BOARD—Single Gentlemen or Gentlemen with their Wives can be accommodated with pleasant Rooms and Board, by applying at No. 63 West 25th st.

BOARD—At No. 49 Greenwich-av., may be had, with back Parlor and extension room, unfurnished, with pantry attached. References exchanged.

BOARD.—Gentlemen and their Wives and single Gentlemen can be accommodated with Board at No. 196 West 18th-st.

BOARD.—A Lady and Gentleman who desire a pleasant home with handsome accommodations, in a house with all the modern improvements and in a desirable location, can apply at No. 256 4th-av.; accessible by railroad and stage. Also, accommodations for two single Gentlemen.

BOARD or ROOMS—One or two young Gentlemen can obtain Rooms, with or without board with a private family. Apply at No. 169 Fulton-st., Brooklyn. Reference required.

BOARDING.—Handsomely furnished Rooms, suitable for gentlemen and their wives. Also, rooms for single gentlemen. First class accommodation. A large, airy house, furnished with hot and cold baths, &c. Location desirable, opposite St. John's Park. Inquire at No. 60 Varick-st., corner of Laight.

BOARDING—Families and single Gentlemen may obtain board with rooms in suites or single, at No. 128 Macdougal-st., within one block of Washington-parade.

BOARDING.—To the Mercantile Class.—First class House, with hot and cold Baths, desirable location, accessible to business, for Gentlemen and their Wives, at $6 to $7 per week for both. Only those giving their address can receive attention. Also more expensive rooms. Address S. S. S., Tribune Office. References exchanged.

BROOKLYN.—Gentlemen can be accommodated with Board at No. 254 Fulton, a few doors above Clinton-st., Brooklyn, on reasonable terms. Five minutes' walk from Fulton, Wall-st. and South Ferries. Apply at No. 254 Fulton-st., Brooklyn.

BOARD in BROOKLYN.—A Gentleman and his Wife and a few single Gentlemen can be accommodated with partial Board in a private family No. 14 Smith-st., one block from Fulton-av.

BOARD in BROOKLYN.—Desirable unfurnished Rooms in a house with modern improvements, and small family, within three minutes' walk of the Wall-st. Ferry. Apply at No. 46 Livingston-st.

BOARD IN BROOKLYN—A handsome, large front Room on the second story, with ample closets, with a small room adjoining, may be had together or separately; also, a large room on the third story. These rooms are very suitable for a party of three or four gentlemen; also, for families requiring ample accommodations, in a first class house, beautifully situated; gas in the house, and within 10 minutes' walk of the Fulton and Montague Ferries. Application to be made at No. 170 Washington-st.

BOARD in SOUTH BROOKLYN—A Gentleman and his Wife, and one or two single Gentlemen, can be accommodated with desirable Rooms and Board, in a very quiet and healthy location, at No. 22 Tompkins-place.

BOARD in BROOKLYN WANTED.—A Lady wishes a medium-sized furnished Room, with Board, within a block, (or at most two blocks,) of Fulton-st., East or West; and somewhere between Broad-st. and the City Hall. The Room must be fitted for warming—register or stove preferred to grate. A quiet family desirable. The Lady will be absent at least one-third of the time. Price $5 per week for the whole time. If the Room suit, it will be taken for a year. Highest references required and given. No answers noticed, without real name and location. Address immediately PARKER, Tribune Office.

BOARD WANTED in BROOKLYN.—Wanted in a private family, near the Fulton or Montague Ferries, on or before the 1st June, where a quiet home can be had and frugal meals served, for a single gentleman. Best references given and required. Address C. HOYT, Tribune Office, stating location and terms, which must be moderate.

BOARD WANTED—In a private family, by a young Man, who will furnish a Piano-Forte for the use of the family, if required. Address P. O., Tribune Office.

BOARD WANTED.—A Gentleman wishes board for himself and Wife in a plain private family. Location from 4th to 6th-av. and 20th to 40th-sts. Board paid promptly. Address EVRET, Box 446 4th-av., stating terms, which must be reasonable.

BOARD WANTED—In Jersey City or Williamsburgh, by with a widow, or lone lady, by a man and his wife. Terms not to exceed $6 per week, which will be paid in advance. Address JOHNSON, at the office of this paper.

FURNISHED ROOMS to LET.—Very pleasant Parlors and Bedrooms can be had in a small family residing at No. 325 4th-av. Breakfast and tea if desired. The house has all the modern improvements. References exchanged.

