FARMER' 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.

HOTEL.—The Collins Hotel, situated corner Canal and West-sts., offers some very pleasant Parlors, suites and single Rooms, for transient or permanent Boarders. For a family house, the location is very pleasant and convenient, fronting the River on all sides, and will let Rooms on reasonable terms. TALLMAN & MOFES, Proprietors.

A GENTLEMAN and his WIFE will find good second story front rooms with full Board at No. 32 Varick-st., second door above St. John's Church. Also, a few single Gentlemen.

APARTMENTS, with BOARD, west of and near Broadway. Rooms and suites of rooms can be had at the elegant residence, No. 91 Prince-st. Tapestry carpets and baths.

BOARD—Rooms to Let with Board, at No. 29 St. Mark's-place, 2d-st. Stages passes the door.

BOARD.—Parlors, with bed-rooms adjoining, on the second and third floor, to let, with Board, at No. 84 East 23d-st. Also, two elegant Parlors on the first floor. References require.

BOARD.—A pleasant Parlor and Bedroom can be obtained at No. 74 East 14th-st., near Union-square. Also, a single Room. The house has all the modern improvements.

BOARD—A gentleman and his wife can be accommodated with Board and Rooms furnished or unfurnished, in a private family, by applying at No. 94 Rivington-st. Reference required.

BOARDING.—A Lady occupying a house with all the modern improvements, in an unsurpassed location up town, between 5th and Madison-ave., has two unfurnished Rooms, connected with folding-doors, and sufficiency of bedding, to let them to a Gentleman of the highest respectability, with breakfast in his own room, and Dinner on Sundays if required. None but those who can produce the best of reference, and willing to pay liberal price need apply. Address S. L., Union-square Post-Office.

BOARD.—A Gentleman and Wife or two single Gentlemen can be accommodated with handsome Apartments and Board in a private family—house has all improvements. Apply at No. 34 West 22d-st., near 5th-av.

BOARD.—To let, the front and back Parlor, on the first floor, of the house No. 123 Franklin-st., with Board. Terms, from $30 to $35, according to the number of the family.

BOARD—Desirable suites of Rooms, suitable for Families and single Gentlemen, may be had, with Board, at No. 37 West 22d-st., near 5th-av. House now, with all modern improvements; gas, bath-rooms &c. References exchanged.

BOARDING.—MADAME MAILLARD, having completed the alterations and furnishing of the extensive Boarding House No. 621 Broadway, next above St. Thomas's Church, offers to let, with Board, Suites of Rooms and single apartments. An experienced French Cook is engaged. The table d'hôte is at 5½ o'clk.

BOARDING—No. 345 Broadway.—Arrangements can now be made for the winter, for pleasant Rooms and suites of Rooms, with Board, at No. 345 Broadway. Strangers visiting the city, permanently or transiently, will find all the comforts of a home, without the annoyances of large hotels. Transient board, $1 or $1 50 per day.

BOARDING.—Suites of Rooms on second and third floors, furnished or unfurnished, with pantries, gas, bath, &c., in a first-class house, with full or partial Board, at No. 231 West 14th st. References exchanged.

BOARD.—Two large Parlors on the second floor, back and front, with two pantries. These rooms are handsomely furnished, and one on the third floor. Also, a few single gentlemen can be accommodated. Reference exchanged. No. 65 East Broadway.

BOARD in BROOKLYN.—One or two Gentlemen can find a large and handsomely furnished Room at No. 78 Lafayette-av. Stages pass the door.

BOARD on BROOKLYN HIGHTS.—A very pleasant Room for winter, for two single gentlemen, with partial board, in a private family. Enquire at No. 46 Willow-st.

BOARD.—Wanted, in the upper part of the city three or four Rooms, with Board for a family without small children. Address Box No. 139 Post-Office.

BOARD WANTED either in New-Haven or Bridgeport, with a room and bed room or one large room, for a lady in a quiet, plain, and genteel family, where she can enjoy the comforts of a home. She will furnish the room, light and fuel. Terms to be moderate. Address a note, stating particulars, to E. A. Tribune Office.

BOARD WANTED—For a quiet, respectable Gentleman lady and child (8 years old), in some small boarding-house or private family, well located, with one large room on the second floor, furnished or unfurnished, and plain living—the gentleman to dinner on Sunday. References exchanged. Address G. C. N., this office, stating terms, location, &c. Permanency is desired.

