A PARLOR and BED ROOMS, newly furnished, to Let, with or without partial Board, in the house, No. 14 Leroy-place.

BOARD.—A suite of handsome Rooms to let, with Board, to a Gentleman and Wife or two single Gentlemen, in a new brown-stone house, with all conveniences, and occupied by a private family. References exchanged. Apply at No. 34 West 23d-st., near 5th-av.

BOARD.—Desirable suites and single Rooms, suitable for Families and single Gentlemen, may be had, with Board, at No. 97 West 22d-st., near 5th-av. House new, with all modern improvements—gas, bath-rooms, &c. References exchanged.

BOARD—A few Gentlemen can be accommodated with pleasant Rooms, with breakfast and tea, if desired, at No. 66 Varick-st. References exchanged.

BOARD.—A few Gentlemen can be accommodated with pleasant Rooms, with Breakfast and Tea, if desired, at No. 63 Varick-st. References exchanged.

BOARD.—A pleasant front Parlor and Bedroom, on the second floor, may be obtained at Mrs. AUSTIN'S, No. 74 East 14th-st., near Union-square. Also, a single Room. The House has all the modern improvements.

BOARD—Two or three single Gentlemen, wishing to room together, or a Gentleman and his Wife, can be accommodated for the winter with a large front room, on the second floor. Terms moderate. Apply at 3 Minetta-st., fourth door from Bleecker.

BOARDING AGENCY.—The extensive arrangements of our establishment make it the surest, most respectable and satisfactory method of securing Boarders or Boarding Places. Call and judge for yourselves. Boarders politely directed free of charge. Office No. 73 East 14th-st., near Union-square.

BOARDING.—Pleasant Rooms and Board in a first-class house, No. 116 Bleecker-st., containing all the modern improvements. Dinner at 6 o'clock. Also, a fine Office, long occupied by leading Physicians.

BOARDING on BROADWAY—Persons visiting the city transiently or permanently, may find all the comforts of a home (without the annoyance of a large hotel,) in the first-class private Boarding-house, No. 945 Broadway. Transient Board, $1 to $1 50 per day.

BOARDING.—A pleasant Room to Let to a single Gentleman with full or partial Board. Room furnished or unfurnished at No. 156 Orchard-st.

BOARD UP TOWN.—A Gentleman and Wife, or two single Gentlemen, can have Board with pleasant apartments in a quiet genteel family, residing at No. 254 19th-st. House new; gas, bath-room, &c.

BOARDING.—A suite of unfurnished Rooms, with full Board, in one of the most eligible situations in the upper part of the city. Gas and bath in the house. Apply at No. 44 West Washington-place.

BOARDING—In the new brown stone front house, No. 14 East 23d-st. between Madison and 5th-ave., with rooms connecting, and adjoining bath-room, &c., suitable for a family; and a large front room for young gentlemen. The house has all the modern improvements, is delightfully situated, and convenient to the 4th and 6th-av. Railroads, and various lines of Omnibuses.

BOARD—With rooms, can be had at Nos. 82 and 84 East 23d-st., between 4th and Lexington-ave.

BOARDING—Parlors and Rooms handsomely furnished, with full or partial Board. Inquire at No. 707 Broadway.

BOARDING.—Furnished and unfurnished Rooms to let, with Board. Apply at No. 199 West 14th-st., between 8th and 9th-ave. Reference given and required.

BOARD in a PRIVATE FAMILY.—The advertiser has a fine house, replete with every convenience, and delightfully situated in Lexington-av., and to a desirable party will let, with Board unexpressed, a large front Room and Bedroom, on the second floor, either furnished or unfurnished. Unexceptionable references given and required. Address HOME, Tribune Office.

BOARD in BROOKLYN.—Desirable Rooms with Board can be obtained in a pleasant location in South Brooklyn, about eight minutes' walk from South and Hamilton Ferries. The Rooms consist of a front parlor and back Parlor on second floor, connected by Pantries, and with Hall Bedrooms adjoining each room. They will be let either separate or together. Inquire at No. 6 Tompkins-place, South Brooklyn.

BOARD in BROOKLYN, within five minutes walk of the Wall-st. Ferry. Rooms for gentlemen and wife or single gentlemen. Apply at No. 43 Livingston-st.

BOARD WANTED—By a young married couple, in a genteel private family and good location. References required and given. Address K., Tribune Office.

BOARD WANTED—By two Gentlemen, in the lower part of the city, and where there are few boarders. Address M., at this office.

BOARD WANTED—For a young Lady, where the use of a fine piano (together with teaching the instrument, would be considered as equivalent for her board. Address MUSIC, No. 3 Broadway, near Broome-st.

BOARD WANTED.—A young Gentleman would like partial Board (Breakfast and Tea) in a private family, situated in either the VIIth or IXth Ward. References given if required. Address (post-paid) W., at O. H. Crosby's Book-Store, 36 William-st.

