CLERKSHIP or AGENCY WANTED—By a middle-aged Man, active and well acquainted with business; is good Salesman; understands the management of real estate; is security; is a situation of trust. A line addressed to B., or applica tion at No. 128 Division-st.

COLORED COOK, Governess and Waiter Wanted, for a private family. Apply to C. MASON, No. 14 Orchard-st.

GOVERNESS.—A Lady accustomed to Teaching, a thorough Teacher of the English branches; also Music, French and Drawing, desires a situation as daily or resident Governess. Address Miss C. D., Tribune Office.

LADIES can be supplied with Servants in every capacity at the Servants' Hall of Reform. Cheap, plain work ready made and made to order. Servants' Hall, No. 608 Broadway, two doors above 4th-st.

LAUNDRESS WANTED—In a gentleman's family; a respectable Woman who thoroughly understands her business. Employer can be seen from 9 to 12 o'clock at No. 149 Grand-st.

MRS. E. RASZEWSKI, native of Paris, wishes to give FRENCH LESSONS in Schools or in private families. She can give the best references, and may be seen at No. 204 3d-av.

NURSE WANTED.—An American or English Woman, competent to take the entire charge of two children. She must be able to give the best of references. Apply at No. 129 West 14th-st., between 6th and 7th-ave., from 3 to 9 o'clock in the afternoon.

SERVANT WANTED—An intelligent young Man, willing to travel, as servant and courier, in Cuba and Mexico, for two months. Must speak Spanish fluently. Apply, between the hours of 9 and 11 A.M., on Friday and Saturday next, at the Clarendon Hotel.

SITUATION WANTED.—A Gentleman, who has served his articles in England to an Attorney at Law and Solicitor, is wishful to obtain a situation in a respectable Lawyer's Office. Can furnish a Certificate of his service, and respectable references, if required. Address R. H. S., Tribune Office.

STEAM BOILER WANTED.—Wanted, a Second-hand Boiler, capable of generating steam sufficient for a five to eight-horse power engine. Address C. W., at Crook's Hotel, Chatham-st.

TEACHERS' MEETING DAILY, at the U. S. SCHOOL AGENCY, No. 293 Broadway, from 8 to 12 and 1 to 5 o'clock.—*Proposition*—Let us do you all the good that we can. Subjects for discussion—*Universal Education*. Train up a child in the way he should go. *Education is the hope of our country*. Most effectually to promote this object, we are introducing the *friends of Education* throughout the *Union*, resulting in numerous speedy and most happy engagements by the best *Institutions, Families, Teachers, Pupils, Matrons, Private Classes, Lecturers, Churches, Organists, Musicians*, the transfer of *Schools* and all school property, establishing *New Schools*, &c., the parties being often suited at first call. The *Right of negotiation* belongs to *Cheekbooks*, who share the *Mutual Benefit* of the *Common Fund*, &c. *Price of Cheeks*, one per cent on the amount of compensation for one year, (including board), being $3, $5, $10, &c., to be renewed at each order, until the full amount is indorsed. No charge to pupils. An early report is required of all persons served, removed, or engaged, or forfeit the *Check*. *Towns, County, and State Agents* supplied with *Cheeks* at half-price. Vacancies for Teachers, &c., continually on hand.
E. H. WILCOX, Founder and Proprietor,
No. 293 Broadway. Established 1847.

TEACHER.—A Theological Student wishes to teach from two to four hours a day in this city or Brooklyn. Address TEACHER, this office.

TO TEACHERS.—Wanted, as an Assistant in a Boarding School, a Gentleman thoroughly qualified to teach the classics and mathematics. A competent Teacher will receive a salary of $400 per annum and board. Address, with testimonials,
W. E. WOODBRIDGE, Perth Amboy, N. J.

TWO SMART, INTELLIGENT BOYS, whose parents reside in this city, can find steady employment at S. M. PEYSER'S, No. 487 Broadway, corner of Broome-st. Apply before 10 o'clock.

UPHOLSTERER WANTED—Or one who has worked at filling cushions with moss or hair, can have steady employment at good wages. Apply to
S. HARRISON & SON, No. 350 West 34th-st.

WATCHMAKER WANTED—One that understands all kinds of watch work. Apply immediately to
M. BENEDICT, No. 276 Bowery.

WANTED—A Lithographer, a good Stone Line Engraver (one who understands working on Dondorf's machine) and two good Lithographic Printers, all of whom may obtain permanent situations and liberal wages by applying to
WM. W. ROSE, No. 17 Wall-st.

