FURNISHED ROOMS.—An elegant Parlor, with Bedroom adjoining, to let to a small genteel family, or a few Gentlemen. Meals furnished, if required, in their own apartments. Inquire No. 11 St. Clement's-place, (in Macdougal-st. near 8th-st.

FURNISHED ROOMS to Let, without meals. Front and back Room on the ground floor, handsomely furnished; also, two small Rooms at No. 67 White-st, a few doors from Broadway.

FURNISHED ROOMS to LET to GENTLEMEN.—A Front Parlor on the second floor. Rent $12 per month. Also, a Back Parlor—$10; and other small Rooms, at No. 90 Delancey-st. near the Bowery.

FURNISHED ROOMS.—A few Gentlemen can be accommodated with parlors and bedrooms, newly furnished, in a house replete with the modern conveniences, by applying at No. 141 Ninth-st., third door from Broadway; also furnished rooms at No. 6 College-place.

NO. 289 BROADWAY, UP STAIRS, ROOM No. 12.—At this place persons having Rooms and Boarding accommodations to secure a suitable class of occupants by entering their address, description of house, terms, &c., on the Agency books. No charge is made for the perusal of these books to the parties desiring such accommodations.

PLEASANT FURNISHED ROOMS to LET, with or without Breakfast and Tea, at No. 251 6th-av., north-east corner of 16th 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, FURNISHED or UNFURNISHED.—Single Rooms or Parlors and Bedrooms in the fine house No. 119 8th-st. Good location for a respectable physician. Convenient to stages and 6th-av. cars.

ROOMS to LET.—Two Rooms and two Bedrooms on the second floor of house No. 226 15th-st., to a small family without children; or one or more of the rooms will be let, furnished or unfurnished, to single Gentlemen, with partial board. Apply at the house or No. 61 Wall-st., front basement office.

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. References required.

SINGLE GENTLEMEN and GENTLEMEN with their WIVES, can be accommodated with Board and pleasant Rooms at No. 6 Abingdon-square west side. N. B.—Terms moderate.

SUMMER APARTMENTS—Unfurnished, in the best part of Hoboken, (two blocks from the River and Grove,) to let. Rent $15 to $20 per month, according to the amount of accommodation required. Arrangements could be made for partial or entire Board, and for apartments to be furnished if desired. Inquire at the northeast corner of 5th and Bloomfield-sts, Hoboken; or by letter to S. H., Tribune Office.

TO GENTLEMEN, or GENTLEMEN and their WIVES.—Board with delightful rooms, either furnished or unfurnished, can be had at No. 152 6th-av. Dinner at 6 P.M. House has all the modern improvements.

TO LET—Furnished Rooms, suitable for gentlemen. References exchanged. Apply at No. 57 Lispenard st.

TO LET—Pleasant Furnished Rooms without Board. Inquire at No. 33 Vandewater-st. near Pearl.

TO LET—A Room furnished or unfurnished, (with breakfast and tea, and full Board on the Sabbath, if desired), to two or one young Gentlemen of good character. It is a back room on the second floor, good size, with a large clothes press and is lighted by gas. Family private. Apply or address, C. B. PEARSON, at Nos. 49 Eldridge-st or 279 Grand st., in the store.

TO LET—In a house with the modern improvements, gas bath, &c., a furnished parlor, with or without Board. Inquire at No. 53 Jay-st., entrance in 9th-st.

WELL-FURNISHED APARTMENTS to LET—To single Gentlemen, in a first-class private house up town, with all the modern improvements. Reference required. Apply at No. 104 6th-av.

Houses Wanted.

WANTED—In Beekman or Spruce-st., between Nassau and William-sts., a ten years' Lease of a Lot of Ground. Will be improved if it can be had on fair terms. Immediate possession desired. Address Box 1,775 Post-Office, stating terms and location.

WANTED to HIRE—A Room in some public place or Hall, suitable for a Club Room. Address I. R. B. Box 1,697 Post-Office.

Houses to Let.

A STORE to LET—On the corner of Hicks and Degrawstr., City of Brooklyn, three blocks from Hamilton Ferry; no better for a wholesale grocery and other unfurnished apartments. Inquire on the premises, of WM. MARSHALL. House 42 feet deep by 17.6. Store 12 feet high.