BOARD WANTED.—A Gentleman, his Wife and Daughter (seven years of age), wish Board in a respectable private family, from 1st October next, where there are but few or no boarders. If suited, they would remain until the large heat. A parlor and one or two bedrooms adjoining, in a house on the west side of the city, with modern improvements, preferred, and the best of references given and required. Address Box 585 Post-Office.

FURNISHED ROOMS—At No. 47 White-st. Gentlemen wishing fine rooms in a quiet house, without boarders or children, will find this location very desirable. No meals given.

FURNISHED and UNFURNISHED ROOMS to LET, with BOARD—Single and married Gentlemen accommodated. Gas, baths, &c., in the house. Apply at No. 209 West 26th-st., opposite the Episcopal Theological Seminary.

HANDSOME FURNISHED ROOMS—With or without Board, in a first-class house, with all the modern improvements. Apply at 57 Prince-st., second door west of Broadway.

PARTIAL BOARD.—A Lady from the old country, having a larger house than she requires, could accommodate one or two gentlemen with partial Board, in a pleasant, healthy situation. She can offer all the comforts of a home with cheerful society. Location within five minutes' walk of the Hamilton Ferry, South Brooklyn. References exchanged. Address G. H., box 179 Tribune Office.

PRIVATE BOARD.—One or two intelligent, exemplary young men will find a plain, comfortable New-England home, on reasonable terms, in Henry-st near Chatham-square, by addressing M. P., care of V. B. Palmer, Advertising Agent, at this office.

ROOMS to LET—With or without partial Board, at No. 231 4th-av., north-east corner 20th-st. The house has all the modern improvements, the location very pleasant and convenient.

Houses to Let.

BOARDING HOUSE at YONKERS to LET.—A new and very convenient house, built expressly for a boarding house, capable of accommodating fifty or sixty persons, situated in a grove on the bank of the Hudson River, near the depot is now offered to let for a series of years. A large number of boarders can be readily obtained for the winter at remunerating rates. Apply to Dr. A. ROBINSON, Yonkers, N. Y.

LOFTS to LET for a CLOTHING HOUSE.—The Lofts No. 81 Cedar-st., formerly occupied by the late Henry K. Ingraham. Possession given immediately. Apply to GEO. UNDERHILL & Co., on the premises. Will be let for two years from February next.

MACFARLAN & MERRITT, Real Estate and House Agents, No. 49 3d-av., have To-Let:
House No. 103 East 26th-st., with Gas, Croton and Bath. Rent $575.
Apartments in 3d-st., consisting of one room and bedroom, with Croton Water on each floor. Rent from $5 to $6 per month.
Apartments with Stables suitable for Carmen, in Nos. 197, 199, 201, 203 and 205 East 33d-st., between 1st and 2d-aves., with Croton Water. Rent $11 to $9 50 per month.
Apartments in Nos. 252 and 254 East 13th-st., between 1st-av. and Avenue A, consisting of one room and bedroom. Rent $4 50 to $3 25 per month.
Apartments suitable for Laborers, in Nos. 135, 137, 139, 141 and 143 East 11th-st., consisting of one room and two bedrooms, with Croton Water on each floor. Rent $4 50 to $3 75 per month.
Apartments corner of 60th-st. and Broadway, 1st, 2d, and 3d floors through, consisting of two rooms and two bedrooms. Rent $5 to $4 per month.
One Store corner of 60th-st. and Broadway. Rent moderate.
Apartments in Yorkville, on the 3d-av., between 80th and 81st-sts., consisting of two rooms and two bedrooms, or one room and one bedroom. Rent $5 to $2 50 per month.
Also, half of Cottage in Yorkville, at $6 per month.
House corner of 65th-st. and Broadway. Rent $325 per annum.
House (two stories high) in 3d-st., between 4th and 5th-sts. Rent $225 per annum.

OFFICE to LET.—Front Basement of house No. 65 Murray-st., suitable for a Lawyer or Physician.

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 Greenwich and Beach-sts.

ROOMS to LET with STEAM POWER.—Several very desirable Rooms, in size from 25 by 25 to 25 by 100, over the New-York and New-Haven Freight Depot, well lighted and airy, and furnished with Croton water, gas fixtures, and water closets. Apply to E. ANTHONY, corner of Elm and Franklin-sts. room No. 41, up stairs.

TO LEASE, for a TERM of YEARS—A large five story Brick Building, well and substantially built, adapted for a flouring-mill or any business requiring steam power, with a twenty-five horse power engine, in perfect order and almost new, and engine room on rear, located on the dock and convenient for shipping. Apply to J. F. WILLIAMS & SON, No. 297 8th-av., or to F. H. & W. WILLIAMS, No. 30 Dey-st.

TO LET.—A three story brick House will be let until the 1st of May next, and the furniture will be sold (if required), as the family are leaving the city. The house is furnished with range, bath and hot and cold water. Possession given immediately. Apply at No. 110 West 24th-st., near the 7th-av.