BROOKLYN.—One or two Gentlemen can find Board with a private family, by applying at No. 67 Pine Apple-st.

DESIRABLE ROOMS in BROOKLYN.—To Let to a Gentleman and Lady, or to Single Gentlemen, a fine, large and airy Room, on the second floor, front, with a Hall Chamber adjoining, situated within five minutes' walk of the South and Wall-st. Ferry, in one of the most agreeable locations in the city. Apply at No. 128 Henry-st., one door from Joralemon-st.

FURNISHED ROOMS, without board, for Gentlemen, at No. 65 Murray-st.

FURNISHED ROOMS to LET—No. 364 Broadway, entrance in Franklin-st.

FURNISHED and UNFURNISHED ROOMS to LET, with BOARD.—Single and married Gentlemen accommodated. Gas, baths, &c., in the house. Apply at No. 239 West 23d-st., opposite the Episcopal Theological Seminary.

FURNISHED ROOMS to LET—With or without Board, at No. 21 Jay-st. Transient Boarders accommodated by the day or week.

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. 87 Prince-st., second door west of Broadway.

LARGE FURNISHED ROOMS to LET—For Gentlemen, without Board. Reference given and required. Call at No. 162 Leonard-st., three doors east from Broadway.

ROOMS to LET—Furnished, to Gentlemen wishing a quiet home, a few steps from 6th-av. Gas light, &c. Breakfast and tea, if required, with full board on Sabbath. Address a note to ADVERTISER, postage paid, or call at No. 80 West 33d-st.

ROOMS and BOARD at Nos. 45 and 47 EAST BROADWAY.—A large Room on second floor, with Pantries attached, suitable for a gentleman and his Wife. Also, single Rooms with grates for gentlemen. Apply as above, at No. 45.

THE ORIGINAL BOARDING AGENCY is No. 699 Broadway (room No. 4).—Persons registering their rooms at the above, can be supplied with first-class boarders, permanent or transient. A large number call daily for accommodation. Terms annually low.

TWO SINGLE GENTLEMEN—Can be suited in the most comfortable manner in a small private family with Breakfast and Tea. Rooms, Gas, Bath, Wardrobe, &c. Apply at No. 49 Great Jones-st., between Bowery and Lafayette-place.

TWO GENTLEMEN and their Wives, or two single Gentlemen can obtain good Board with a private family, by applying at No. 34 West 26th-st., between the 5th and 6th-ave.

TO LET—Parlors and Bed-rooms, all handsomely furnished, with full or partial Board, to Gentlemen or Gentlemen and their Wives (without children.) with Gas and Bath. Apply at No. 18 Varick-st., near St. John's park.

TO LET—Two pleasant Rooms, adjoining, furnished or unfurnished. Inquire at No. 33 Vandewater-st., near Pearl.

Houses to Let.

A FINE NEW COTTAGE at FORDHAM, containing six rooms, three closets, kitchen and cellar, to Let for $70, a mere nominal price, from now till May, (and longer if wanted, cheap.) Distance 66 rods from depôt, and one hour and ten minutes from City Hall, with 15 trains each way per day. Commutation about 2½ cents per trip. Address G. C. P., this office.

A LARGE HALL to LET—Suitable for a Church Public Meetings, or a Drill Room. For particulars inquire of the premises, No. 352 8th-av., between 26th and 27th-sts.

BROADWAY PROPERTY to LET—The upper part and Basement of that very desirable three-story House No. 505 Broadway, adjoining the St. Nicholas Hotel, one of the best locations in Broadway. Inquire on the premises.

CHEAP RENTS.—Offices and Rooms, to Let at No. 483 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.

FARMS to LET.—Two Farms at New-Rochelle, near the railroad depôt, in a delightful location. Apply to MACFARLAN & MERRITT, No. 49 Wall-st.

FURNISHED HOUSE to LET UP TOWN, west side, every way desirable. Rent $100 per month, or $1,000 per year. Also a House in Prince-st., with furniture, for sale. Rent $375. Also part of a good House in East 16th-st. BILLING & TUCKER, No. 299 Broadway.