WANTED—By a Man and Wife, Americans, without incumbrance, a situation to take charge of a Gentleman's Country seat for the winter, for a small compensation. Would take charge of a farm; he is a practical farmer; his wife understands a Dairy and is a first class Cook, or would take charge of any premises that required a faithful overseer. Can be seen for three days at No. 19 West Broadway-place. The best of reference given.

WANTED—A second-hand Steam Engine of four-horse power with boiler complete. Inquire of STEPHEN PALMER, cor. of Suffolk and Grand-st.

WANTED—A Person to take charge of a Cylinder Printing Press. Apply at No. 49 Ann-st.

WANTED—Conveyance for 70 to 80 Emigrants to the Republic of Liberia, with 300 to 400 barrels of freight, to sail from this port for the let to the 5th of November. Proposals for the above will be received by ISAAC T. SMITH, No. 102 Wall-st., or ANSON G. PHELPS, Jr.

WANTED IMMEDIATELY—An experienced Book-keeper, to whom a good salary will be given. Address B. K., Tribune Office.

## Lost and Found.

FOUND—In a 6th-av. car, Oct. 6, a PORTEMONNAIE, which the owner can have by calling at No. 48 High-st., Brooklyn, proving property, &c.

LOST—By the subscriber, a Note drawn by SARONI & ARCI; R. and indorsed by the same, dated Sept. 17, 1853, at 6 months, for $201 56. All persons are cautioned to negotiate the same, as payment has been stopped. A liberal reward will be paid for the return of said note. M. WALLACH, No. 3 Cedar-st.

LOST—From aboard steamboat Alida, on her trip from Newburgh to New-York, Sept. 28, a medium sized russet Trunk, marked J. F. H., on a price containing ladies' wearing apparel. The person having it in charge will be suitably rewarded by returning it to JOHN J. HINCHMAN & Co., No. 32 Cedar-st.

$5 REWARD.—Lost in Broadway, on Tuesday evening, the 6th inst., a package of papers belonging to J. L. CILLEY. The papers are of no value to any one but the owner. Any person finding the same and leaving them with the owner, at No. 145 Broadway, shall receive the above reward.

## To Whom it may Concern.

CHALLENGE TO THE WORLD.—The undersigned challenges the World to a test of Butter Making. I will try Churn against any other on exhibition, or elsewhere, for a forfeiture of ($100), one hundred dollars. The trial to be made with two gallons of sweet cream, equally mixed, and at a temperature of sixty-two degrees, in the presence of proper judges. The time of churning, the perfection of gathering the butter and cleansing the churn with cold water, are to be considered. The butter is to be washed and prepared for salting, then weighed. I hope the proprietor of the Prize Churn of the London Exhibition of 1851, now in the French Department of the Crystal Palace, and all others, will improve this opportunity for testing the merits of their churns. This seems to be the trial, and the time and place, may be expected immediately after the appointment of the Juries for the Agricultural Department.
J. J. H. TILLINGHAST.
Crystal Palace, New-York City, Oct. 4, 1853.

INFORMATION WANTED—ALEXANDER HARVEY, Machinist—worked as a machinist and locomotive maker in Philadelphia and at Washington, D. C., about 15 years ago. Any human or honorable person, by sending any intelligence of his whereabouts or death, will greatly oblige his anxious relatives. Please address SAMUEL HARVEY, Bookseller, Hamilton, Canada West.

INFORMATION WANTED.—A suitable remuneration will be given to the first party conveying precise information as to the locality, extent, &c., of certain properties left by one ROBERT TELFER, a native of Scotland, who died in the United States between the years 1836 and 1840. Application to be made to Messrs. BADGLEY & ABBOTT, Solicitors, Montreal, Canada. Montreal, Sept. 30, 1853.

ONE CENT REWARD.—Ran away, on Friday, Sept. 30, an Apprentice, by the name of JAMES M. COOK, 15 or 16 years of age, light hair, about 5 feet 4 inches in height. All persons are forbid trusting him or harboring him on my account, as I shall pay no debts of his contracting after his desertion; but I will pay the above reward, and no other charges, if he is returned to the subscriber.
O. W. GARDNER,
Bedford Station, West Chester Co., N. Y.

OUR NOTE, No. 165, August 8, 1853, seven months, at Cayuga County Bank, to the order of Rice & Sandell, Boston, and mailed to them Sept. 1, has failed to reach its destination. All persons are cautioned against negotiating the same, payment having been stopped.
DERBY & MILLER, Auburn, N. Y.

## Chances for Business Men.

DRUG STORE for SALE, LOW.—Old Stand, Lease, and doing about $30 a week guaranteed. Positively will be sold at a fair price, as the owner is otherwise engaged. Fine chance for a Physician or Druggist. Apply to E. COOK, No. 279 Washington-st.