FURNISHED ROOMS to LET without meals. Front and back room on the second floor, handsomely furnished; also, two small rooms, at No. 47 White-st., a few doors from Broadway.

FURNISHED and UNFURNISHED ROOMS to LET—Also, a Room suitable for an Artist, on the 3d floor; on the 2d floor a large suite of Rooms well adapted for business purposes. No 264 Broadway, entrance on Franklin-st.

GENTLEMEN can be accommodated with most desirable furnished Rooms, with baths gas and every other convenience, in a good location near Broadway, by applying at No. 176 9th-st., corner of Stuyvesant.

HOBOKEN.—A Gentleman and Wife, or one or two single Gentlemen, can obtain board in Hoboken, near the ferry, with a private family. Inquire of Mr. C. D. HINE, No. 362 Broadway.

HOUSE.—The owner of a House, containing all the modern improvements, and situated on Lexington-av., is desirous of finding a small family who will Board himself, wife and daughter, and hire his House; or he will let a parlor and bedroom furnished, without Board, to one or two Gentlemen. Address FROST, at this office.

NEW BOARDING AGENCY.—Boarding-House Keepers and those desirous of renting Rooms with or without Board, may save trouble and expense in advertising, and be speedily supplied with first class boarders by applying at No. 257 Broadway, opposite the City Hall, room No. 14, up stairs.

PERMANENT BOARD WANTED—For a Gentleman, Wife and Infant Child in this city. Handsome apartments required. Address J. H., office Journal of Commerce.

PLEASANT FURNISHED ROOMS to LET, with or without Breakfast and Tea, at No. 251 4th-av., north-east corner of 20th st. Also a very desirable Office on the first floor, which has been occupied by a Physician. The house has all the modern improvements.

ROOMS.—Gentlemen can be accommodated with pleasant Rooms at No. 63 Varick-st., contiguous to St. John's Park, omnibus and railroad routes. Partial Board if required. Inquire at No. 173 East Broadway until May 1. References required.

ROOMS FURNISHED or UNFURNISHED—At No. 119 Clinton-place, 8th-st., between 5th and 6th-avs. A choice of rooms may now be had. Fine house, modern improvements, gas, bath, &c.

ROOMS to LET with BOARD at No. 450 Greenwich-st. near Desbrosses-st.

ROOMS to LET—A private family, having more room than they require, would let a few Rooms, furnished or unfurnished, without board, to Gentlemen. The House is pleasantly situated four or five blocks above Madison-square, contiguous to the 6th-av. Railroad, and furnished with the modern improvements. Address ROOMS, Union-square Post-Office. Reference exchanged.

SUMMER BOARD.—Large airy furnished Apartments to let, with Board, in a private family, or meals sent to the apartments—a comfortable home for an invalid (where they could have every attention.) a Small Family, or two or three Gentlemen. A line of stages passes the door, and the cars within a few steps—St. Mark's-place. References required. Address, with real name and address, MANE, Broadway Post-Office.

TO SINGLE GENTLEMEN.—Rooms to Let, in a first-class brown stone house in 36th-st., within a few doors of Broadway; the house has all the modern conveniences such as gas, bath, furnace, &c. One or two single gentlemen can be accommodated as a family, in a private family, where no other boarders will be taken, with handsomely furnished rooms, with breakfast and tea if required. Those wanting rooms only would be preferred. Broadway stages and 6th-av. cars pass in sight of the house every two minutes; the most unexceptionable references required. For particulars, address G. F. M., at this office.

TWO or THREE SINGLE GENTLEMEN can have pleasant furnished Rooms with Board, at No. 138 Livingston-st., Brooklyn, within ten minutes' walk of Fulton or Wall-st. Ferries.

TWO HANDSOMELY FURNISHED PARLORS on the first floor, suites of Rooms furnished on the second and third floors, and a front Basement, suitable for a Physician, to Let, at No. 5 University-place. Reference required.

TWO or THREE SINGLE GENTLEMEN, or Gentlemen can be accommodated with partial or full Board, in a private family, at No. 39 West 29th-st. References exchanged.

TWO SINGLE GENTLEMEN can be accommodated with Board on Water-Cure principles, in a private family, with pleasant Rooms, at South Brooklyn. Inquire of T. F. WEBB, No. 100 Nassau-st.

TWO SINGLE GENTLEMEN, or a Gentleman and his Wife, can be accommodated with a handsome front Room on the second floor, with Board, at No. 11 Varick-st., near St. John's Park.