BEAUTIFUL, new, three-story, Basement BRICK HOUSE, 11 rooms, second block from river, No. 16 South 4th-st., Williamsburgh. To let for $325. Also, a large store, No. 169 South 6th-st. Rent $200. S. COCKROFT, Real Estate Office, No. 18 Chambers-st., N. Y; and No. 72 South 7th-st., Williamsburgh.

COUNTRY RESIDENCE to LET for SUMMER or YEAR, or for SALE.—Formerly the residence of the late Alvin Brooke, deceased, lying immediately on Manhasset Bay, containing 43 acres, part woodland. The tillable land is all in good fence and divided in lots of from 3 to 4 acres each. The buildings consist of a large dwelling house, with beautifully arranged grounds, large shade trees, garden, barn, carriage and farm-house; near the house is an uncommon large boiling spring or fountain. It combines the advantages of a supply of fish, clams, oysters, with the beauty of a fine water prospect. To a person desirous of enjoying a delightful situation in the country, where the amusements of gunning, sailing, &c., can be enjoyed a great part of the season, this place offers inducements not often to be met with. It is one mile from Manhasset Post-Office, and 15 from the city.

Also, a Country Residence to Let cheap, at Little Neck, L. I. Large garden, carriage-house, &c. B. H. CUTTER.

COUNTRY RESIDENCE to LET—Situated on the line of the New-Jersey Railroad, and within 100 yards of the Depôt. The house is large, and with every improvement to make it desirable for a country residence, also a large garden and fruit of all kinds. Possession given immediately. For further particulars inquire of CAMPBELL & CROWELL, No. 200 Broadway.

HOUSES to LET VERY CHEAP.—Six three-story and basement houses, just completed, with all the modern improvements, containing water, gas, &c., situated in Williamsburgh. Inquire of A. STURTEVANT, corner of 52-st. and Division-av., Brooklyn, or corner of Chambers and West-sts., New-York.

HOUSES to LET.—A fine brown stone front House in Sandes-st., Brooklyn; rent $700; contains gas and bath, &c. A Cottage in South Brooklyn; rent $150. One ditto in Williamsburgh; rent $125. Store to rent in upper part of Broadway; rent $200. One ditto in Brooklyn, $200. One ditto, with back rooms, for $150. Rooms to rent. Also, a three-story brick House in 8th-st. Inquire of S. P. TOWNSEND, No. 67 Nassau-st.

HOUSES to LET.—Five three-story brick Houses, containing thirteen rooms each, marble mantles, in Brooklyn, near the Peck-slip or Division-av. Ferry. Rent $250. They are suitable for three tenants. Will be let separately or in a mass. Apply to J. PECARE, No. 183 Hester-st., or to S. COCKROFT, No. 72 South-7th-st., Williamsburgh.

OFFICES in BROADWAY.—A large Front Room and several smaller rooms, in the building No. 232 Broadway, to be let. Apply to C. S. FRANCIS & Co.

OFFICE ROOM to LET in basement No. 61 Chambers st. Apply of J. W. WESTON as above.

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 103x23, 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.

ROOM to LET—With steam power.—One large room, 66 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 STEAM POWER.—Several very desirable rooms, in size from 25x25 to 25x100, over the New-York and New-Haven Freight Depôt, well lighted and airy, furnished with Croton water, gas fixtures and water-closets. Apply to E. ANTHONY, corner Elm and Franklin-sts., room No. 11, up stairs.

SCHOOL HOUSE to LET—In the growing village of Yonkers, Westchester County, most delightfully situated in a retired part of the village, where a School for Boys, of the first standard is greatly wanted. Apply for information to W. N. SEYMOUR, No. 4 Chatham-square.

STARCH MILL to RENT—Near Baltimore, Maryland, in complete order. For particulars address CHARLES PAINTER, Owings Mills, Maryland.

STEAM POWER.—To Let or Lease, the Store No. 226 South-st. Also, the Store No. 145 Water-st., immediately in the rear of the above, to be let with or without steam power. Also, a tone-horse power Steam Engine and Boiler for sale. Apply at No. 145 Water-st., or No. 232 South-st.

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. 25 Maiden-lane.

TO LET—To a small respectable American Family, the upper part of rear House No. 289 Madison-st., consisting of a large room, bedroom and pantry, with attic bedrooms, (if required,) and cellar. But one family occupying the lower part. Inquire on the premises.

TO LET—The upper part of the House No. 176 Grand-st., consisting of a front room, a back room and two bedrooms. The whole will be let to one family, or divided for two small families. Apply on the premises.