EXCELLENT HOTEL STAND for SALE.—One of the best in the City of Philadelphia; in every way calculated to do a good business, and sold because the proprietor is entering into other matters. Application, by letter or in person, to be made before 15th October.
R. F. HASLETT,
Columbia House, Chesnut-st., Philadelphia.

EXCLUSIVE AGENTS WANTED—In every city in the Union, to sell a new invention of unusual importance.—Call or address T. SHEPARD, Jr., & Co, No. 293 Broadway, N. Y., P. O., Box 3,206.

FOR the INVESTMENT of $15,000 or $20,000, a desirable opportunity offers in a cash business, in New-York City, which will commend the best city and country patronage. Any application made to the undersigned, must be accompanied with satisfactory as to the intentions of parties to engage in the same, as none others will receive attention. Address E. M. FRENCH, care SIMEON DRAPER, corner Pine and William-st., New-York.

FOR SALE—A Watch and Jewelry Establishment in Bridgeport, Conn., with the stock, comprising a good assortment of Watches, Silver Ware and fashionable Jewelry. Capital required about $4,000. Apply to PHILIP B. SEGEE, Bridgeport, or to BALDWIN & SEXTON, No. 145 Reade-st., New-York.

FOR SALE—The well known Sloop Wm. A. Hart. She will carry about 130 tons, her sails are new, and all her rigging in good order. Said sloop may be seen at the foot of Leight-st, on Wednesday, Thursday and Friday, or at Tarrytown on Saturday, Monday and Tuesday.

FOR SALE.—In consequence of one of the partners retiring, DEMEURE, MAURITZ & Co., Nos. 63 and 65 Centre-st., offer the Patent Right of their Spring Bed Bottoms for sale. They are now in use all over the Union, and their sale may be increased considerably. Address as above.

FOR SALE—The Lease, Fixtures, &c., of a small Hotel and Dining Saloon now doing a fine business. This is a rare chance for a profitable investment. Apply at No. 418 4th-av.

FOR SALE—A small Factory in this city. An excellent opportunity is now offered to any person of small capital, willing to engage in the manufacture of an article in great demand, realizing a large profit, and requiring but small means and few hands. Apply at Room No. 16 Insurance Buildings, No. 40 Wall-st.

GREAT EXHIBITION.—From $10 to $50 profit per day can be realized by efficient and competent Canvassers for the Official Illustrated Record of the Great Exhibition. Apply to O. P. PUTNAM & Co., 10 Park-place.

GOLD LANDS for SALE.—The tract heretofore known as the Eagle Gold Mine, consisting of 142 acres in the County of Culpeper, Virginia, about 16 miles from Fredericksburg, and adjoining the well-known Culpeper Mine. Apply to
A. M. BURY, No. 54, Wall-st.

STEAMBOAT for SALE.—The steamboat JOHN MARSHALL, now lying at the foot of Liberty-st. Length, 206 feet; Beam, 27 feet; Hold, 8 feet 4 inches. Beam Engine 41½ in. cylinder, and 10½ feet stroke. This boat was built in Baltimore, in the year 1846; is copper fastened and coppered, and has good speed. Is well found in every respect, and has accommodations for about 200 passengers. Will be sold low to close a concern. Apply to CHAS. W. COPELAND, No. 64 Broadway.

TO SHOWMEN.—The proprietor of a valuable Subject for Exhibition wishes to make arrangements with a connection showmen, either on shares or otherwise. Address LEONARD, at this office, with name and references.

TO SLATERS.—A person having an interest in one of the best Slate Quarries in Vermont, wishes to dispose of part of it to a Slater or slate merchant town, for the purpose of selling it in New-York. To any one possessing the necessary means this is a very advantageous opportunity not to be neglected. Apply, from 12 to 2, to Messrs. E. TOWLY & Co., No. 15 South William-st.

VALUABLE MILL PROPERTY at PUBLIC SALE.—Will be offered at public sale on SIXTH DAY, (Friday) the 21st of 10th month (October) next, on the premises, all the real estate of the late PEIRCE CROSBY, Esq., deceased, in the township of Chester, Delaware County, Pa.

