first-rate order. For particulars, inquire of Mr. RUFUS WARDELL, at Stamford, or of R. S. ROWLEY, No. 252 Broadway, New-York.

FOR SALE or to RENT—For a term of 4 years or more, to a respectable private family, the new residence of the owner, a very desirable basement and three-story HOUSE, in Morton-st., east side of Hudson-st., replete with every convenience and in order for immediate occupancy. Possession by 1st of May, if rented immediately. Also, four handsome four-story brown-stone front HOUSES, in 35th st., near the east side of Madison-av., for Sale or to Rent. Inquire at the office No. 167 Fulton-st., corner of Church, from 10 to 2 o'clock

FOR SALE—The handsome four-story brown stone basement House No. 211 West 23d-st., between the 8th and 9th-avs. Has all the modern improvements, and built in the best manner. Possession can be had immediately. For terms, inquire of CAMPBELL & MOODY, No. 7 Broad-st.

FOR SALE—In the village of Tarrytown, a House and Lot, pleasantly situated, within five minutes' walk of the depôt. Size of Lot, 50 by 100 feet; House, 22 by 30, 1½ stories above the basement, built 4 years ago, in cottage style. Abundance of grape vines, in full bearing, &c. Price $1,400. Possession given 1st of May. JOSIAH Q. FOWLER, Tarrytown.

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 21 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, RADCLIFF VAN WAGENEN, } Po'keepsie.

FOR SALE—10 desirable Lots at High Bridge, on High Bridge-av. Also, 2 very fine water Lots, of about one acre each. Terms favorable. Apply to D. B. WINTON, 5 Tryon-row, opposite City Hall.

FOR SALE or to LET—A never-failing Water Power, suitable for any extensive manufacturing purpose, within one hour and a half of New-York on the New-York and Erie Railroad. On the premises are a Forge with two bloomering fires, iron cylinder blowers and two hammers, a large mansion and several tenant-houses, coal-house, &c. Charcoal in abundance, and iron ore of a good quality in the vicinity. Inquire at No. 2 Cedar-st.

FOR SALE—Forty very desirable lots, eligibly situated in the village of Eastchester, in full view of the Sound. This tract joins Mount Vernon on the north and Wakefield on the west. Will be sold cheap. Terms of pay easy. Apply to D. B. WINTON, No. 5 Tryon-row, opposite City Hall

FOR SALE or to LET—A Farm, three miles from Hoboken Ferries, lying on the Bergen Turnpike, which is soon to be re-constructed into a first-class plank road. On it is a large Family Mansion and two Cottages, with suitable grounds, fruit trees 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 the 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.

HOUSE for SALE.—The House and Lot, No. 285 South 5th-st., Williamsburgh, will be sold on advantageous terms. Lot, 25 by 95 feet; House, 18 by 24 feet, 2 stories and basement, with flower garden in front. For further information, apply on the premises, or at No. 14 Frankfort-st., of J. LONGSTREET.

HOBOKEN PROPERTY for SALE or TO LET.—The House is newly built, with modern improvements, gas, &c., and is very pleasantly located. Apply at my place of business, No. 114 Wooster-st., or address a note, which will meet with attention. Terms easy and price moderate. D. F. VAN LIEW.

IMPORTANT to THOSE who WISH to PROCURE a DESIRABLE BUILDING PLOT.—A tract of Land has been secured on the Harlem Railroad, near Upper Morrisania Depôt, and laid out into 130 Building Plots, and a company is now forming for purchase and divide the same upon a plan similar to that of the Village of Morrisania. All who desire to obtain a beautiful building plot on reasonable terms, are requested to attend a Public Meeting, THIS EVENING, at 8 o'clock, in Union Buildings, No. 165 Bowery, where full explanations will be given. N. M'GRAW.

LOT for SALE—Pleasantly situated on north side of 24th st., near Broadway and Madison-park. Size 25x100. Price $400 to $500. The only lot that can be obtained in that vicinity for less than $5,000 or $6,000. Inquire of J. B. MILLER, No. 134 Canal st.

OVER 200 CITY LOTS and 6 HOUSES at Central and Upper Morrisania to be Sold at Auction next MONDAY, by A. H. NICOLAY.

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. Undoubted 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. 385 Broadway.

ASHLAND HALL—An English and Classical Boarding School for Boys, West Bloomfield, Essex County, N. J., 13 miles from New-York and 5 from Newark.—The twenty-third semi-annual session of this School will commence on TUESDAY, 3d of May. Terms, $80 for session of five months, in full for every ordinary expense. Circulars on application by mail or otherwise to the principal, DAVID A. FRAME.

A LADY experienced in Teaching, and a proficient in Music and Singing, is desirous of giving daily tuition in a family or school. The course of instruction includes, besides the above branches, English and French, in which she converses. Terms moderate. Address A. M., office of The Tribune.

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.

BOARDING SCHOOL for BOYS at STAMFORD, CONN.—The Summer Session will commence the first Monday in May. Terms $120 a year. Number limited to twenty. A few vacancies to be filled. For Circulars containing particulars, address the Principal. Z. B. NICHOLS.

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. 56 Fulton-st., N. Y., or by writing to the Principals. Rev. GEO. PHIPPEN and A. R. PHIPPEN.

CLASSICAL and COMMERCIAL INSTITUTE, PORT CHESTER, N. Y.—(2½ 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, 31 Pine-st., N. Y.

EXCELSIOR.—Parents wishing to find an Institution in which good order is maintained by real kindness and rapid improvement, secured by thorough instruction, will be pleased and served at the Commercial and Classical School, No. 75 Henry-st. SOLOMON JENNER, Principal.

HUDSON RIVER INSTITUTE, Dobbs Ferry, N. Y.—Boarding School for Boys, upon the east bank of the Hudson, 22 miles from New-York. Location unsurpassed. Circulars, may be obtained at the bookstore of C. SHEPARD & Co., No. 152 Fulton-st., or of CHAS. L. DAVIS, Principal.

FAIR HAVEN SEMINARY—A Family Boarding School for 15 Pupils.—This School is pleasantly located in the beautiful village of Fair Haven, within one mile of New-Haven, Ct. A new term will commence on the first of May. Circulars may be obtained at Gould & Berry's Music Store, No. 297 Broadway. The Principal may be seen from the 16th inst. to the first of May at Mr. Jno. McLean's, No. 44 Morton-st. THOS. G