TO LET or for SALE—Several new modern built brick Houses, just finished, on 30th-st., near 8th-av., suitable for genteel families. The Houses have baths, washbasins, gas, marble mantles throughout the houses. Rent $600 per annum. Possession given immediately. Apply to E. B. KINSHIMER, No. 312 4th-av.

TO LET or for SALE—A delightful Country Residence within half a mile of the Depôt of the "Upper Morrisania" Depôt, where the cars leave hourly. Commutation $35 per annum. The house has 10 rooms handsomely finished. Piazzas, well and pump, &c and 3 Lots of ground. Rent $250. Price $2,400. Apply to Mr. WHEELER, basement of No. 411 Broadway.

TO LET—The upper part of House No. 167 Monroe-st., consisting of two parlors and two bedrooms, with pantries between on second floor, and one attic room. Is pleasantly situated, and will be rented low to a small family only.

TO LET—The second story of House No. 413 Broadway (west side) and corner Lispenard-st., 25 by 102 feet, an eligible location for any kind of light business. Apply to P. HICKIE, No. 144 Chambers-st.

TO LET—A new four-story and basement House, No. 140 East 23d-st., near the 3d-av., furnished with the modern improvements, gas, baths, &c. Apply to J. BISCO, No. 129 Lewis-st., from 7 to 9 A.M., or from 6 to 8 P.M.

TO LET—The Lofts of Store No. 44 Courtlandt-st. Apply on the premises.

TO LET in BROOKLYN—The two new three-story and basement brick houses with sub-cellars, 13 inch walls, Philadelphia brick fronts, brown stone basements and stoops, iron rail and balconies, marble mantles, grates and ranges, copper boilers, baths in second story, with gas throughout; situated on Oxford-st., second block north of the residence of Rev. Dr. Cox, and within half a block of Washington Park. Immediate possession given. Inquire of A. KNOWLTON, No. 23 William-st., N. Y.

TO LET in BROADWAY—Several suites of Offices at No. 15 Broadway, suitable for Merchants, Lawyers, &c. Apply on the premises.

TO LET—Well-lighted Rooms, with or without Steam-Power, of any size. Inquire of C. M. SIMONSON, No. 161 Lewis-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.

VESEY-STREET.—House and Lot No. 38 Vesey-st. to lease to merchants or others; lot 25 by 100 feet. House may be easily altered for mercantile purposes. Apply, within ten days, to EDWARDS & MAN, No. 64 Wall-st.

Real Estate for Sale.

A COUNTRY SEAT of the first class for SALE, within 10 miles of New-York, which, for PICTURESQUE, NATURAL and GARDENESQUE beauty, is unrivalled by any place in the vicinity of the city. Price $30,000. For full particulars apply to HOMER MORGAN, No. 1 Pine-st., N. Y.

FOR SALE in WESTCHESTER COUNTY—A Farm of 50 acres, about 20 miles from the city. A desirable situation, convenient to the Railroad. For particulars inquire of NEWTON & REED, No. 19 Park-place.

AT PRIVATE SALE, or would be exchanged for city property, a country seat on the main road at Norwalk, Ct., containing five acres, with fruit trees, &c., a new house, with out-buildings within ten minutes' walk of the railroad depôt and in full view of the Sound. Apply to COLE & CHILTON, Auctioneers, No. 13 Nassau-st.

AT PRIVATE SALE—Three excellent four-story brown stone front Houses and Lots of ground, on the north side of 41st-st., between Broadway and 6th-av., commencing 155 feet from Broadway. These houses are finished in beautiful style, with all modern improvements, and are 25 feet by 56 feet 7 inches in depth; the lots are 25 feet by 56 feet 9 inches in depth. For price, terms, 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 cost.—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 Rail-Road, 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.

LAUREL HILL ESTATE for SALE.—This picturesque Country Seat, 8½ miles from New-York, via Bellleville Turnpike, is situated, and also approached by a beautiful drive of 15 minutes from the New-York and Newark Railroad Depôt, upon the east bank of the Passaic. The cars leave and return to Jersey City every half hour morning and evening, and every hour the rest of the day.

The Land consists of 62 acres of upland and meadow.

The Dwelling-House is a modern, well-built framed structure, filled in with brick, and planned in the most fashionable manner, after approved models in the Grecian style. The farm is that of the late Henry 50 feet in the stem and 76 feet in the head, including a colonnade of ten Ionic columns in front, returning on the side and shooting upon the wings forming the head of the T. A wide hall runs through the house, separating the drawing-room and boudoir from the library and dining-room. A cross hall between the latter contains the stairs and leads to the offices, butler's pantry, &c. The drawing-room is 17 by 35 feet, and other rooms in proportion. A two storied veranda fronts the garden, upon which are trained well-grown roses, with honeysuckle and wistaria.