TO LET—With Board, at the new Collins Hotel, furnished or unfurnished Parlors, with Bedrooms and Pantries, corner of Canal and West st., opposite the Collins line of steamers.

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 a young Man, a small Furnished Bedroom. Address, stating terms, D. G., Tribune Office.

WITHOUT BOARD—TO LET, furnished or unfurnished, in a pleasantly situated house, occupied by a small private family, a large room with pantries, to one or two single gentlemen, or a gentleman and his wife without children. Terms moderate. Inquire at No. 108 Franklin-st.

Houses Wanted.

MODERN HOUSE WANTED.—A House containing the modern conveniences is wanted by a very desirable tenant, with a family of three persons, for private occupancy. An unusual opportunity for the disposition of a first-class House. Facilities will be given for storing furniture if desired. The most ample references given. Address immediately, with terms and location, box No. 3,121 Post Office.

Houses to Let.

A COUNTRY SEAT in NEW-JERSEY to LET—A fine Country Seat, pleasantly situated on the banks of the Passaic River, near the Village of Aquackanonk, N. J., 11 miles from New-York, by Railroad, and 9 miles from Newark. It is well stocked with fruit of all kinds, &c. For further particulars inquire of W. H. VAN VORST, No. 19 William-st., or H. I. KIP, near the premises.

BROADWAY.—To Let, the four-story fire proof Store No. 44. Apply to NESMITH & Co., No. 50 New-st.

FURNISHED HOUSE to RENT—By a Gentleman going abroad. It is situated in one of the most desirable locations in the city, and has been recently furnished with the latest style of furniture. It will be rented to a private family only. Apply to E. P. DAVIS, Real Estate Office, No. 49 Chambers-st., for particulars and permission to see the House.

HOUSES on 80th-st. (Yorkville) to LET at LOW RENTS—Two of the row of handsome three-story Houses, with verandahs in front, on north side 80th-st., directly west of 4th av., and very near the Railroad and Stages. The street is 100 feet wide, on high ground, and location desirable. Rent $300. Apply to J. O. KIP, 5th-av., near 80th-st., or to B. L. SUYDAM, No. 136 Waverley-place.

HOUSE to LET.—The elegant brown stone front House, containing all the modern improvements, including gas fixtures, chandeliers, &c., No. 87 Sands-st., Brooklyn, five minutes' walk from Fulton Ferry. Possession given on the 1st of May. Rent, $700. Inquire of S. F. TOWNSEND, No. 82 Nassau-st., New-York.

OFFICES.—To Let in the buildings Nos. 126 and 128 Nassau-st., the front Offices on the 2d floor. Also, two small Offices or Rooms in No. 126. Every room has good light. Rent moderate. Apply to JAMES PRICE, No. 200 Hudson-st., near Canal.

PART of a HOUSE to LET—In Brooklyn, No. 335 Gold-st., consisting of one large first-class Parlor and two Bedrooms on second floor, and front Basement, to a small genteel family, (without children preferred.) Rent moderate. Inquire of M. WHITING, No. 124 Pearl-st., N. Y., up stairs. References given and required.

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 16x25, 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.—Inquire at No. 58 Bleecker-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.

STATEN ISLAND.—FURNISHED HOUSE at NEW-BRIGHTON to LET.—A delightfully situated and genteelly furnished House to let till 1st November. Rent $250. Address Box No. 33 Post-Office.

THREE LOFTS to LET—In new Sand stone front Building, No. 94 Chambers-st. Apply on the premises.

TO LET—A desirable Country Residence in New-Jersey, 5½ miles from Keyport, and 1½ from Middletown Point, containing six rooms, with twelve acres of land, and a variety of fruit trees. Rent $160. Apply to T. A. GLOVER, No. 155 Berkman-st., Brooklyn.

TO LET in WILLIAMSBURGH—A small comfortable and convenient House, with a very large Lot on North 1st-st., between 1st and 2d-sts., very near the Grand-st. and Houston-st. Ferries. Apply at No. 15 South 2d-st., before 9 A. M., or from 12 to 2 P. M.

TO LET at RAVENSWOOD, L. I.—A very desirable old-fashioned Dwelling House, two story and attic, 50x22, containing fourteen rooms, large garden, with every variety of fruit, asparagus, &c. Lawn in front and rear finely shaded with large trees and shrubbery, together with barn and carriage-house, &c. Is accessible by boats and stages every hour. For particulars apply to Dr. SANFORD, near the premises.