MECHANICS' HOMES.—To let at reduced rents, comfortable and convenient suites of Rooms for respectable, industrious mechanics' families, to let at No. 106 37th-st., near 8th-av. Water-sinks and garbage-chutes on each floor. The staircases, halls and closets lighted with gas, and with the street kept clean at all times by persons on the spot, employed by the proprietor. Good references will be required. Apply on the premises, or to SMITH & DRAKE, Agents, No. 444 8th-av.

PART of a HOUSE to LET.—The upper half of a small commodious House on Fulton-av., in a respectable neighborhood, to let to a small family. Rent moderate. Inquire at Mr. McCAULEY'S Stove Store, Fulton-st. Brooklyn.

ROOM to LET—With Steam Power.—One large Room, 36 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.

STEAM POWER to LET.—Lofts with or without Steam Power. Apply to CHARLES M. SIMONSON, No. 121 Lewis-st.

STORE to LET.—The Store No. 197 Duane-st., 2d door from Washington-st., convenient to Erie Railroad Depôt, and the North River trading boats, in a growing business part of the city, and an excellent stand for any wholesale business. Possession can be had immediately. Apply to No. 226 Washington-st.

TO RENT—For 6 to 18 months, or longer, a House on the north side of 10th-st. near Broadway, and a House in 14th-st. between 6th and 7th-ave. Apply to HOMER MORGAN, Pine-st., No. 8 Metropolitan Bank Building.

TO LET—Two-story Frame House, filled in with brick, high brick basement, corner of Van Buren-st. and Nostrand-av., East Brooklyn. Rent moderate. Inquire of W. J. MUNN, Mechanics' Bank, New-York.

TO LEASE—A Hotel or Boarding House near 22d-st., contains 106 Rooms, in suites, two Kitchens, two Wash Rooms and a Restaurant, replete with Croton Water and Gas. Possession immediately. Rent, $4,000. Apply to S. RICHARDSON, No. 60 East 21st., before 10 or after 3 o'clock.

TO LET—To May next, a four story and basement House on 32d-st., near 8th-av. With all the modern improvements, and richly furnished. Also a House on 25th-st., near 6th-av. Also, 12th-st., near 8th-av., and in other locations. R. D. GOODWIN, No. 77 East 14th-st.

TO LET—Store corner of 66th-st. and Broadway, in a good location; House and Stables corner of 65th-st. and Broadway, rent $275; House on 33d-st. between 8th and 6th-avs., rent $225. Inquire of MACFARLAN & MERRITT, No. 49 Wall-st.

TO LET or LEASE—That spacious Store, No. 1,104 Broadway, adjoining the Court-House. Also, the large, first class store and building, No. 574 on 6th-av., water on each floor. Apply to R. G. PIERCE, Pine-st., corner Broadway, under Metropolitan Bank.

TO LET—A large, new Building, seven stories, with high ceilings; 100 deep by 29 wide, and better lighted than any house in the city; No. 51 Greene-st., three doors from Broome-st., suitable for manufacturing purposes, or lofts, and will make the best military drill rooms in New-York. Inquire of Dr. HOMER BOSTWICK, No. 504 Broadway.

TO LET—An Office.—Apply at No. 3 Courtlandt-st., near Broadway. Inquire of E. BURDON, on the premises.

TO LET, from NOV. 1.—The Dwelling-house occupied by the late Hon. Elijah Paine, situated on 13th-st., south side, first block east of 3d-av. Inquire of Mr. MACFARLANE, No. 199 10th-st., or at No. 380 4th-st.

Houses Wanted.

PART of a HOUSE WANTED—For a Gentleman, Wife and Servant; west side of the city preferred. Undoubted reference given. Address G. D. R., Tribune-office, giving full particulars.

WANTED—By a small, respectable German family, a House, or part of a House, in a pleasant location, between Houston and 14th-st. Rent must be moderate. Address L. D., at this office, stating rent, location, and size of house.

WANTED—To Lease for a Term of Years, a Piece of Ground suitable for a Dye Works Establishment, with or without Buildings on; must be near the city and preferred accessible to Croton water; a distillery or similar establishment, wanting to sell out, might address B. C., Box 723 P. O., New-York.

WANTED—By a small family, the lower part of a nice House, in a good neighborhood, on the east side of the city. Address S., Box 3,600 Lower Post-Office, stating location and terms.

Real Estate for Sale.