In front of the house, and sloping toward the Passaic River, is a wide lawn of eight acres, nobly studded with groups of aged trees of Tulip 100 feet high, Oak, Elm, Maple and Chestnut, skirted with many dense masses of Hemlock and Cedar, all of great size and picturesque beauty. Two gateways of solid stone, flanked by stone wall, well terraced toward the lawn, open to the public road, on the opposite side of which a wire fence separates the road from the river bank. This river bank is altogether unique. It is densely clothed with Hemlock and other evergreens, feathering to the ground, and relieved by delicious trees, some of enormous size, in one of which a rustic staircase leads to a Kiosk, or rustic structure, happily situated for commanding many points of river and distant mountains. Under this bank of foliage is a foot-house and landing, bulkheaded with rustic work to keeping with the objects above and around.

In the rear of the house there is an extensive flower garden, with an insulated conservatory, filled with choice plants and Gardener's House, Carriage Houses, Stables, Smoke, Ice and Root Houses. Also, two wells of good spring water, and two cisterns of rain water. Contiguous to, and back of the gardens, are Orchards of valuable fruit, extending to a Woodland of 7½ acres, sloping toward the river, composed of old trees of great variety, evergreen and deciduous, through which a drive is being made, and a Prospect Tower 60 feet high, crowned by an Astronomical Observatory, now constructing on the top of the hill, which will contain one of Fitz's 5½ inch achromatic telescopes, 7 feet focus, equatorially mounted, magnifying from 42 to 335 times, including a terrestrial power, 50 times.

This Tower will command a very extensive view, comprising rolling woods, with gleaming fields and orchards in the foreground; next comes the Passaic River, with a tract of rich country from Paterson to Rahway, bounded on the west by the Bloomfield and Orange Mountains. On the east are bright meadows, environing the Hackensack River, Bergen and the City of New-York rising above it, and backed by the Long Island Hights, Greenwood and the Green and Cypress Hills. On the north are the Rutgers Hills, the Haverstraw Peak, Nyack Mountain, and the Palisades. On the south are Newark Bay, Staten Island Narrows, and the Highlands of Neversink, with Newark, Elizabethtown, Amboy and Raritan Bay.

In beauty and variety of scenery, in healthfulness of climate, in the intelligence and moral order of its population; in short, from all of these considerations which combine to render a residence attractive and desirable as a family residence, it is believed that the vicinity of Belleville possesses advantages not surpassed by any other place in the vicinity of New-York.

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

FARM to SELL.—The undersigned wishes to dispose of his Farm in Bureau County, consisting of 240 acres or thereabout, with a few acres of Timber, Dwelling-House, Out-Buildings, a young and thrifty Orchard, &c., &c. Sixty acres under fence, and about 40 at present date under crop. This Farm is situated 5 miles west of the junction of the Central, Aurora, and Military Tract Railroads, 3 miles east of the Depôt at Lost Grove, half mile south of the Central Military Tract Railroad, and within 10 miles of the flourishing cities of La Salle and Peru.

The above will be sold either with or without the live stock, farming implements, &c., &c., as the purchaser may desire.

For further particulars, personal communications will be duly attended to. Address T. W. McCULLOCH, Arlington Post-Office, Bureau Co., Ill.

FOR SALE—A valuable Block of ten new four-story Brick HOUSES with Stores, on 10th-av., between 41st and 42d-sts. Will be sold separately. Two-thirds can remain on bond and mortgage for 5 years; the balance in cash and unimproved city property. Apply to WALSH & KEMPLE, on the premises, any time through the day.

FOR SALE—A beautiful Country Residence near the Village of North Haverstraw, two miles from Grassy Point on the Hudson River and two hours' ride from New-York, via the Hudson River Railroad and Minsesangunk Ferry. The House is a large handsome two story building, with 16 acres of land, out-houses, fruit trees, &c., attached, and can be bought for $3,000. A desirable property for any person wishing a country residence conveniently to the city. For particulars apply to HOMER MORGAN, No. 3 Metropolitan Bank Buildings, Pine st.