No. 1. A valuable Mill property, occupied as a woolen factory. The Mill is a stone building 65 feet long by 36½ feet, three stories high, with an attic, a dye-house adjoining. Also a Saw-Mill, 35 feet long, into which logs are drawn by water power out of Ridley Creek, a frame drying-house and two offices. Also on the premises a valuable stone quarry, convenient to the landing, and two large and commodious stone dwelling-houses—the principal one is beautifully located and surrounded with a large yard or lawn, with an abundance of shade and ornamented with a large variety of fruit trees. There are also on this tract eight tenements and a large stone barn, carriage houses, ice-house, smoke-house, springhouse, &c. It contains twenty-nine acres and thirty-six perches of first quality land. The mill power is one of the most reliable in the country, being at the head of tide-water on Ridley Creek. Vessels can pass up and down the creek and load or unload into the mill. It is about one mile and a half above Chester, which is on the Delaware River, where is the 8 half above Chester, which is on the Delaware River, where is the depot of the Philadelphia, Wilmington and Baltimore Railroad, and steamboats arrive and depart almost hourly. It is a very desirable location for any description of manufacturing.

Sale to commence at one o'clock. Condition at sale. Those wishing to view the premises may call on E. R. CROSBY, near the same, or on either of the undersigned.
JESSE J. MARIS,
JOHN M. SHARPLESS, } Exors.
F. J. HINKSON.
Chester, 9 mo. 23, 1853.

VALUABLE STEAM-POWER PROPERTY for SALE.—The Hamilton Works, in Hamilton-st., Newark, N. J., one block from the Market-st. Railroad Depot. This property is so situated as to make it desirable for all kinds of manufacturing. The easy and quick access to New-York, make it economical for men in mechanical business. Manufacturers or others desiring real estate, will find this a profitable investment. Two vacant lots adjoining can be had with the above if desired. For particulars apply to ABM BARTHOLF, No. 33 Gold-st., N. Y.

WANTED—A Partner with from 5,000 to $20,000 capital, who is, or desires to be associated permanently in the Flour and Produce business in this city, with highly respectable parties who are the owners of new and superior mills in Western New-York and Ohio; and who can possess and will offer to a desirable partner advantages of more than ordinary value.
HENRY W. BENSON, Irving House.
Address

WANTED—A Partner or an Agent, who is engaged in the California trade, or who is going to California or Oregon, who will invest some capital, and take charge of a profitable and respectable business, in which large profits may be realized. Address S. J. B., New-York City Post Office, with real name and residence.

$4,500.—FOR SALE at SACRIFICE—A Country Store-House, Lot, and two Milk Rounds, Horses, Wagons, &c., complete, selling daily at the rate of 12,000 quarts per month. Reasons for selling, wishing to retire from active business. Profits on Store and Milk about $125 per month. For her particulars by applying to A. SERGEANT, No. 15 Wall-st.

$1,000—THE Advertiser, a thorough business man, with the above amount in cash, and a first rate credit, wishes to engage in some established business. Address F. M. C., this office, stating nature of business, which will be promptly attended to.

$5,000.—WANTED, a Partner with $5,000 capital, to join in a safe business, which can be made to double the capital every six months. The full particulars can be had by addressing D. DAVIS, Box 105 Tribune Office.

## Board and Rooms.

EAGLE HOTEL LODGINGS.—Gentlemen will do well to remember they can have excellent Lodgings in single rooms, at 25 cents per night, corner of Frankfort and William-st. Office open all night.

FARMER'S HOTEL, Nos. 245 and 247 Washington-st., between Robinson and Murray-sts. Board and Lodgings $1 per day. Persons visiting the city will find this house a good and convenient place to stop at.
WM. S. CHAMBERLAIN, Proprietor.

SANDERSON'S FAMILY HOTEL—GRAMERCY PARK.—The undersigned, having associated as MATHER & Co., have leased the new and commodious Hotel on the easterly front of Gramercy Park, extending from 20th to 21st-sts., and propose opening it on or about the last of November next. This Establishment has been constructed expressly for the entertainment of Families and Gentlemen requiring comfortable quarters. It contains 70 Parlors and 150 Chambers, and is capable of accommodating 200 Persons. Parties desirous of making arrangements for the coming Season, can apply personally to Mr. SANDERSON, at the Hotel, every day from 10 to 12 o'clock, A. M., and from 4 to 5, P. M., or by note addressed to his residence, No. 36 Murray-st.
CHARLES L. MATHER, of the Astor House.
JAMES M. SANDERSON, of the College Hotel.
New-York, Sept. 27, 1853.

A DESIRABLE ROOM for a Gentleman and Lady, or two Gentlemen, with partial Board, can be obtained at No. 21 Bond-st.

A PRIVATE FAMILY, having more room than they wish, would dispose of two Rooms to single Gentlemen. A large Furnished Room with a large Pantry, and a small room adjoining. Partial Board given if desired. References required. Apply at No. 134 Thompson-st., a few doors above Prince.