TO LET—To a small, quiet family, two Rooms, two Bedrooms, with Croton water, at No. 291 West 19th-st., between 9th and 10th-avs.

TO LET—On the second floor of No. 331½ Broadway, the room occupied by H. Goldsmith, Jr., and other offices, large and small, rents from $75 to $300. Apply to GEO. P. FOX, No. 333 Broadway.

TO LEASE.—To Manufacturers and others.—Premises Nos. 50 and 52 Leonard-st., near corner of Broadway, west side. The lot is 50x100, with substantial buildings enclosing about 40 rooms. Apply to CARLTON EDWARDS, No. 13 New City Hall.

TO LET in SOUTH BROOKLYN—A superior three story brick House in Dean-st., eleventh house east of Bond, containing 13 rooms all the modern improvements, gas, bath, range. Rent $400 per annum. Inquire at No. 154 Mott-st., New-York.

TO LET.—Part, or all, of the House, No. 135 Joralemon-st., Brooklyn. Entry immediately, or on 1st November. Apply to J. B. WILSON, No. 120 Water-st. New-York.

Houses Wanted.

A SUITE of ROOMS, with use of Kitchen, wanted immediately by a Gentleman with a small family, in a pleasant location. Address B., Box No. 3,150 Post-Office, stating full particulars.

COUNTRY RESIDENCE WANTED.—A comfortable Dwelling, on a moderate sized Farm, and at moderate price, may find a purchaser by addressing M. WOOSTER, (care of Donald Mann,) No. 32 John-st. The location must be within reach of city business, and terms reasonable.

FURNISHED HOUSE WANTED.—Wanted, until the 1st of May by a Gentleman and his Wife, without children, a furnished house within one hour's ride of New-York. Any family going to town for the winter, may hear of a tenant, who will take good care of the premises, and pay a fair compensation, by addressing with terms, location, &c., Box 102, Sing Sing, N. Y. The best of reference will be given.

PART of HOUSE WANTED in BROOKLYN—Near Fulton Ferry. Four or five Rooms. Rent about $150 per year. Address C. S., New-York Post-Office.

WANTED in BROOKLYN—Part of a House, furnished or unfurnished, or a small House not too far from a ferry, South, Wall, or Fulton-st., would be preferred. Address OFFDGE, at this Office.

WANTED—To hire a genteel three-story HOUSE, with Croton water through the House. Must be near a stage or car route; in a respectable neighborhood, below 23d-st., west of 3d-av. Rent must be moderate. Address a note to E. J. F., Broadway Post-Office, for two days.

WANTED—A first class Dwelling, central, in good neighborhood; also, several good rooms in 2d or 3d story on Broadway, above Park, for several years; also, small, pleasant Cottage in or near the city. Address S. W., Box No. 177 at this office, describing premises and rent, for one week from 23d inst.

Real Estate for Sale.

A GREAT BARGAIN if PURCHASED IMMEDIATELY—Three fine sized Building Lots on 53d-st., between Broadway and 7th-av. Terms easy. Apply to DE MOTT & Co., No. 43 Chambers-st.

A HOUSE for SALE, about three minutes' walk from the Peck-slip and Division-av. Ferries, one door south of South 6th-st., on the west side of 5th-st. Size 20 feet front by 36 feet deep, with an extension of 15 feet, two stories; house three stories, with basements, counter-cellar, range, and rain-water in kitchen and yard; marble mantles, grates; heater in cellar, with registers in three stories. Lot 20 feet 8 inches by 102 feet. Yard and house all in complete order. Parlor carpets, mirror, cornices, hall oil cloth, and a first-rate piano, nearly new, of Linden & Price's best manufacture. Possession to suit purchaser. Terms easy. Cash price $7,000—no less. For particulars inquire of HIRAM RUSSELL, Nos. 80 and 82 South 7th-st., Williamsburgh. Can be seen at from 2 to 3 o'clock P. M.

AT PRIVATE SALE—A Country Residence on the east bank of the Hudson River, nearly opposite West Point, and a short distance from the railroad station at "Garrisons," situated very healthy and agreeable, and having a fine view of the river and scenery of the Highlands. Attached to the house and out-houses are about seven acres of land. For other particulars, &c., apply to A. J. BLEECKER, No. 7 Broad-st.

CHAUNCEY BARNARD has for sale some valuable Property, presenting uncommon inducements for investment. A map will be shown, and a full description of the Property given, at his office, No. 11 Pine-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, 1856. 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 one 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 LOW—If applied for immediately, a Farm, on which is a small House, good Barn, &c. Also a good Horse, two excellent Cows, Turkeys and other poultry. Wagons, Harness, and a good assortment of Farming and House-keeping utensils, several tons of Hay, 3 or 4 acres of good Corn, &c., situated 2 miles from Tuckahoe, on the Harlem Railroad. Apply to J. THOMAS, No. 1 Spruce-st.