FOUR VALUABLE LOTS for sale on Willoughby-st., commencing at the south-east corner of Walworth-st., Brooklyn. Two years' credit can be given, if desired, on bond and mortgage for a term of years. Apply to SAMUEL H. DE MOTT & Co., No. 61 Chambers-st., from 10 to 3 o'clock P. M.

FOR the PURPOSE of CLOSING a CONCERN—Above 40 desirable BUILDING LOTS on 93d, 94d and 94th-sts., near 4th-av., will be sold very low, and on easy terms, 65 per cent. remaining on bond and mortgage at 6 per cent. for three years.

Also, to let, a spacious and convenient Dwelling-House, finished with the modern improvements, and now in excellent order, situated on the corner of 9th-av. and 93d-st. This being one of the most beautiful locations on the island, and of easy access to the business parts of the city, might be profitably occupied as a first-class boarding-house. Will be let with or without furniture. Terms easy. Apply to SYDNEY KETCHUM, No. 2 Tryon-row, or on the premises.

FOR SALE—FARM near ASTORIA.—A beautiful Tract of Land, about 73 acres, 3½ miles from the Hell-Gate Ferry, and on the Flushing Bay, and 4½ miles from the foot of 14th-st. and Greenpoint Ferry, having a water front of over 1,000 feet. The property is a good farm house, great abundance of fruit, very good soil, and is a first-rate opportunity for investment, as the whole is eligible for building lots, due to the market at the present time.

Also—A Farm of 133 acres of first-quality Land, 3 miles from Hell-Gate Ferry, and about 3 miles from Greenpoint and 3½ miles from Grand-st Ferry, near the Greenpoint and Flushing Plank-Road, admirably adapted to cut up, and is a good property to pay for that purpose. Apply to HOMER MORGAN, Pineer, No. 3 Metropolitan Bank building. (1174)

FOR SALE—33th-st., south side, commencing 150 feet east of 2d-av., to one parcel, 75 feet front of smooth ground, by about 155 feet deep, near the grounds of the new Methodist Episcopal factory or mechanical establishment. Apply to J. A. MANNING, No. 61 Wall-st., third story.

FOR SALE in OLINVILLE, No. 1, at WILLIAMS BRIDGE, nearly an ACRE of LAND, beautifully situated between the Railroad and 1st-av., covered with fine fruit and shade trees, and the Bronx River at the foot of same. Price for the choice spot $500; half can remain on bond and mortgage, if desired. Apply to WM. DANIELS, No. 74 Spring-st.

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 grounds 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. C. VAN WAGENEN, No. 71 Wall-st., N. Y.
WM. DUER, } Poughkeepsie
RADCLIFF VAN WAGENEN, }

FOR SALE—A FARM of about 29 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 Cathertown depôt on the New-Jersey Central Railroad. Said farm is pleasantly situated, and would make a desirable residence for a gentleman doing business in the city. Cars several times a day to the city by way of Newark, and boats by Elizabeth Port. Commutation $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 in BROOKLYN—The elegant House south side of 3d-place, 3d door west from Court-st., new in perfect order; marble front, tea room, &c. Lot 125 feet deep. Terms favorable. H. H. LADD, No. 66 Pearl-st.

FOR SALE or to LET—A desirable residence, pleasantly situated in the village of Port Chester, within three minutes' walk of the railroad station. The house is large, convenient and in good order. For further particulars inquire of T. WASHBURN Port Chester.

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. 383 Broadway. J. C. LANPHER.

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 south 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, or CRANDALL RICH, near the premises.

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 wooded 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. 139 Washington-st., New-York.

HOUSE in NEW-HAVEN, CONN., for SALE—The Subscriber is authorized to offer for sale a Dwelling-House and Grounds in the Northern part of the City of New-Haven. The House is 48 by 25 feet, with two wings each 20 by 30 feet, and contains sixteen rooms, besides bathing-room, pantries, &c., and is built of the best materials, and in the most thorough manner. The lot is 210 feet front, and 150 feet deep, and is laid out in ornamental grounds and vegetable and flower gardens. There are 140 fruit trees, of the most approved varieties, foreign and native grapes, &c., &c. The House is five minutes' walk from the College. To a gentleman desiring a first-class residence, in a beautiful situation, and enjoying the educational and social advantages which New-Haven offers, such an opportunity is very rarely presented. It is not known that an adjoining property of equal value, or will be soon, offered for sale in this city. Possession will be given soon, or May 1, 1854, as may be agreed. For terms apply to GEO. E. BLAKESLEE, No. 4 Dwight's Buildings, Near the Railroad Depôt, New-Haven.