A SUITE of NEATLY FURNISHED PARLORS, (first-rate location for a physician,) with Bedrooms attached, will be let separately or together, with Breakfast served to their room, if required. Also, one or two Lodging-rooms. Inquire at No. 70 Franklin-st., first house west of Broadway.

A WELL FURNISHED FRONT PARLOR and Bedroom adjoining, on the second floor, to let to one or two Gentlemen, at No. 122 4th-av., between 12th and 13th-sts. An exchange of reference required.

AN AMERICAN GENTLEMAN desires Board in a German family, in or within one hour of this city, for the purpose of completing his knowledge of the German language. Address E. B., Box 2,794, Post-Office.

BOARD.—A few Gentlemen can be accommodated with pleasant Rooms, with Breakfast and Tea, if desired, at No. 6a Varick-st. References exchanged.

BOARD.—Pleasant furnished Rooms can be had by two or three Gentlemen, with or without partial Board, at No. 163 Grand-st., first block west of Broadway.

BOARDING.—A suite of Parlors on second floor, elegantly furnished; also, choice Rooms for families and gentlemen, in the first-class brownstone House No. 78 West 23d-st. The house is furnished with gas, bath, heaters, &c. References exchanged.

BOARDING at No. 146 WAVERLY-PLACE—Near 6th-av. and Washington Parade Ground. A Gentleman and his Wife can find two or three single Gentlemen can be genteely accommodated with very desirable Rooms, furnished or unfurnished. Sixth-av. cars and 5 lines of stages pass near the door. Gas, Baths, &c., in the house.

BOARD at No. 648 BROADWAY.—Large and desirable suites of rooms, with front parlors on the first and second floors. Also, fine rooms for single gentlemen, may be obtained, with full Board. The house has all the modern improvements.

BOARDING.—Pleasant Rooms and Board in a first-class house, No. 110 Bleecker-st., containing all the modern improvements. Terms moderate. Also, a few Rooms, to a new and modern built house, at No. 22 Tompkins-place, near Clinton-st.

BOARD in BROOKLYN.—Two Gentlemen can be pleasantly accommodated with partial Board in a private family, where the rooms are convenient and the location desirable, being contiguous to both Fulton and Wall-st. Ferries. Apply at No. 1 Monroe-place, corner of Clark-st.

BOARD in BROOKLYN.—Board near the Fulton Ferry for one or two single Gentlemen, or a Gentleman and his Wife, without children. References required. Apply at No. 7 Willow-st.

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 in BROOKLYN.—A private family will accommodate a gentleman and wife, or two single gentlemen, with good Board and pleasant rooms, in a house convenient to South Ferry. Address B. box No. 437 P. O.

BOARD in BROOKLYN.—One or two Gentlemen can find a large and handsomely furnished Room at No. 76 Lafayette-av. Stages pass the door.

BOARDERS WANTED in BROOKLYN.—A quiet family, without children, wish to accomodate a similar family with Board, near Myrtle-av. and Fort Green, about 1½ miles from Wall, Fulton and Hudson Ferries. $10 per week. References exchanged. Address F. A., box No. 116, Tribune Office.

BOARD WANTED.—A Gentleman and Lady wish a Room and Bedroom, furnished or unfurnished, with Board, west of Broadway and between 4th and 14th-sts. A private family is desired, where there are very few boarders. Possession about the 1st of December. If agreeable will be permanent. Address, stating terms and location, S. A., Box No. 182, Tribune Office.

BOARD WANTED—For a Gentleman, Wife and Servant, in a private family where there are none or few boarders. References given and required. Address H. V., Box 104, this office.

BOARD WANTED—For a Gentleman and Lady, with Parlor and Bedroom, in a genteel boarding-house or private family. Location below 4th-st. Price, $12 to $18 per week. Address Lower Post-Office, Box 1 682.

PLEASANT ROOMS to LET, with Board, at No. 450 Greenwich-st., near St. John's Park.

FURNISHED and UNFURNISHED ROOMS to LET, with BOARD.—Single and married Gentlemen accommodated. Gas, baths, &c., in the house. Apply at No. 299 West 29th-st., opposite the Episcopal Theological Seminary.

HANDSOME FURNISHED PARLORS, with Bedrooms attached, on the first and second floors, in a first-class house, with all the modern improvements, with or without partial board, at No. 97 Prince-st., second door west of Broadway.

ROOMS to LET with PARTIAL BOARD—At No. 20 West 14th-st., first house east of 6 Ave., for three or four single Gentlemen, in a private family, where there are no other boarders. Terms moderate. House with modern improvements.

TO LET—With full or partial Board, to a Gentleman and his Wife, or two single Gentlemen, a handsome room on the second floor. Gas and bathe in the house. Apply at No. 291 West 27th-st.