FARMS! FARMS! FARMS!—Now is the time to purchase. For sale or exchange for city property, several hundred Farms of every variety of size, price and location. A great majority are within fifty miles of the city, easy of access, and rapidly increasing in value. Houses or Lots in the city and vicinity taken in exchange. MILES & BETTS, Negotiators, No. 27 Wall-st.

FARM for SALE.—I offer for sale my Farm, lying four-and-a-half miles west of the City of Auburn, within half a mile of the central line of Railroad, and three-and-a-half miles from the Canal at the point of Cayuga Lake. This Farm contains two hundred acres, thirty of which are covered with timber. The surface is gently rolling swell, with no waste land; and for beauty and fertility is surpassed by few. It offers a rare opportunity for persons desirous to purchase a first-class Farm. The mansion-house has been built within a few years, and is sufficiently roomy to accommodate a large family. There is also a convenient house for a farmer or tenant; three good barns, and other out-buildings. The apple orchard is large, and mostly grafted with choice varieties. There are over one hundred bearing peach trees, besides other fruits. The price will be reasonable, and payments arranged to suit.
The present is deemed a good time to view the premises.
JACOB H. SUTTON.
Post-Office, address AURELIUS, Cayuga Co., N. Y.

FOR SALE—VALUABLE COUNTRY SEATS on the HUDSON and EAST RIVERS.—Several of the most valuable Country Seats on the banks of the Hudson, both east and west sides.
Also three or four superior and costly Country Residences on the Sound, in Westchester County, and in Connecticut, for sale.
Also, a superior Farm and Country Seat at Jamaica, L. I., near the residence of Hon. John A. King, containing 100 acres, with a view of the ocean for a great distance.
Also, a valuable Farm at Jamaica, containing about 130 acres.
Also, a great number of fine Dutchess City Residences, varying in price from $3,000 to $10,000, to the most costly mansions—several with stables, and in various localities.
Also, a large amount of money to loan on first-class improved property in the City of New-York. Apply to HOMER MORGAN, (1,246) No. 3 Metropolitan Bank Buildings, Pine-st.

FOR SALE—VALUABLE VACANT LOTS.—A parcel of about 60 Lots, at the northern front of the Central Park, for Sale, on accommodating terms. Apply to HOMER MORGAN, (1,243) No. 3, Metropolitan Bank Buildings, Pine-st.

FOR SALE—VALUABLE VACANT LOTS.—80 Lots on the 9th-av., fronting the Central Park, in one parcel, for Sale, on accommodating terms. Apply to HOMER MORGAN, (1,244) No. 3 Metropolitan Bank Buildings, Pine-st.

VALUABLE VACANT LOTS at BEDFORD for SALE.—A Plot of about 150 Lots at Bedford, about 2 miles east of Fulton Ferry, for Sale on accommodating terms. Apply to HOMER MORGAN, No. 3 Metropolitan Bank Buildings, Pine-st. (1,245)

EXTRA WIDE HOUSE.—For sale a four-story stone-front modern House, 25 feet wide, on 16th-st., near 5th-av. The house contains 5 baths, 5 water closets, fine kitchen and laundry, 2 drawing rooms, dining room and library on parlor floor, 4 large rooms in each second and third stories and attic. There is also a stable on the lot. Possession at once. Apply to HOMER MORGAN, No. 3 Metropolitan Bank Building, Pine-st.

FOR SALE—Four full-size Building Lots, on Willoughby-av., cor. of Walworth-st.; street paved and graded. $1,100 can remain on bond and mortgage. Price very low. Apply to DE MOTT & Co. No. 43 Chambers-st.

FOR SALE—A House and Lot at Bronxville, in the Town of Yonkers, near the Harlem Railroad. The house is 40 by 30 feet, with basement inclosed, not finished; with lot 110 feet front by 125 feet deep. Also, several other Building Lots in the village of Lawrence Underhill near the depot. RICHARD GULLICK.

FOR SALE—A beautiful Country Seat on the banks of the Passaic, about eight miles from New-York. A gentleman, whose family is going to Europe, would dispose of his Country Seat, containing 35 acres, all under a high state of cultivation, productive as well as ornamental. It is within 50 minutes of the city by railroad, the trains running nearly half hourly during the day. For further particulars inquire of HOMER MORGAN, No. 3 Metropolitan Bank Building, Pine-st.

FARM for SALE in NEW-JERSEY of FORTY ACRES.—About six acres is valuable wood land. The balance a high healthy field, with a good Farm House, good water, barn, &c. There are two orchards on the place, one of fine young fruit trees, just beginning to bear finely. The above place is within 20 miles of New-York, about a quarter of a mile from the Railroad Depot at Cranville, on the N. J. Central R. R. Price $1,600; $1,200 cash. The balance can remain on bond and mortgage, at 6 per cent. 3 and 5 years. Also for sale, about 35 acres, one mile from Westfield, N. J., on very liberal terms. Possession can be had immediately, if desired. Apply to WM. COIT, No. 5 Nassau-st., 3d door.