A FARM for SALE in BERGEN CO., N. J.—Nine miles from Jersey City, containing 60 acres, 40 acres cleared and 20 of woodland. Conveyance either by plank road or Erie Railroad. For particulars, description, &c., apply to JOHN DAVIDSON, Baker, corner Bridge and Broad-sts., N. Y.

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, 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—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 mantles six bedrooms, closets. The halls are painted and corniced; the parlors papered; front stoop and side of house stone; iron railing in front. The Bowery extension through to Franklin-square will give the run of the Lot a front entitable 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. 75 Trinity Building, No. 111 Broadway.

FOR SALE—A good four-story House in 26th-st., near 5th-av. Cash required, about $1,000. Pays a large profit on the investment. Also, a neat two-story House in 20th-st., near 6th-av. Cash required, about $400. Apply to J. F. WILLIAMS & SON, Store House and Real Estate Agent, No. 297 8th-av.

FOR SALE.—A good tenant House in 26th-st., cash $1,000.
A respectable two story House in 26th-st., cash $500.
A new four story House in 31st-st. 2d-av.
Houses Rented and Collection made by
J. F. WILLIAMS & SON, No. 297 8th-av.

FOR SALE or EXCHANGE—A fine new House at New Brighton, Staten Island. The location is unrivaled for beauty and healthfulness. Price $8,000. Apply to WARD McLEAN, No. 14 Wall-st., between 5 and 11 A. M.

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 4 miles from the New-Haven Railroad Station at Portchester, or Rye. This farm contains 115 acres, 10 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 land tractable to divide into 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.

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 watered, and is supplied with a commodious Dwelling House and good out-buildings. It has all the modern Dairy improvements, of large capacity, and excellent water-fall, 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 as 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—Two Houses and Lots, Nos. 302 and 304 West 22d-st., between 8th and 9th-avs., built in the best manner, with all the modern improvements complete—Chilson's hot-air furnaces, baths, water-closets, range, boiler, sinks, bells, speaking-tubes, dumb-waiters, &c., &c. Possession can be had immediately. For further particulars inquire of GEORGE CLARK, No. 243 West 21st-st.

FOR SALE—At the pleasant and healthy village of Jamaica, L. I., only thirty minutes' ride from South Ferry, some very fine Lots and Building Sites. Also 12 acres, beautifully situated for a country residence, at Rahway, N. J., 17 miles from the city. Inquire of S. WILCOX, No. 129 Nassau-st.

FIFTH-AVENUE.—FOR SALE—A superior brown stone-front HOUSE, with all the modern improvements, two baths, &c.—lot 28 by 100 feet—near 20th-st., west side, with immediate possession. Address H. JAMES, Post-Office.

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 instalments, 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 wishing to examine our property will be furnished with free tickets by railroad any day this week, on application to C. T. MILLER, Jamaica-st., Near Fulton-ferry. Office open every evening until 7 P. M.

HOUSES, BUILDING LOTS and FARMS for SALE or EXCHANGE for CITY or COUNTRY PROPERTY.—THOS. ROBERTS, Real Estate Broker, 53 Pearl-st., below High Bridge, fronting Harlem River. 1 of a mile from M. Comb's Dam, a magnificent scenery, good fishing, fine oysters, and boat rowing—very desirable for genteel residences; 10 lots on 89th-st. and 8th-av.; 10 lots on 127th-st. and 8th-av., Harlem; 125 to 300 acres of choice Land at Poughkeepsie, N. Y.; 100 acres fronting Hudson River, with mansion, garden, stables, carriage, ice and farm houses; also houses in different parts in the city and Brooklyn, and farms in this State and State of New Jersey. Inquire of E. AUERBACH, No. 84 Johnst., from 11 to 12, or No. 127 Rivington-st.

HUDSON-PARK, 40 minutes from the city, comprises 100 acres, beautifully situated, half a mile above H. R. R. Station at Spuyten Duyvil 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 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 the 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 for a term of years. Valuable improvements are now being made on this property, and some of the most desirable lots may yet be had if applied for soon. For maps and other information apply to D. B. WINTON, No. 5 Tryon-row, opposite City Hall, from 8 A. M. to 5 P. M.

HOUSE and LOT for SALE.—In 33d-st., between the 8th and 9th-ave. Beautifully situated on rising ground, having a view of the pleasure grounds attached to the Institution for the Blind, with all the modern improvements. Balconies front and rear. Will be sold at cost price, if applied for immediately. $4,000 can remain on bond and mortgage. Apply to THOMAS DENNIS, Builder, No. 258 West 27th-st., near 8th-av.