TO LET or for SALE on liberal terms, the superb Mansion, furnished in a substantial and splendid style, No. 99 St. Mark's-place. For particulars apply to VICTOR BISHOP, No. 23 Maiden-lane.

TO LET—To a small Family, the First Floor and Basement, with privilege of the house No. 13 Mercer-st. Rent $300. No other lodgers. Inquire on the premises.

TO LET—The two-story and attic brick House No. 396 Broome-st., finished in the best manner throughout. Croton water, vaults front and rear, and a large garden. The front basement suitable for a doctor's office, having been used as such for two years past. For terms, &c., apply at office of JAS. K. HAMILTON & SONS, No. 61 Wall-st., up stairs.

TO LET—The Second and Third Floors and Front Basement of Building No. 44 Barclay-st. Possession may be had at once. Apply on the premises from 9 to 10 A. M., and 4 to 5 P. M.

TO LET—To a small quiet family, the Third Story of House No. 141 Norfolk-st., consisting of front and back rooms, with bedroom and pantry between. Inquire on the premises.

TO LET (at HOBOKEN) or for SALE—A newly-built three story and basement House, with modern improvements, gas, &c. It is beautifully located, and will be sold or let on favorable terms. Address or apply at my place of business, No. 118 Worster-st. D. F. VAN LIEW.

TO LET—No. 102 Maiden-lane, near Pearl-st., the 6th floor, being a large, well lighted Room, having six windows in front. Inquire of C. J. BARTRAM, on 5d floor.

TO LET—A two-story and attic brick House, one room deep, suitable for a very small family, situated No. 139 4th-st., near 6th av. Rent $215. Apply No. 182 4th-st., in the grocery.

TO LET or for SALE—First-class House in Williamsburgh, one block from the ferries, No 62 2d-st. Three-story brick House, thirteen rooms and inclosed piazza, under cellar and eleven grape vines in the yard; suitable for a boarding house or large family. Inquire of Mr J. MABIE, No 15 John-st., N.Y., or of S. COCKCROFT, No. 72 South 7th-st., Williamsburgh.

TO LET—A good House with 2 Parlors, 7 Bedrooms and basement. Rent $150 per annum. Situated on Railroad-av., in the town of Rahway, N. J., one minute's walk from the depot. Apply to EZRA AYRES, near the premises, or W. MANN, No. 543 Broadway, New-York.

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

TO LET—To a small respectable family, the lower part of House No. 289 Tenth-st., near Tompkins-square, consisting of two parlors, marble mantles and sliding-doors, on first floor, front basement, and two rooms on third floor. Inquire at No. 194 Fulton-st.

TO LET—That fine Store No. 61 Beekman-st., second story, 24 by 106 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 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 the Hanover Bank, or at the office of the Ohio Life Insurance and Trust Company.

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—From the 1st of June for a few months, a small handsomely furnished House in West 24th-st., containing Gas, Croton Water, &c., to a small family who wish to remain in the city part of the summer. It will be let for $300 for 4 months, or $400 for 2 months. The best security will be required. Address GYLES, Tribune Office, N. Y.

WALL-ST. FERRY, BROOKLYN, to LET—Store, Freeman Buildings, No. 337 Fulton-st., 32 feet by 65, facing Montague-st., at the foot of which is the new Ferry. Also, a front Room in 3d story, 15 feet by 25. Inquire of H. A. KERR, corner of Broadway and Astor place.

Real Estate for Sale.

VALUABLE REAL ESTATE, near Bridgeport, Conn., for sale at Auction, on the premises, WEDNESDAY, May 11, 1853, at 2 P. M.—The well known property on the corner of Fairfield Road and Division-st., in the town of Fairfield, adjoining the beautiful villa of P. T. Barnum, Esq., will be offered for sale as above. This property, formerly the residence of Ira B. Wheeler, deceased, is in a high state of cultivation, is most delightfully located, commands a view of Long Island Sound, is within five minutes' walk of the New-York and New-Haven Railroad, just beyond the limits of the thriving city of Bridgeport, of convenient access to New-York, being but two hours' distance, and is believed to be unsurpassed in every respect for purposes of residence or for investment. The limits of an advertisement forbid any details more than the simple announcement of sale. Lithographic maps of the property, exhibiting boundaries, and giving full particulars, may be obtained at the office of THOMAS KENSETT & Co., No. 29 Old Slip, New-York; and any further information may be procured by addressing the subscriber at Baltimore. Sale absolute. Terms stated on the maps. IRA B. WHEELER, Baltimore.