FOR SALE in WILLIAMSBURGH, on Bushwick-av., corner of Varret-st., at great bargains, 5 lots, 25x100 feet, on very easy terms. Also, 10 lots in Columbiaville, 3 miles from the Ferry, near the Newtown plank road, and on a grade with the road, at the very low price of $100 a plot, and terms easy. Each plot is 50 feet front and rear, by 200 deep, equal to 2 city lots. Also to let or lease for a term of years, a large Store, Back Room and Cellar, with a part of the Dwelling, if desired. Apply to the owner on the premises, No. 355 Grand-st., Williamsburgh. I have also a large amount of property to sell on commission. I call the attention of the public, who may wish to purchase or sell, as I charge no commission to purchaser. Office No. 355 Grand-st., Williamsburgh. Rents collected on reasonable terms. Best of references given.

FOUR of the Cheapest three-story Brick HOUSES with Basements and Sub-Cellars in South Brooklyn, and but three minutes' walk from the Hamilton-av. Ferry, situate on the east corner of Degraw. The Houses contain all the modern improvements. $3,000 can remain on bond and mortgage. Apply to DE MOTT & Co., No. 43 Chambers-st.

FOR SALE—On Cornelia-st., near Bleecker, two three story Brick Dwelling Houses, in good order, with lots 21 by 50 each, rented for over $1,200; could be improved to rent for much more. Price, $11,000; terms easy. Apply to E. H. BROWN, No. 71 Wall-st., from 1 to 2 P. M.

FOR SALE—New-Rochelle Property, on Main-st., opposite Le Roy-place. Lot 45x116 feet. A very convenient two-story Cottage with suitable outbuilding for stock and poultry, and a very choice selection of fruit. Everything in perfect order. Apply to E. H. BROWN, No. 71 Wall-st., between 1 and 2 P. M.

FOR SALE—A fine Cottage Residence, in complete order, and replete with modern improvements, bath-room, water closets, &c. The grounds are beautifully laid out, with shrubbery, &c. It is surrounded with fine large Trees, and Gentlemen's Residences of the first class. It is located within five minutes' walk of the Hudson River Railroad Depot, at 152d-st., and near the country seat of V. G. Audubon, Esq. Also, for sale, 17 Lots of Ground on the Hudson River Railroad, about one-third of a mile above the Manhattanville Station. Has fine large trees on it, and is a fine site to build upon. For terms and particulars apply to COLE & CHILTON, No. 18 Nassau-st.

FOR SALE, or to LET, UP TOWN—A pleasant two story Cottage and Basement; eight rooms, convenient to the cars, fare 6d. Apply to A. McCOTTER, No. 128 Fulton-st., Sun Building.

LOTS for SALE at MASPETH, L. I.—350 Lots, also a number of Houses. This rapidly growing village, within 20 minutes' ride of the ferries, presents inducements to persons doing business in New-York seldom found. Omnibuses pass every 15 minutes. Fare 6d. Terms of payment easy. Title perfect. All desirous of a pleasant home, free from exorbitant taxes, are invited to examine the above property. Call on E. WEBSTER, No. 113 Nassau-st., New-York, or SAML. D. MORRIS, Esq., No. 22 Court-st., Brooklyn, or on JOS. H. VAN MATER, Jr., on the premises.

FOR SALE—Several brick Houses and Lots. Four on 28th-st., two on 26th-st, front and rear, two on 32nd-st., one on 33rd-st., one on 36th-st., one on 35th-st., one on 36th-st., and one on 26th-st., with all the modern improvements. Also, three vacant Lots on 32d-av., three on 30th-st., two on 34th-st., one on 24th-st., one on Lexington-av. Cottage and two Lots of ground on Gold-st., near 10th-av., and Houses and Lots in different parts of the city. For terms, &c., Inquire of N. MILLER, No. 24 North William-st., and at No. 512 2d-av.

GREATEST BARGAINS EVER OFFERED in REAL ESTATE—HOUSES and LOTS for SALE.—BUTLER & MILLER are selling their East New-York and Unionville Lots on easy terms of payment. Lots may be paid for in small monthly installments, and money borrowed for building may be paid in same manner, or we will loan for building purposes for a term of years. We have designs and specifications for all descriptions of buildings, which may be seen at our office. East New-York is rapidly rising in importance. Fifty houses are now building in East New-York and Unionville, and the number of new buildings is increasing every month. The Long Island Railroad and numerous omnibus lines now connect East New-York with all the Brooklyn and Williamsburgh ferries. In a short time Division and other avenue Railroads will be built to East New-York, and it must soon become a large city. Persons going to the country should examine our property. We give free tickets by railroad any day this week, on application to C. R. MILLER, General Agent, No. 166 Broadway. Office open until 7 P. M.