TWO or THREE GENTLEMEN can be accommodated with pleasant Furnished Rooms, at No. 251 12th-st., between 5th and 6th-avs., with or without partial Board.

WANTED—By or before the 1st of Nov., Furnished Apartments for a Gentleman and Wife, with infant child, in some quiet and refined family, where there are no other boarders, in Brooklyn, Hoboken, or Staten Island, near the ferry. Board required for the lady, and terms not to exceed five dollars per week. The best of reference given and required. Address D. W. G., Tribune Office.

WANTED—By a Gentleman and his Wife, in a private family, in the neighborhood of 50th-st., one or two Furnished or Unfurnished Rooms, with partial Board for the Gentleman. Terms must be moderate. References exchanged. Address B. F. C., at the office of this paper.

## Houses to Let.

CHEAP RENTS.—Offices and Rooms, to Let at No. 423 Broadway, west side, two doors below Broome-st. Rooms well lighted and airy, suitable for artists, architects, lawyers, tailors, &c. Entrance wide and accessible. Apply to Dr. POWELL, Oculist, No. 502 Broadway; or on the premises, Room No. 7.

FURNISHED HOUSE.—To rent for 2 or 3 years, a furnished House in Irving-place, looking into Gramercy-park. Apply to HOMER MORGAN, Pine-st., No. 3 Metropolitan Bank Building.

HOUSE and STORE to LET.—To Let, a Tenement House and Store in 7th-av., containing fourteen finished rooms, besides a large store, suitable for any kind of business, being a first-rate stand. Will be leased to a good tenant for $475. Apply to WELLINGTON A. CARTER, Commission Agent, No. 87 Dey-st. corner Greenwich.

HOUSE and STORE and TWO ROOMS to LET in BROOKLYN.—A three-story house in Brooklyn, $300; one cottage, $150; one do. in South Brooklyn, rent $120, shore in upper Broadway and 6th-av. to let. Lots to lease. Dock to let or sell in South Brooklyn. Inquire of S. F. TOWNSEND, No. 32 Nassau-st.

HOUSE to LET—At No. 74 South 2d-st., Williamsburgh. 3 Stories, Basement and Sub-Cellar—Pump and Range in the Kitchen—Marble Mantles in all the rooms, except 2d story. Inquire of WM. J. PEASE, No. 98 South 3d-st., or at the Fulton Iron Work's Office, No. 400 Cherry-st., corner of Cortlandt-st., New-York.

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.

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 105, over the New-York and New-Haven Freight Depôt, 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.

STORE and TWO ROOMS to LET.—A small Store at No. 1,017 Broadway, suitable for a genteel and quiet business. Rent low to a good tenant. Immediate possession given.

TO LET—The Store, No. 3 Courtlandt-st., near Broadway. Inquire of R. BURDON, on the premises.

TO LET in BROOKLYN—At No. 135 Joralemon-st., near Court, a frame House, consisting of 11 Rooms with Kitchen and Basement. Possession 1st November or sooner. For further particulars apply on the premises.

TO LEASE—On 6th-av., the first-class Building, No. 574; also in same vicinity, another spacious Store suitable for a wholesale Grocery or Auction Business. Also one or more rooms in the adjoining store of the Crystal Palace. Apply to R. G. PIERCE, Pierce Building, Broadway, under Metropolitan Bank.

TO LET.—Those desirable Stores in the new building corner 3d-av. and 35d-sts. will be let reasonable for any respectable business. Also, the dwelling parts finished in the best manner with every convenience for genteel families. Apply to NOWLER & FRANKLIN, 33d-st., between 6th-av and Broadway, or on the premises, between 9 and 10 A.M.

TO LEASE.—To Manufacturers and others.—Premises Nos. 80 and 82 Leonard-st., near corner of Broadway, west side. The Lot is 50x100, with a building extending about 60 rooms. Apply to CARLTON EDWARDS, No. 13 New City Hall.

TO LET—Suites of Rooms in a new house, No. 27 Mangin-st., between Broome and Delancy-sts. Cross in each tack room. Small families, who desire respectable residence, can find them by inquiring of DAVID LAFFAN, No. 108 Clinton-st., near Grand, from 10 to 12 o'clock, or of CHARLES LAWRENCE, No. 174 Chatham, any time before 3 o'clock in the evening.

15 NEW STORES, Corner Broadway and thirty fourth-st., to lease, at prices carying from $150 to $250. These Stores will be let only for respectable business. They are excellent locations for workshops and sale of the various manufactures. Apply to R. G. PIERCE, Pine-st., corner of Broadway, under Metropolitan Bank.