LOTS CHEAP and on EASY TERMS.—The subscriber having yet a few of those desirable Lots in the 9th Ward of Brooklyn left, will sell them on the following easy terms: $10 at the time of purchase, and $6 per month until paid for, and no interest charged. Apply to J. PECARE, No. 163 Hester-st., from 9 to 1.

PATTERN HOUSES on 14TH-ST.—For Sale, two of the three elegant Basement Houses in 14th-st., south-east corner of 7th-av., which are constructed so as to present the appearance of only two full-sized houses on 14th-st., of beautiful design, and furnished with every convenience and comfort which architectural ingenuity can supply, including several original and valuable improvements. They are built in the most substantial manner, are eligibly situated and especially worthy the attention of professional men, or any one in pursuit of a house genteel and tasteful. Terms liberal. Apply to CHAUNCEY BARNARD, No. 11 Pine-st.

REAL ESTATE.—Lots, most beautifully located, to be sold much lower than can be purchased within the same time of the business portion of the city in any other direction. Apply to RAY TOMPKINS, Artist-ta and Griffin-sts., a few steps from Tompkinsville Ferry, Staten Island.

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 fruit. Buildings new and in good order, consisting of a nice farmhouse of ten rooms and hall, carriage house, wood-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 particulars inquire of JOHN RANDOLPH, on the premises, or GEORGE W. DEWEY, Plainfield, or S. D. LAW, No. 52 John-st., New-York. For sale cheap, the owner wishing to leave the State. Will sell 40, 50, 60, 70 or 80 acres.

VERY VALUABLE FARM for SALE—On which the subscriber resides, situated four miles east of the Village of Poughkeepsie, on the Dutchess Turnpike, containing 145 acres of land, smooth, soil good and fences in perfect order; likewise a large apple and pear orchard three years old; the house good and stands in a three acre inclosure, filled with fruit and ornamental trees, outbuildings suitable and in order. Half the purchase money may remain on mortgage if required. For further particulars inquire of J. T. YOUNG, No. 45 John-st., N. Y., or of the subscriber on the premises. L. YOUNG.

$13,500 worth of FARMS and BUILDING LOTS.—Farms for $125, $150 and $200; 100 Farms and 500 Building Lots, 100 feet square, will be distributed among 600 subscribers on the evening of the 14th of November, 1853. The building lots at Lakeland, L. I., where a beautiful and healthy village is fast filling up. Each subscriber, for $15 only, will receive a warrantee deed for a plot equal to four city lots, or a farm from 2 to 20 acres. Also, a few Farms of 5 acres and upward, at from $25 to $50 per acre, near the villages of Lakeland, Roosvale and Hermanville. This land is well situated for profitable farming and gardening purposes. For a share or a farm, apply at once to CHARLES WOOD, No. 208 Broadway, where maps and pamphlets can be had gratis.

$11,000.—FOR SALE—A handsome three-story brown stone House, on 36th st. near 8th-av., finished with every modern improvement. $1,500 cash only required, but more can be paid if desired. Possession immediately, if desired. Apply to ALFRED ROE, No. 38 Wall-st.

NESSEN & Co.—WESTERN LAND AGENCY, Lafayette, Ind., Office in New-York, No. 63 Wall-st. Government lands located by warrants or cash on shares or on commissions, in Indiana, Illinois, Wisconsin, and Iowa. Judicious locations made of the newly projected railroads in the above States, will realize ONE HUNDRED PER CENT. per annum. Parties interested should apply immediately, as the best locations are being daily taken up.

N. & Co. personally inspect all locations entrusted to them. For further information and circulars, apply at the Land Warrant Office of T. J. COLEMAN, No. 63 Wall-st.

Instruction.

A YOUNG GERMAN LADY, having had several years' experience in teaching Music, and the French and German Languages, desires a situation in a private family, where her instructions in the above branches will be considered as compensation for a comfortable home. The advertiser would like, also, to get a few more private pupils, to give lessons at their own residences. Address MUSIC B. M., Tribune Office.

BOARDING-SCHOOL for BOYS—At Middletown Point, Monmouth Co., N. J. PHILETUS PHILLIPS, A. M., Principal. The winter session of 22 weeks will commence on the 21st of October. Further particulars given on application.