HOMESTEADS.—70 Lots for sale at Upper Morrisania, within five minutes' walk of the depot, beautifully located on public streets and avenues, opposite and near the Lorillard Mansion, well adapted for cottages, and may be had of subscribers on very favorable terms, upon quarterly, half-yearly or yearly installments to suit purchasers; and mortgages for whole purchase money taken if improvements are made. May be had in single lots or otherwise, and city property will be received in exchange if desired; and loans may be had for improvements. Thus is afforded an excellent opportunity to persons of moderate means to secure delightful and permanent homesteads in a healthful locality, rapidly enhancing in value, and purchasers furnished, if desired, with papers free of expense securing the property as Homesteads under the Homestead Exemption Law.
S. D. VAN SCHAICK, cor. Wall-st. and Broadway.
DANIEL WOODHOUSE, Trinity Buildings, 111 Broadway.

LOTS CHEAP and on EASY TERMS.—The subscriber having yet a few of those desirable Lots in the 8th Ward of Brooklyn left, will sell them on the following easy terms: $10 at the time of purchase, and $5 per month until paid for, and no interest charged. Apply to J. PECARE, No. 168 Hester-st., from 9 to 1.

LOTS for SALE.—Two Lots on Lexington-av., between 50th and 50th-sts. Also, one lot in Brooklyn, very cheap, on De Kalb-av. between Nostrand and Marcy-ave. For full particulars inquire of T. J. FONDA, No. 27 Nassau-st., before 1 P. M.

HUDSON-PARK, 40 minutes from the city, comprises 100 acres, beautifully situated, half a mile above H. R. R. Station at Spuytenduyvil Creek. Some of the sites on this property afford extensive and picturesque views, unsurpassed by any on the Hudson River. The property is offered in lots from half an acre to 10 Hudson River. The property is offered in lots from half an acre to 10 acres. It is intersected by broad avenues, rendering every part easy of access. Restrictions to prevent nuisances or the erection of buildings of an inferior class will be contained in all conveyances of this property. As a convenient and desirable location for gentlemen's residences, it is considered superior to any other in the vicinity of the city that is now offered for sale. Fifty per cent. of the purchase money can remain on bond and mortgage at 6 per cent. for a term of years. For maps and other information apply to J. O. HIGGINS, No. 6 Wall-st., from 12 to 2, and in the evening from 7 to 9 P. M.

HOUSE in the COUNTRY to LET or for SALE—Nine miles from the City Hall, near the upper Morrisania Depot, where the cars run twelve times daily, at $30 a year. The house is one year old, two and a half stories high and very tastefully built by day's work. Good water, &c., and inclosed in eight lots. Will be rented low, or sold a bargain. Apply in the basement of No. 111 Broadway, to Mr. WHEELER.

MACFARLAN & MERRITT, Real Estate and House Agents, No. 49 3d-av., have For Sale:
2 Houses in 11th-st., between 2d and 3d-avs., 17 feet front by 54 feet deep. Lots 100 feet deep. Finished with all modern improvements. Price $9,000.
House No. 188 2d-av., in perfect order. Price $12,500.
House on south side of 26th-st., 100 feet east of 6th-av., finished in the best manner. Price $9,000.
House No. 141 West 24th-st., in good condition. Price $7,500.
House No. 57 West 26th-st., in beautiful location. Price $11,000.
Also Lots.
5 Lots on north side of 17th-st., opposite Stuyvesant-sqr., 25 by 106 feet.
7 Lots corner of 17th-st. and Rutherford-place, adjoining St. George's Church, and opposite Stuyvesant-sqr.
10 Lots south side of 14th-st., between 1st and 2d-avs.
11 Lots on 48th-st., running through to 49th-st., situated between 3d-av. and Lexington-av. Price only $4,800, cash.
Also a number of tenement houses in the upper part of the city for sale on moderate terms.
Also Lots in Yorkville.

THROG'S NECK, WESTCHESTER.—FARM for SALE, containing 50 acres of good land, and a large cottage-house, with suitable out-buildings. There is a general assortment of fruit on the place, to be sold in part if desired. Inquire of EDMUND UNDERHILL, on the premises.

VALUABLE FARM for SALE—Thirty miles from New-York and two from Plainfield, on the New-Jersey Central Railroad—one hundred and twenty acres, half under high cultivation and half covered with young chestnut; is well fenced and watered and has an abundance of fuel. Buildings new and in good order, consisting of a nice farm-house of ten rooms and hall, carriage-house, corn-house, hen-house and yard, barn and all other necessary outbuildings. Has been kept as a dairy farm for several years, to supply Plainfield with milk, and is well adapted for that purpose. On the premises a beautiful building site for a gentleman's residence. For further inquiries inquire of JOHN RANDOLPH, on the premises, or GEORGE W. DEWEY, Plainfield, or S. D. LAW, No. 52 John-st., New-York.