AT PRIVATE SALE—A BEAUTIFUL COUNTRY RESIDENCE, located on the Sound—Containing 12 acres of land, with a good house, barn and other out-buildings, and a great variety of choice fruit of all kinds. This place is near the steamboat landing, and within 15 minutes' walk of the Depôt at New-Rochelle. For bathing, fishing, &c., this place is surpassed by none, and rarely met with by any wishing to do business in the city and yet enjoy the country air at the sport of bathing, fishing, gunning, &c., &c. For full particulars apply to COLE & CHILTON, No. 18 Nassau-st.

AT PRIVATE SALE—Two beautiful Building Lots for genteel Cottage or Village sites, situated on Buena Vista-av., in the village of Yonkers, commanding a delightful view of the Hudson River and surrounding country. Each lot is 25 feet by 150 feet in depth, extending to the wall of the Hudson River Railroad. For price, terms and other particulars apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

AT PRIVATE SALE.—One desirable Building Lot on the north-west corner of 4th-av. and 73th-st; also 4 Lots, 2 of the same fronting 73th-st., and 2 fronting 76th-st., commencing 100 feet east of the 4th-av; also 5 Lots of ground on the south side of 73th-st., between 4th and 5th-avs., and near the above. The lots are each full size. A portion of the purchase money can remain on bond and mortgage for 4 years, at 6 per cent.

Also, 16 Lots of ground, situated on, and next the south-east corner of 8th-av. and 68th st.; 4 fronting on the avenue, and 12 on the street.

For price and more full particulars, apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

AT HARLEM.—For Sale or to Let, at 1334-st., between 5th and 6th-avs., a beautiful Frame House, two and a half stories high, filled in with brick; nine rooms, a good cellar, cistern, and six lots of ground, covered with choice fruit trees. The cars stop at 132d-st. hourly. Apply to H. H. RICE, Superior Court, City Hall.

FOR SALE—At Fort Lee, a fine House, about 32 feet square, with four acres of Land, situated about half a mile from the ferry. The House contains seven rooms, and has a good cellar. There are two good Wells and a Spring, and 15 to 20 Fruit Trees of the best quality, also a Barn 32 by 18 feet. Apply to MACFARLAN & MERRITT, Real Estate and House Agents, No 57 Third-av.

FOUR HANDSOME four-story brown stone front HOUSES in 55th-st., near the east side of Madison-av., for sale or to rent. Inquire at the office, No. 187 Fulton-st., corner of Church, from 10 to 2 o'clock.

FOR SALE or to LET—A pleasant Dwelling House, of 11 Rooms with all conveniences, with a Lot containing 1½ acres of land in the highest state of cultivation, covered with choice Plum, Peach, Apple, Pear, Cherry and Apricott Trees, with Grape Vines, choice Strawberry and Raspberry Plants, Currants, Quince and Gooseberry Bushes and Ornamental Trees and Shrubbery. Also Barn, Fowl House, &c., all in first rate order. The House is pleasantly situated half a mile from the Railroad Depôt and Steamboat Landing at Hyde Park. This village, in location, scenery, &c. is the most delightful on the North River. Apply to J. A STOUTENBURGH, 52 John-st., N.Y.

FOR SALE—Property on Washington and Warren-sts. —The vacant lot No. 269, on the east side of Washington-st., 25 feet 9 inches in front, by 80 feet in depth, adjoining the south-east corner of Warren-st. Also, the two-story brick houses and lots, 20 feet each in front on Warren-st., by 26 feet in depth, abutting upon the rear of the aforesaid lot No. 269 Washington-st., and forming one lot from Washington to Warren-st. The Warren-st. house can be altered into stores by a very small outlay; and by using 40 feet in the rear of the lot on Washington-st. they can be made 53 feet deep, giving sufficient ground for three good stores, which will command high rents. This property is in the most advancing business part of the city, and in the immediate neighborhood of the Erie and Hudson River Railroad Depôts. For price and terms apply to JAMES H. THORNE, No. 159 Walker-st.

EAST MORRISANIA LOTS—Time extended for payment of 90 per cent. of purchase money on the balance of the spring prices. 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 Second-av. Railroad, which has been lately chartered, 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.