BOARDING SCHOOL for BOYS at STANWICH, Conn., 37 miles from New-York. Number of scholars limited to 25. Terms for board, tuition, washing, &c., $120 per year. Circulars may be had at Raynor's, No. 78 Dowery, where the Principal can be seen on every Tuesday in this month, between the hours of 1 and 3 P. M. THEODORE JUNE, Principal.

BOOK-KEEPING, WRITING, &c.—Book-Keeping is applied to banking, railroad and commercial affairs, is taught in an expeditious and superior manner by B. F. FOSTER, Counting Accountant, No. 187 Broadway, New-York, and at his establishment, No. 181 Grand, London. Particulars on application.

From The London Times.

"Mr. FOSTER teaches Book-Keeping; not by drilling the learner into a calculating machine, but by enabling him to reason upon and comprehend what he is doing, or about to do. The science is laid down with clearness and perspicuity; the rules are plain, comprehensible, and unerring; and the whole is illustrated by examples, so that any person of common capacity may understand the system, and be able to unravel any set of accounts, however complicated, or keep his own or his employer's books in a satisfactory manner."

CARMANSVILLE BOARDING and DAY SCHOOL for YOUNG LADIES.—The Winter Term of this Institution will commence on the first of November, 1853. The number of Boarders are limited and there are at present vacancies for four. Circulars to be had at H. Buttenell's, No. 43 William-st.; G. W. Bunted's, No. 251 3d-av.; C. Shepherd's bookstore, No. 192 Fulton-st., or at the institution, 158d-st. and 10th-av. The Misses BUSTED Principals.

DANBURY INSTITUTE, CONN.—Rev. ELIAS S. SCHENCK, A. M. Principal.—The thirty-fourth semi-annual session will commence on TUESDAY, Nov. 1. An interview with the Principal may be obtained by addressing a line to Wm. Hall & Son, No. 250 Broadway, where circulars containing full information may be had.

FAMILY BOARDING SCHOOL for BOYS, at NORWALK, CT.—NUMBER LIMITED.—The winter term will commence 1st of Nov. Circulars, containing terms, references, &c., can be obtained by addressing the PRINCIPAL, or he will call on any one who wish an interview. JOHN OSBORN, Principal.

FRENCH AFTERNOON CLASSES.—Madame CRUCY, No. 209 Henry-st., Brooklyn, will open on the first November Afternoon Classes for teaching French to young Ladies. For further particulars apply at her residence.

GREENWICH BOARDING SCHOOL for BOYS.—The winter session will commence on the 21st of Oct., and continue 22 weeks. Circulars containing terms, references, &c., may be obtained on application to the Principal, Greenwich, Ct. LEWIS HOWE, Principal.

LESSONS in WRITING and FRENCH.—Mr. HENRI SICARD, (lately from Paris,) would respectfully inform the citizens of New-York in general, and the boarding-school masters especially, that he is now prepared to give lessons in Writing and the French Language, at his residence, No. 336 4th-av., or at the residence of the pupil, if preferred. Terms moderate. The highest testimonials of ability can be produced.

LODI BOARDING SCHOOL for BOYS—At Little Ferry, nine miles from Hoboken N. J. ADOLPH WINANT, Principal and Proprietor. The Winter Term will commence on the 2d day of November. Terms, for Board, Tuition, Washing and Mending, $50 per quarter. Circulars can be had of N. W. BUTLER, No. 82 Nassau-st., at which place the Principal can be consulted from the 15th to the 30th inst., between the hours of 9 and 10 A. M.

MOUNT WASHINGTON COLLEGIATE INSTITUTE, No. 218 4th-st., on Washington-square, (entrance No. 156 Macdougal-st.) GEO. W. CLARKE, A.M., and JAMES FANNING, A.M., Principals will commence the first term of the eleventh school year on the second MONDAY of September, 1853.

Pupils 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.

MOUNT PROSPECT INSTITUTE—West Bloomfield, N. J., 15 miles from New-York.—The next session commences November 1. The Principal can be seen at the St. Nicholas Hotel, on THURSDAY, at 1 o'clock P. M. CALVIN M. PARKS, Principal.