VALUABLE PROPERTY for SALE—Two Cotton Factories in East Tennessee, near the Railroad. Also, a fine Residence, with 500 acres of Land. Address P. O. Box 2784. C. J. M.

WHO WOULD BELIEVE IT?—Only 50 to 200 Dollars for a full Lot in the beautiful village of WINFIELD, situated at a convenient distance from the Williamsburgh ferries, on the North Road and Fiske-av.
The Newtown stages leave the ferries every half hour, and will leave those who wish to see this property at the corner of Fiske-av. and the Mapath Plank Road, they will thence cross Fiske-av. to the premises, where Mr. D HOGAN will show the lots and give all information in reference thereto. The streets are being graded equal to any in the City of New-York, and several cottages have been commenced.
The Flushing Railroad is under contract to be completed by 1st of January next, and will have its depot on this property. We will guarantee the Railroad finished and cars running thereon by the 1st of February, under penalty of deducting 5 per cent. on each and every lot sold from this day.
Free tickets will be furnished all persons who wish to see this property.
To Workmen and others, who wish to avoid the enormous rents of the city, this property offers inducements superior to any ever put in the market, being within walking distance from their places of business, and equal to about 30th-st., from the City Hall.
The property will be sold on liberal terms, viz: Ten per cent. or about Ten Dollars on each Lot at the time of purchasing, and the balance in payments of Five Dollars per month, or ten shillings per week.
For tickets, maps, &c., apply to G. G. ANDREWS & J. F. KENDALL, No. 5 Tryon Row, corner of Chatham-st., New-York.
☞ Do not be deceived by fraudulent representations of persons interested in the sale of other lots in the neighborhood, but examine for yourself and learn the difference between going 20 feet or 15 feet for water before you purchase.

$55,000 WORTH of FARMS and BUILDING LOTS—Citizens of New-York, a hard winter is fast approaching—$15 only will secure you a Homestead, if application is made immediately. $25,000 worth of Farms and Building Lots. For sale—$100, $200, and $300 Farms, and well located Building Lots. These Farms are situated near the villages of Germantville, Lakeland, Rosevale, L. I., and well situated for profitable farming purposes. No land so cheap and easily cultivated within the vicinity of New-York, can now be found. Farms range at $25 to $30 per acre, payable on installments. Also, Building Lots and Farms in shares of $15. Each share will give four lots 25x100 feet, or a farm of from 2 to 20 acres, and will be distributed on the 3d of October, 1853. For a separate Farm or Share, apply to CHAS. WOOD, No. 208 Broadway, where maps and pamphlets can be had gratis.

140 ACRES of RICH LAND—Only three hours from New-York for $16 per acre; 300 Acres do. in Michigan for $5 per acre; an improved Farm, 155 acres, in Dutchess Co., for $30 per acre. For sale by J. C. SANDERS, No. 3 Nassau-st.

Instruction.

A CARD.—W. H. DISBROW having returned from Newport, has resigned his Riding School for the reception of Pupils, and will be happy to see his former pupils and the public in general. His improved system of instruction, together with his improved safety side saddle, renders the most timid perfectly secure, and gives a sense of security to the rider. The Evening Class for gentlemen will open 1st October.
Instruction required of ladies, from some one known to the proprietor. No. 20 4th-st., Astor-place.

ATTENTION.—GEORGE BRISTOW, the eminent PROFESSOR of WRITING so universally known in Europe and America for the last 25 years, has returned to New-York from a tour of the Union, during which he has taught his thousands, and at the urgent solicitation of many citizens, has opened his Rooms for a short time for the reception of Pupils DAY and EVENING in the Lafarge Building, Rooms 16 and 17, No. 263 Broadway, where the citizens of New-York, Brooklyn, Williamsburgh, and Jersey City will no doubt avail themselves of his valuable instructions. The system is easily acquired; none can fail, under Mr. B's tuition, learning to write a good hand in 12 to 20 lessons.
Terms are very moderate. Private lessons given at the Rooms or Residence.
LADIES are certain to obtain a graceful, elegant style of writing.
GENTLEMEN, a bold round, quick, beautiful Mercantile hand. Specimens seen at the Crystal Palace and in the Rooms, No. 263 Broadway; also, the Silver Medal awarded to Geo. B. by the American Institute for "Best Business Penmanship," a proof of its superiority. All are invited to call. At the Crystal Palace is exhibited a grand display of Ornamental and Current Writing.
N. B.—Visiting Wedding Invitation Cards Written equal to engraving at an hour's notice for only one dollar. Lawyers' writing executed.