FOR SALE.—A first class Farm, one hundred and thirteen acres; three miles from Pokeepsie, on the Duchess Turnpike. Buildings large and new. Good water and good fruit. Fences stone. It may be divided, having beautiful building sites. Title unquestionable. Inquire of JAS. B. SILKMAN, No. 54 Wall-st., or of EDWARD BRUNDIGE on the premises.

FOR SALE—About ninety acres of the best Land for farming purposes, or for a village site, in Westchester County, within a quarter of a mile of one, and within one and a quarter miles of five depôts on the Harlem and New-Haven Railroads; 30 minutes' ride from 31st-st.'s fare, by commutation, 6 cents. It will be sold now. Terms easy. Apply at No. 15 Chambers-st. WATKINS & HINE.

FOR SALE or TO LET—A Cottage House on Bergen Hights, 1½ miles from Jersey-City Ferry. A delightful residence. Very cheap rent—$150 per year. Inquire of G. De WITT, No 169 John-st.

FOR SALE—A small Farm or Country Seat, at Fairfield, with about 11 acres; a modern style House, containing 15 finished rooms, Barn, and other out-buildings, on the premises. Is bounded in front by the main road leading from Fairfield to Bridgeport, and in the rear by a beautiful stream of water. Both shade and fruit trees on the premises, and is a most desirable location for a summer or permanent residence. Apply to HOMER MORGAN, No. 1 Pine-st.

FOR SALE—A small Farm of 26 acres; good Land, House, Barn, and large Factory Shop 25x50, handsome Kitchen and Flower Garden, all seed and farming utensils. Only 56 miles from New-York. Price $1,800. $500 can remain on mortgage. Also, fifty other Farms from $250 to $800. Inquire at No. 124 Beekman-st., Lindy Office.

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

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. LANFHER.

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—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-fourths of a mile from Catharine-st. depôt on the New-Jersey Central Railroad. Said Farm is pleasantly situated and would make a delightful 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. Compensation $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 or to LET, with the PRIVILEGE of PURCHASE—The property known as Mansion-square Boarding-School, Poughkeepsie. It is well adapted for a boarding-school or public house, having forty finished rooms, a good barn, ice-house, &c. There are fifty kinds of choice grafted pear and other fruit trees on the premises which comprise nearly three acres of good land. The property will be sold on favorable terms, if applied for immediately. It is within 15 minutes' walk of the railroad, and 2½ hours of New-York. For further particulars, apply at the Ocean Bank during the day, or out of business hours at No. 19 Lamartine-place. J. S. GIBBONS.

FOR SALE CHEAP—Forty-three acres of good Land, House and Barn; five miles from steamboat and railroad. Nine acres of the above are wood. Price $1,700; half cash. Also, a Public House, with 75 acres of land, in the center of a flourishing village. Will be sold cheap. Inquire at No. 124 Beekman-st., Lindy Office.

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.

HOUSE for SALE.—The House and Lot, No. 2-5 South 3rd-st., Williamsburgh, will be sold on advantageous terms. Lot, 25 by 95 feet; House, 16 by 24 feet, two stories and basement, with flower garden in front. For further information, apply on the premises, or at No. 14 Frankfort-st., of J. LONGSTREET.

HOUSE and LOT for SALE, at FORT HAMILTON, L. I., near the Hamilton House.—Lot 60 feet front and rear, running through the block and down to the water, with beautiful water front. Inquire of Dr. GLOVER, No. 17 Ann-st.

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.

PUBLIC SALE of a RIVERSIDE COUNTRY SEAT and 106 BUILDING LOTS, in BURLINGTON, New-Jersey, on Saturday, the 14th of May, on the premises—Worthy the special attention of all desiring to make profitable investments, or secure a pleasant private residence, school, or boarding-house. The Mansion House is very large, situated on the river bank, surrounded with fruit and shade trees of large growth, with all requisite outbuildings, and will be sold with an entire square of ground, having 500 feet on the river Delaware. $5,000 of the purchase-money may remain on mortgage three years, if desired. The Building Lots are on the most elevated sites within the city limits, commanding a fine view of the river and surrounding country, and will be sold on very liberal terms. Sale to commence at 2 o'clock, at BELDEN'S, City Hotel. A Map of the Estate can be seen at the office of J. PALMER & SON, No. 74 Walnut-st., Philadelphia, and at the office of F. WULLMAN, Agent, No. 63 Main-st., Burlington, New-Jersey. Possession of the Mansion House may be had on the 1st of June.

FOR SALE or to LET—The three-story basement House, No. 160 East 20th-st. Also, the Furniture. House contains all the modern improvements. Apply as above.