## Houses Wanted.

FURNISHED HOUSE WANTED.—A three-story house, with modern improvements. To be between 8th and 14th-sts., and 6th and 12th-sts. Any person disposed to let such a house, at a moderate rent, will please address A. T. S., Box 1,855, Post-Office.

## Real Estate for Sale.

A FARM for SALE in BERGEN CO., N. J.—Nine miles from Jersey City, containing 40 acres. Convenience either by plank road or Erie railroad. For particulars, description, &c., apply to JOHN DAVIDSON, Baker, corner Bridge and Broad-sts., N. Y.

A FEW CHOICE HOUSE LOTS for SALE—On Columbia, Remsen and Pierrepont-sts., Brooklyn, within three minutes' walk of Wall-st. Ferry. O. B. TOTTEN, 94 Chambers-st.

A HOUSE for SALE, about three minutes' walk from the Peckslip and Dickman-av. Ferries, one door south of South 6th-st., on the west side of Sixth. Size 25 feet 6 inches 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 6 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 & Fritz's best manufacture. Possession to suit purchaser. Terms easy. Cash price $7,000—to lease. 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.

ASTORIA PROPERTY for SALE.—Seventeen acres of land lying in one body, in the flourishing village of Astoria, and having a front of 400 feet on Flushing-av., price $3,000, being the most advantageous opportunity for an investment in the vicinity of New-York. Title indisputable. Constant communication can be had with the city, by the steamer Ravenswood from Peck-slip, and by the bid-av. cars and omnibuses, and by the Williamsburgh and Astoria omnibuses. For particulars of location, description and terms, apply to the undersigned.
JOHN M. FAGER, No. 161 Broadway.

AT PRIVATE SALE.—A few choice Building Lots at Melvina, in Melvina, at $100 each, payable by instalments of $5 a month. Melvina is situated two and a half miles from the Williamsburgh Ferries. Newtown and Flushing omnibuses pass the premises every fifteen minutes—fare sixpence. For full particulars see L. S. SMITH, on the premises, or T. J. FONDA, No. 27 Nassau-st., third door, N. Y. Money will be loaned to the purchaser for building, if desired.

DESIRABLE COUNTRY RESIDENCE for SALE—Situate in the town of Poughkeepsie, within three miles of the Court House, on the Manchester Road, and on the west margin of Wappingers Creek. The Farm contains about 90 acres of fine quality of land, in a good state of cultivation, well adapted to grass and grain, and supplied with plenty of excellent water. On the premises are a good new roomy House, Barn, and all necessary outbuildings in good repair. The grounds, containing about three acres, are tastefully laid out and set with various kinds of fruit and ornamental trees.
For further particulars inquire of the subscriber, on the premises.
NATHANIEL POWELL.
Poughkeepsie, ninth month 8th 1853.

EAST MORRISANIA LOTS.—Time extended for payment of 20 per cent. of purchase money on the balance of the rent.—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 the fishing within a quarter of a mile. The Harlem Railroad runs through the property; also, the New-Rochelle and Secondav. 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—The brick two-story basement and attic HOUSE and LOT No. 12 Oak-st., near Pearl; containing front and rear basement and vault, four parlors with folding doors, marble mantels, all kitchen range, closets. The halls are painted and varnished; the parlors papered; front stoop and sills of brownstone; iron railing in front. The Bowery extension through to Franklin-square will give the rear of the Lot a front suitable for a store, and therefore renders this property desirable for investment of capital. For further particulars inquire of COMBS & RICHARDS, Auctioneers and Real Estate Agents, No. 55 Trinity Building, No. 111 Broadway.

FIVE LOTS at PELHAMVILLE WANTED.—For those situated on 5th or 6th-avs., cash will be paid. Address the subscriber, stating the number of the lots.
SYLVESTER LAY, No. 16 Wall-st.

FARM for SALE in NEW-JERSEY of FORTY ACRES.—About six acres is valuable wood land. The balance is highly cultivated, 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 fruit. The above place is within 20 miles of New-York, about a quarter of a mile from the Railroad Depôt at Crangville, on the N. J. Central R. R. Price $4,000; $1,000 cash. The balance can remain on bond and mortgage, at 6 per cent., 3 and 5 years. Also, a Farm of about 35 acres, one mile from Vineland, N. J., on very liberal terms. Possession can be had immediately, if desired. Apply to WM. COIT, No. 5 Nassau-st., 3d floor.

FOR SALE or EXCHANGE—A fine new House at New Brighton, Staten Island. The location is unrivaled for beauty and healthfulness. Price $6,000. Apply to WARD McLEAN, No. 14 Wall-st., between 9 and 11 A.M.