MOUNT PLEASANT FAMILY SCHOOL for BOYS, AMHERST, MASS.—Rev. J. A. NASH, A. M., Principal. This School, having been in successful operation seven years, will commence its next term on November 2, and continue twenty-one weeks. Number limited to twenty. Circulars forwarded to order.

MALE BOARDING ACADEMY, located at Wilton, Connecticut.—The winter term of this School will commence Nov. 1. Circulars can be had at No. 54½ Chatham-st., where the Principal can be seen. Information of the School may be obtained of E. H. Jenny, Tribune Office. AUGUSTUS WHITLOCK, Principal.

MRS. JERRARD'S SCHOOL at MORRISANIA for YOUNG LADIES, will commence the winter term on MONDAY, Oct. 31. For particulars address the Rev. R. JERRARD, Morrisania.

OSSINING SCHOOL, Sing Sing, Westchester Co., N. Y.—The Winter Term of this Select Boarding School for Boys, will commence on the 1st WEDNESDAY of Nov. next. For a personal interview with the Principal, application may be made, for a few days, at No. 13 Hanover-st. Rev. J. P. LUNDY, A. M., Principal.

PROFESSOR WHEDON'S CLASSICAL and COMMERCIAL SCHOOL, at RAVENSWOOD, L. I., will commence its fall session the first of November next. It is beautifully situated on the East River, overlooking Blackwell's Island. City parents, desirous of placing their sons in a good school, out of town, yet near home, in a situation remarkable for easy access, rural beauty and healthfulness, may obtain circulars, with all needful information, at E. H. WILCOX'S School Agency, No. 228 Broadway. References, Harper & Brothers, S. J. & G. W. Beebe, No. 47 Wall-st., Francis Hall, Editor of The Commercial Advertiser.

PENMANSHIP.—The subscriber respectfully announces to the citizens of New-York, Brooklyn, Williamsburgh and Jersey City, that his new and elegant rooms are now open, day and evening, for instruction in PENMANSHIP and BOOK-KEEPING. A liberal deduction will be made to parties of three or more persons. Strangers may receive a course of private instructions in Penmanship in three days. The success of the pupil is guaranteed to all. "Gold and young." For sale at the Academy, "Goldsmith's System of Penmanship," a large quarto containing 56 pages, with instructions, price 50 cents per copy, or five copies for $1. Copy Books, for Schools and Academies, $1 per dozen, or $10 per gross. Also, a superior article of Gold and Metallic Pens, $1 per dozen. Circulars may be had at the rooms, No. 382 Broadway, corner of Franklin-st. OLIVER B. GOLDSMITH.

From The Home Journal.

"In every profession there is a recognized leading man—one whose preeminence is so decided that nobody calls it in question. Among those who teach the art of writing, Oliver B. Goldsmith is just that indisputably preeminent person, and recognized head of the profession."

From The Sunday Dispatch.

"GOLDSMITH'S NEW ROOMS.—No teacher of any branch of human knowledge has ever provided such sumptuous accommodations for his scholars as Mr. Goldsmith will display when he opens the doors of his new Academy of Penmanship, No. 382 Broadway, to-morrow. A series of ever-bright and superbly furnished rooms, each opening upon the other by folding doors, is comprised in his new and peerless establishment."

PRIVATE SCHOOL for BOYS, No. 31 West 21st-st.—There is one vacancy in the subscriber's School. The number of Scholars is limited to twenty-five, who may enter at an early age, and be prepared for College or for business. Circulars may be had as above or at Messrs. LOCKWOOD'S, Broadway. J. JOY GREENOUGH.

PIANO-FORTE and SINGING.—Mr. J. H. LEONARD, Teacher of the above branches, respectfully solicits pupils, and will be happy to select Piano-Fortes, Melodeons, Sheet Music, &c., at the usual retail price, without extra cost. Reference given. Residence No. 144 Fulton-st., N. Y.

TARRYTOWN INSTITUTE.—The Winter Term of this Institution will commence on the first of November. Terms for Board and Tuition from $180 to $200 per annum. Circulars containing particulars, references, &c., can be obtained at C. Shepard's Bookstore, No. 192 Fulton-st., E. H. Wilcox, No. 228 Broadway, New-York, or by address ing A. NEWMAN, Principal.