Instruction.

BOARDING SCHOOL for YOUNG LADIES, Hoboken, N. J.—Madame and the Misses ROUSSELLE, late of Halifax, Nova Scotia, beg to inform their friends and the public, that they have removed to No. 3 Hudson-place, (opposite Franklin-terrace,) a salubrious and delightful situation, where they have ample accommodation for young Ladies as Boarders. The course of instruction comprises English in its various branches, the French and Italian Languages, (taught on the Ollendorff system,) Music and Drawing. Cards of Terms, &c. may be obtained at the above address.

REFERENCES.—Rev. Francis Vinten, D.D., Rector Grace Church, Brooklyn; W. O. Lamson, 24 Spring-st., New-York; Rev. Mr. Bruce, Hoboken; Beverley Robinson, Esq., Counsellor at Law, No. 52 Wall-st.; Deming Duer, Esq., of the firm of J. G. King & Sons, Bankers, No. 53 William-st., New-York.

CORNELL'S ENGLISH and CLASSICAL SCHOOL, No. 102 FIRST-AVENUE, near 6th-st.—Limited to a small number under his own care.

CLASSICAL and COMMERCIAL BOARDING SCHOOL.—THE IRVING INSTITUTE, TARRYTOWN, N. Y.—This well known and popular School, from its delightful location, its new and superior accommodations, its facilities for personal improvement, and for acquiring a Classical or Commercial Education, presents inducements to parents and attractions to students, seldom surpassed. Native French and Spanish Teachers. Number limited to 125. Charges for term of five months, commencing May 9th, $125. Circulars at Carter's, Broadway, and No. 76 Bowery.

L. F. C. LOOMIS, A. M. Principal.

ENGLISH and CLASSICAL BOARDING SCHOOL for BOYS.—A. WILLIAMSON, A.M., Principal. This School is at Benford, Westchester Co., 40 miles from New-York and 3 from the Harlem Railroad, with which there is daily communication by stage. Terms from $75 to $80 per session of 22 weeks. Number of pupils limited. A few vacancies not yet filled. Pupils will be received at any time until the number be complete. Circulars containing particulars, testimonials, &c., may be had at No. 153 Water-st., or by addressing the Principal.

EDUCATION.—The advertiser receives four small boys into his family and makes it his business to educate them at home with his own. As there will soon be a vacancy, it is now a suitable time for parents who wish to place a son in the country, under home influences and moral and physical training, judiciously adapted to the individual, to make application. Terms $156 per annum. A line addressed Box 346 Post-Office, Hartford, Conn., will be forwarded.

ERASMUS HALL ACADEMY, FLATBUSH, L. I. —Rev. B. D. VAN KLEEK, Principal. The next session will open May 2. Terms: For Board and Tuition in English and Classical Branches $250 per year. French, Spanish, and Music (other than vocal) extra. Access by hourly stages from Fulton Ferry, 4½ miles distant. Circulars may be had at No. 103 Fulton-st., N. Y.

HEALTH and EDUCATION COMBINED.—An English Lady, residing in a most healthy and delightful situation, an hour's ride from New-York, takes eight young ladies into her family to board and educate. Parents may rest assured that their children will receive kind treatment and motherly care; also, the greatest attention to their studies, which will consist of the usual English branches, French, German, Music and Drawing. Board and English Tuition, $124 per annum. Extra branches equally reasonable. Good references given. For further particulars apply to A. COLSON, No. 113 Broad-st., or Front.

KINDERHOOK BOARDING SCHOOL.—Next term begins May 5; number of boarders limited to 25; instruction thorough. Parents may leave the city by the steamboat, or Harlem and Hudson Railroad, visit the school, and return the same day. Terms (including every charge) $175 a year. The Principal, A. WATSON, A.M., may be seen at Dr. CULLEN'S, No. 79 Cranberry-st., Brooklyn, or will call on parents who desire it. Catalogues, &c., at WILCOX'S U. S. School Agency, No. 256 Broadway.

MANHATTAN ACADEMY.—Young Lads and Misses will be admitted to the Primary Class of the Manhattan Academy, after the 1st May, at the reduced prices. We are confident that entire satisfaction will be given, and respectfully invite families removing to the vicinity of Tompkins-square, to call and see us. Academy, corner Avenue B and 9th-st.

Evening School continued tri-weekly.