HOUSE RENT.—The Advertiser, intending to build for his own use, in a desirable location, near and in sight of Madison-square, proposes to any like minded party to build at the same time, with equal advantage, some cost and pains—saving each over $600 by building together, besides the profit and risk of poor work on houses built to sell. First class houses, say 20 by 55 feet, exterior, basement, and brown stone fronts, cost, let included, less than $11,500; $4,000 or $5,000 capital will do it. Proposals invited from responsible builders. Apply to SMITH & BRUSH, No. 62 William-st.

PROPERTY for SALE in STRATFORD, Conn.—Two and a half hours ride by railroad from New-York.—This property, which contains about three acres, is probably as pleasant a location as any between this city and New-Haven. It is situated in the center of the village, and has streets bounding it upon three sides; it is within five minutes' walk of the railroad depôt, and the same distance from the mouth of the Housatonic River. There are churches and good schools in the immediate vicinity. Upon the premises is a comfortable house and barn. Stratford is an old and pleasant town, and the above property will always be worth the price asked. If sold, possession can be had in two weeks after the sale. Price $3,000, half on bond and mortgage at 6 per cent., or will be exchanged for city property. Apply or address a line to SMITH & BARKER, No. 128 Warren-st., N. Y.

N. B.—A fine location for a hotel or large boarding house, for sale as above.

TO FARMERS or GARDENERS.—For SALE—A Farm of 40 acres of excellent land, in a high state of cultivation, with good buildings and fences, situated on 4 plank road, twelve miles from New-York. This place is very favorably situated for a gentleman's country residence. Apply to H. J. DAVID, at the Jamaica Depôt Hotel.

S. COCKROFT & Co., REAL ESTATE OFFICE, No. 18 Chambers-st., New-York and No. 72 South 7th-st., Williamsburgh. Houses and lots in New-York, Williamsburgh and Brooklyn, for sale cheap, and on easy terms.

Lots with Building Loans.

Parties having property for sale may send description and terms by letter, postpaid.

No charge for entering property on the books of this office, and books always open for inspection.

WHO WOULD HAVE BELIEVED IT? ONLY $50 TO $125 FOR a FULL LOT at WINFIELD, This beautiful village is situated at a convenient distance from the Williamsburgh Ferries, being only half a mile above Calvary Cemetery and 23d-st Ferry, on the North Road and Fisk-av.

Omnibuses are constantly running from the Ferries for 6¼ cents. The Flushing and Newtown, Plank Road will pass along the property, and the Williamsburgh and Flushing Railroad directly through it, thus rendering it more accessible than the upper part of this city.

The availability and cheapness of these Lots is evident from the fact, that though they have been before the public but a short time, a large number are already sold. In fact, Winfield Lots possess advantages in point of health and location second to none in the world, and it is a most desirable place of residence.

This property is laid out in broad streets and avenues of 60 feet each, and Railroad-av., passing directly through, is 80 feet wide, on which will be built the Railroad Depôt.

To workingmen and others, who wish to avoid the enormous rents of the city, this property offers inducements superior to any other put in the market, being within walking distance from their places of business, or equal to about 26th-st. from the City Hall.

The property will be sold on liberal terms, viz: Ten per cent. for about $10 on each Lot, at the time of purchase, and the balance to suit the convenience of the purchaser. A reduction of 10 per cent will be made on the first 100 Lots sold.

For maps and further particulars apply to G. O. ANDREWS & J. F. KENDALL, No. 5 Tryon-row, corner of Chatham-st., City Hall, New York, or at the Iron Foundry, on the premises.

20 ACRES GOOD LAND for SALE—At $10 per acre, within three hours' ride by L. I. Road from this city. Inquire of J. C. SAUNDERS, No. 3 Nassau-st.

Instruction.

FOSTER'S SELECT WRITING CLASSES, No. 337 Broadway.—Hours of attendance, during summer, from 7 to 8, 3 to 5, or 8 to 10, A. M. Terms $5, for twenty lessons.

In order to extend the benefits of his system of rapid writing to those who find private lessons expensive, Mr. FOSTER proposes to give instruction to Ladies and Gentlemen, in classes, upon an economical, interesting and highly approved plan, at his residence, No. 337 Broadway, where Book-keeping, Writing, &c., are taught in an expeditious and superior manner to the entire exclusion of the modern charlatanry so prevalent in this department of education. Private lessons as usual.

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