A SCHOOL for BOYS.—In two departments, consisting of a maximum of twenty approved boys each, located in the new Bible House, is called the Classical Gymnasium. At this school, elegance is united with the extremest thoroughness, and the most comprehensive discipline. The school reassembles September 26. Applications for vacant seats will be received at the rooms, after September 15. Previous communications may be addressed to the undersigned. Circulars may be obtained at any time from the book stores in the building. J. F. BINGHAM, No. 108 St. Marks-place.

CLASSICAL SCHOOL at NEWPORT, R. I., Dr. J. GEO. GUENTHER, Principal.—This Institution will be opened on the 5th of November. The course of instruction embraces the Classical as well as the usual English studies, viz: English Grammar, Composition, Mathematics and the French and German languages; the latter are both taught by natives of France and Germany—the English studies by a native American.
Only boarders are taken, their number being limited.
The undersigned is permitted to refer to the gentlemen named below.
Letters addressed to Dr. J. Geo. Guenther will receive immediate attention. DR. J. GEO. GUENTHER,
Newport, Rhode Island.
REFERENCES.
Hon. George S. Hillard, Dr. S. G. How, Boston, Mass.
Professors Longfellow and Charles A. Beck, Cambridge, Mass.
Henry Hilleary, Esq., Baltimore.
Charles B. Calvert, Esq., Washington.
Julius Pringle, Esq., and Moses Middleton, Esq., Charleston, S. C.
P. A. Stockton, Esq., and G. Calvert, Esq., Newport, R. I.
Circulars may be had by addressing the Principal, Newport, R. I.

COMMERCIAL and CLASSICAL SCHOOL, No. 75 Henry-st. New-York. SOLOMON JENSER, Principal.—The Proprietor returns his grateful acknowledgments to his numerous patrons and friends for past favors. He would inform the public that particular attention is paid to the Juvenile department. The Commercial and Mathematical classes are well arranged and thoroughly instructed. The apparatus for illustrating Astronomy, Chemistry and Philosophy is simple and complete. The higher classes pursue the Latin, Greek, French, Spanish and German Languages, upon the most approved systems.
REFERENCES.

Rev. John M. Krebs, D.D.	Hon. Jacob A. Westervelt.
Rev. Isaac Ferris, D.D.	Hon. James Harper.
Rev. Ira B. Steward.	Hon. Caleb S. Woodhull.
Rev. James R. Stone.	Hon. Wm. F. Havemeyer.
Rev. D. C. Van Norman.	Hon. Morgan Morgans.
Rev. N. E. Wakeley.	James R. Lee, M. D.
Hiram Anderson, Esq.	David Sands, M. D.
Isaac Newton, Esq.	E. B. Belden, M. D.
Peter C. Barnum, Esq.	George W. Matsell, Esq.
Henry Morris, Esq.	John Law, Esq.

FAMILY BOARDING-SCHOOL, Danbury, Conn., by the Rev. E. S. HUNTINGTON.—This School is for Young Ladies particularly, but a limited number of Boys under the age of thirteen can be admitted.
Circulars can be found at Messrs. Leary & Co's., No. 4 Astor House; Messrs Grannies & Stewart's, No. 96 Maiden-lane; Messrs. Clark, Austin & Smith's, No. 3 Park-row; or by applying to the Principal. Next term will commence on TUESDAY, Nov. 1.

IRVING GRAMMAR SCHOOL, (for BOYS.)—N. DUNN, A.M., Principal, No. 15 East 14th-st., near Union-square, a few doors east of 4th-av.

MOUNT WASHINGTON COLLEGIATE INSTITUTE, No. 218 4th-st., on Washington-square, (entrance No. 130 Macdougal-st.) GEO. W. CLARKE, A.M., and JAMES FANNING, A.M., Principals, will commence the first term of its eleventh school year on the second MONDAY of September, 1853.
Pupils are received from seven to twenty years of age, and taught in all the branches of Academical learning preparatory to business or any class in College, including a thorough knowledge of French, Spanish, Italian and German Languages, Book-keeping by double-entry, the arts of Drawing and Painting, together with theoretical, and to some extent, practical Surveying.
N. B.—Circulars containing regulations, terms, references, &c., may be had at the Institution.

MME. COUTAN'S BOARDING and DAY SCHOOL for young Ladies, 5th-av., corner of 31st-st., will reopen on MONDAY, Sept. 12, 1853.

MR. L. DE GRAND VAL'S CLASSICAL, ENGLISH, FRENCH and SPANISH BOARDING SCHOOL for Young Gentlemen, No. 3 Hudson-terrace, Hoboken, N. J. Terms $200 to $225 per annum, for a full course of studies including French, Vocal Music and Drawing. Circulars at the institution.

MRS. MACAULAY'S BOARDING and DAY SCHOOL will reopen on THURSDAY, September 15.
Applications for admission to the School may be made at her residence, No. 48 East 21st-st.

MISS SNOW'S DAY SCHOOL will be opened at No. 122 4th-av. on MONDAY, Sept. 12.

MUSIC.—Miss PADDON, Teacher of the Piano-Forte and