METROPOLITAN ACADEMY and GYMNASIUM Nos. 93 and 95 Sixth-av.—This Institution has been in operation during nine years, the past six months under its present name and in its new building. The school-room is a spacious one, one hundred feet in depth, fifty feet front, and five stories in hight. At the head of the first flight of stairs is the Lecture Room, capable of seating comfortably six hundred persons. Second flight, the Study Room, where are accommodations for one hundred and twenty students, each one having a mahogany desk, and everything connected with it complete. Third flight, seven capacious Recitation Rooms, each adapted to its purpose. Fourth flight, the finest and most complete Gymnasium—so pronounced by professed Gymnasts—ever erected in this city. The whole constructed with reference to light, heat, ventilation, Croton water and gas, and at an expenditure of $41,000. Without an elaborate description no just idea of the Institution can be given; it must be seen to be understood. From the numbers who have visited it, there has been the unanimous expression—"The most complete ever seen." Number of Professors, eight.

Number of Students in the Scholastic and Gymnastic Departments, two hundred and seventeen.

Catalogues containing particulars can be obtained at the Institution, or by addressing a note to S. J. SEDGWICK, A. M., Vice-President and Secretary of the Faculty.

MUSIC LESSONS upon the Piano and in Singing, given at No. 119 Franklin-st. Terms reasonable.

MISS DWIGHT'S SCHOOL of DESIGN, No. 783 Broadway, where the best instruction will be given in Drawing and Painting.

MR. TYNG'S SCHOOL for BOYS, No. 81 East 16th-st., near Stuyvesant Square.

MOUNT WASHINGTON COLLEGIATE INSTITUTE, No. 212 4th-st., on Washington-square (entrance No. 154 Macdougal-st.), GEO. W. CLARK, A. M., and JAMES ANNAN, A. M., Principals, commenced the last Term of the Tenth School-Year on MONDAY, April 18, 1853. Pupils received from 7 to 20 years of age, and taught in all the branches of Academical learning, preparatory to business, College, or traveling in foreign countries.

NORTH ORANGE FAMILY BOARDING SCHOOL for YOUNG LADIES.—In this School are taught all the common and higher branches of a liberal English Education, including Board, for $100 per annum; for the Languages, Painting, Pearling and Music, extra charges. Moral and Religious culture are combined with mental discipline. On Saturday the Pupils may devote a portion of the day to domestic economy, and thus become acquainted with the art of preparing every dish, and ornament, requisite for a handsome table. Instruction will be through in every department, under the care of approved Teachers. The names of Clergymen, friends, and those who have attended the examination, will be found on the Circulars. Circulars can be had of M. W. Dod, Brick Church Building.

The Summer Term commences on Wednesday, 4th of May. Circulars may be obtained at, or of the Principal, MISS S. W. WARING, Day-st., Orange, N. Y.

PATTON'S INSTITUTION for the EDUCATION of BOYS, having been removed from No. 259 Greene-st. (near Clinton-place) to more commodious rooms at No. 894 Broadway, between 19th and 20th-sts., will be open for the reception of pupils on MONDAY, May 9. J. H. PATTON, A. M. Principal.

PARENTS and GUARDIANS looking for the best Schools in city and country, will find Circulars and all needful information, without charge, at E. H. WILCOX'S U. S. School Agency, No. 256 Broadway. Teachers often suited at first call. Fee, 1 per cent. in advance, and served until suited.

PRIVATE INSTRUCTION.—A Lady in South Brooklyn, accustomed to have young Ladies (from 8 to 14 years old) in her family, has a vacancy for two. They will be taught the various branches of an English education, including music. Location unexceptionable. For terms and particulars, address INSTRUCTION, Box 1,731 Post Office.

ST. PAUL'S SCHOOL—For a select number of Pupils, No. 48 East 26th-st. Rev. T. TOWNSEND, A. M., Rector. Right Rev. J. M. Wainright, Provisional Bishop, Patron and Visitor.

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. 132 Fulton-st., E. H. Wilcox, No. 256 Broadway, or by addressing A. NEWMAN, Principal.

TO PARENTS and GUARDIANS.—The Mount Vernon Boarding School for Boys will reopen on the 9th inst. The limited number of this Institution is complete, with the exception of three pupils. Parents can have a personal interview with the Principal by calling at the Metropolitan Hotel between the hours of 8 and 9 A.M. and 6 and 7 P.M., until the evening of the 5th inst. Circulars may also be obtained by application to Mr. FROST, at the office of the Hotel; also at