FOR SALE—A good four-story House in 26th-st., near 8th-av. Cash required, about $1,000. Pays a large profit on the investment. Also, a next two-story House in 20th-st., near 9th-av. Cash required, about $800. Apply to J. F. WILLIAMS, Store House and Real Estate Agent, No. 257 8th-av.

FARM for SALE.—I offer for sale my Farm, lying in Harrison, Westchester Co., N. Y., two miles south of Purchase Meeting-House, a few rods from the Harrison Post-Office, 3 miles from the Harlem Railroad Station at White Plains, and 1 miles from the New-Haven Railroad Station at Portchester, or Rye. This farm contains 113 acres, 16 of which are woodland. The surface is moderately rolling, without any waste land, and for beauty and fertility is surpassed by few. It offers a rare opportunity for persons desirous of purchasing a first class farm. On the premises is a large dwelling house, tenant house, barn, cow-sheds, and other out-buildings, orchards, and a variety of other fruit trees; is well watered with springs, and well fenced with good stone wall, and lays suitable to divide in two or three farms, as the side lays three-quarters of a mile on the road leading to White Plains. A fine view of the East River may be had from almost any part of it. Terms easy. For particulars inquire of JOSHUA SUTTON, who wishes to remove to the city.

FOR SALE—Two Houses and Lots on the westerly side of 8d-av., near 18th-st., 20x100.
Three-story House and Lot on 23d-st., near 6th-av., 22x100.
Two-story House and Lot on 3d-st., near 8th-av., 20x100.
Three-story House and Lot on 21st-st., near 8th-av., 20x100.
Two three-story Houses and Lease of Lots on 13th-st., near Stuyvesant-square, 20x104.
Houses and Lots in Brooklyn, Williamsburgh and Morrisania. Apply to A. & P. ALLENDORPH, No. 61 Chambers-st.

FOR SALE—The House and Lot No. 54 West 18th-st., near Broadway and 6th-av.; is three-story and basement, neat and well built. Apply as above. Can be seen between 3 and 5 o'clock P. M. Possession given this fall.

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 outlet of Cayuga Lake. This Farm contains two hundred acres, thirty of which are covered with timber. The surface is a gentle 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 otherwise outbuildings. 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 in WILLIAMSBURGH, on Bushwick-av., corner of Varet-st., at great bargains, 5 lots, 25x100 feet, on very easy terms. Also, No. 1, plots of Columbia-ville, 3 miles from the Ferry, near the Newtown plank road, and on a grade with the road, at the very low price of $400 a plot, and terms easy. Each plot is 50 feet front and rear, by 200 deep, equal to 8 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. 255 Grand-st., Williamsburgh. I have also a large amount of property in agency, to which I call the attention of the public, who may wish to purchase or sell, as I charge no commission to purchaser. Office No. 255 Grand-st., Williamsburgh. Rents collected on reasonable terms. Best of references given.

FOR SALE—42 Lots in Harlem, all of which are above the grade. Also, in Brooklyn, Williamsburgh, Greenpoint, Newtown, and Fordham. Farms in various parts of the country, and Western lands. Also a large number of Houses and Lots in the city and vicinity. Terms easy. Apply to MILLER & HAWKINS, No. 24 North William-st., and 317 2d-av.

FARM for SALE in ORANGE COUNTY.—An excellent, highly cultivated Farm of 105 acres, situated about one mile from the village of Middletown, in Orange County, N. Y., is offered for sale. The Farm is in thorough repair, well cultivated, and is supplied with a commodious Dwelling House and good out-buildings. It has all the modern Dairy improvements of large capacity, and conveniently arranged. Upon the Farm is an Orchard of bearing fruit-trees, producing a great variety of choice fruits, and also, an Orchard of a thousand or more young and thrifty grafted fruit-trees, embracing the apple, peach, pear, plum, &c., &c. Middletown—the nearest village, located on the New-York and Erie Railroad, 78 miles from New-York City—is a flourishing and healthy village, with good schools, an academy of the first repute, and several churches of different denominations. Possession will be given in a few weeks, or next spring, if desired. The title is indisputable, and one-half the purchase money may remain upon the premises for a term of years. Apply, by letter or in person, to TOM. KING, upon the premises, or to the subscriber, at Middletown, Orange County, N. Y.
JAMES N. PRONK.

FOR SALE, or EXCHANGE for IMPROVED REAL ESTATE in THIS CITY—A Farm of 300 acres, 20 miles from New-York, in a high state of cultivation, well watered and calculated for grazing or tillage. An excellent orchard of grafted fruit; yields from 100 to 150 tons of hay; 30 acres of valuable timber land. The house is large, with