WM. H. LEGGETT'S CLASSICAL, FRENCH and ENGLISH SCHOOL, N. E. corner of Broadway and 13th-st., will be reopened on MONDAY, Sept. 5. Circulars at Lockwood's, No. 411 Broadway; Crowen's, No. 599 Broadway; Evans & Brittan's, No. 697 Broadway; at the School, or the residence of the Principal, No. 273 10th-st., east.

Dancing Academies.

A. DODWORTH'S DANCING ACADEMY, No. 806 Broadway, now open for the reception of pupils.—Wednesday, Thursday and Saturday afternoons for Ladies and Children; Monday, Wednesday, Thursday and Saturday evenings for Gentlemen. Grand practicing day, with band of music, every Saturday afternoon and evening. Soirees exclusively for pupils semi-monthly. A number of new Dances will be introduced this season, procured during a recent visit to the great schools of London and Paris, expressly for the purpose of consulting with the most refined teachers of those schools. Many new dances were procured from Messrs. Cellarius, Marowski, Boirat and Kennedy, of Paris; Coulon, D'Egville, Santon, &c., of London, which will be introduced for the first time in this country. I can now safely say, from personal observation, that those who become pupils of this Academy will attend the most spacious, elegant, and convenient establishment, either in London, Paris, or New-York. It is hoped, therefore, that this, joined with the advantage of the new system, which produced such gratifying results last season, and the great attention and care in the conduct and deportment of the pupils, will insure a continuation of that flattering patronage which is now most gratefully acknowledged by ALLEN DODWORTH.

DANCING ACADEMY, No. 1 Washington-place—Mme GRAVIER DESJARDINS begs to inform her pupils that her lessons will take place on WEDNESDAYS and SATURDAYS, at 3½ o'clock, P. M., as usual, at the above place. For particulars, apply at Mme. G's residence, No. 225 Wooster-st., near Washington-square. Schools and private families attended.

DANCING ACADEMY.—A. GHERARDI begs to inform his patrons and the public, that he will reopen his course of instructions in Classes, at his new rooms, No. 34 4th-av., opposite Clarendon House, on SATURDAY, Oct. 15, at 3½ o'clock, P. M. Classes for Young Ladies and Masters, Wednesdays and Saturdays, 3½ P. M. Gentlemen's Classes, Tuesdays and Fridays at 7½ P. M. Private lessons in families will also be given and classes attended to in Schools and Academies. All communications addressed to Signor G. will be promptly attended to.

DANCING—600 Broadway.—Evening Classes forming at all times for Ladies and Gentlemen. Circulars can be obtained, and all applications to be made at No. 274 Bowery Bookstore. R. BURNSIDE.

DANCING CLASSES, Union Hall, Court-st., corner of Sacket, South Brooklyn.—W. WHALE and Daughter respectfully announce to the ladies and gentlemen of South Brooklyn, that, at the request of several families, they will commence Classes, as above, in all the new and fashionable styles of the day, on WEDNESDAY AFTERNOON, Oct. 19, 1853. For particulars, inquire of Mr. W. and D., on days of instruction, at Union Hall.

FERRERO'S DANCING ACADEMY, No. 59 West 14th-st.—Madame C. DUBREUL FERRERO and her brother, EDWARD FERRERO, will reopen their Academy on SATURDAY, Oct. 8. Young ladies and masters' classes, Wednesdays and Saturdays, and Mondays and Thursdays, at 3½ P. M., commencing Oct. 8. Gentlemen's evening class, Mondays and Thursdays, 7½ P. M., commencing Oct. 17. Private lessons given. Classes and Schools attended.

MR. W. WHALE & DAUGHTER'S DANCING CLASSES.—New Rooms, Nos. 93 and 95 8th-av. W. & D. respectfully announce that their Classes will commence as above, on TUESDAY, Oct. 11. Days of instruction for Young Ladies and Masters, Tuesday and Saturday afternoons, and the same evenings for Gentlemen. Classes at Gothic Hall, Brooklyn, will commence on Monday, Oct. 10. For particulars see circulars, to be had as above.

MRS. A. LANNAY'S DANCING SCHOOL, at Montague Hall, (opposite the City Hall,) Brooklyn, is now open on Wednesday and Saturday afternoons, at 3½ o'clock. Mrs. L. is assisted by her daughter. Matinees Dansantes, exclusively for pupils and patrons. Private classes and schools attended. Address No. 48 Livingston-st., Brooklyn.

Piano-Fortes.

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