GRAPES.—J. P. WILSON, the propagator and exhibitor of the CHARTER OAK GRAPES in New-York for a few years past, would respectfully say to his friends that he has a few more of those beautiful Roots for sale. Many of the Grapes grow in the mountainous size of an inch and a half in diameter. This grape is perfectly hardy; it needs no protection in winter; it ripens in the northern and western States from the 1st to the 25th of September. For eating, preserving, jellies or wine, there are no better grown. Those wishing Roots of the above will send in their orders soon. All orders addressed to J. P. WILSON, No. 5 Scammel-st., corner of East Broadway, will meet with prompt attention.

GUANO for SALE, in LOTS to suit Purchasers, by the Subscriber, R. W. CAMERON, No. 116 Wall-st., near Brooklyn Ferry.

TO FARMERS and GARDENERS.—The Lodi Manufacturing Co. offer their new and improved POUDRETTE in lots to suit customers. Price $1 50 per barrel for any quantity over 10 barrels; under that quantity $2 per barrel—delivered free of cartage on board of vessels or railroad. This is the cheapest and best manure in the world for gardens and farms; it contains no seed of weeds, is inodorous, and from the small quantity used, the ease with which it is applied, and its quick and powerful effect upon vegetation, it is the most desirable fertilizer in market. It is used greatly in gardens, upon lawns and flower-beds. Upon corn it has been the most extensively used. $3 worth will manure an acre, and cause the corn to come up quicker, yield heavier, and pay a greater profit than any other manure. A pamphlet containing instructions for use, and certificates from those who have used it for years, will be given gratis to any one applying for the same—also city references to parties who have used it. Address THE LODI MANUFACTURING CO., No. 74 Courtlandt-st., New-York.

Horses, Carriages, &c.

FOR SALE.—A pair of fine Dapple Gray HORSES, well matched, and every way kind. Inquire at WOOD'S Stable, No. 81 2d-av., corner of 5th-st.

FOR SALE.—A splendid Gray HORSE, about 15½ hands high, kind in single or double harness, and a beautiful saddle horse. Apply at No. 221 East 23d-st.

To Whom it May Concern.

CRYSTAL PALACE STOCK WANTED, in exchange for CIGARS, at wholesale prices. Address S. N., at this Office.

MASTERS of VESSELS and OTHERS, navigating the East River, are hereby notified that the PROCESS of BLASTING the SUNKEN ROCK off the foot Jackson-st., near Cutlers Dock, will be continued every day at High and Low Water; and to avoid danger they are requested to keep two hundred feet distant from the pier while the red flags are displayed from the boats used in the operation. HUSTED & KROHNE, Contractors.
New-York, May 1, 1854.

TEMPORARY LOANS will be received at the Controller's Office, No. 5 Hall of Records, in sums of not less than $1,000, for which Revenue Bonds of the City will be issued, bearing interest at six per cent, and payable in six, nine or twelve months. A. C. FLAGG, Controller.
Controller's Office, New-York, April 25, 1854.

TO NEXT of KIN, HEIRS-AT-LAW, and PERSONS who have been ADVERTISED FOR, RESIDING in AMERICA and ELSEWHERE.—At the Next-of-Kin Office of MOUILLARD & Co., No. 4 Crescent-place, New-Bridge-st., Blackfriars, London, complete Registers are kept of all Next-of-Kin who have been advertised for during the last 100 years, as also all Books of thousands of unclaimed moneys in the Bank of England and other public funds in Great Britain, India, and all parts abroad. The names of numerous persons residing in America appear in these Registers. Every application must inclose a fee of 21s., with full particulars.

UNITED STATES PASSPORTS.—For all parts of the world—indispensable to travellers, issued by J. B. JONES, Notary Public, No. 11 Warren-st., corner Broadway. Naturalized citizens must produce their certificates.

WORKING WOMEN may have their CHILDREN TAKEN CARE OF by the day at No. 119 St. Mark's-place. Six cents a day charged for one child, 10 cents for two. The house will be ready on the 3d May, at 8½ o'clock in the morning. For details, apply at No. 86 East 21st-st., basement door, from 9 to 10 o'clock A.M.

Chances for Business Men.

A VALUABLE FLOURING MILL, TAVERN STAND, several DWELLING HOUSES, and 69 ACRES of LAND for SALE—Known as the HECTOR FALLS MILLS, beautifully located on the shore of Seneca Lake, in the County of Schuyler (late Tompkins). This valuable Mill is nearly new, four stories high above the basement, has four run of Stone, a good Water Power, and all the machinery and other conveniences necessary for doing a large business, with a good order, with docks into the Lake, where canal boats can lay in safety while taking in or discharging cargo; a Stone Hose House, having a head of water and sufficient Hose to throw water over and through every part of the building. There is a Tavern Stand, several Dwelling Houses, Barns, a Cooper Shop and 69 Acres of valuable land attached to the premises. This property is situated in one of the best Wheat districts in Western New-York, and will be divided or sold together to suit the purchaser. Title indisputable. To a person wishing such a property, they will find this worthy of their attention, as it is unencumbered, and will be sold at a bargain. For further particulars, inquire of NATHAN SCOVILL, on the premises, or of CHARLES COOK, Havana, N. Y.

A PARTNER WANTED.—A FURNITURE DEALER of well known reputation, and having a large list of first-class customers, wishes to take in as a PARTNER a practical man of the same business, with a cash capital of the same amount as the advertiser—say $6,000 or $7,000—as a part of the capital might be taken in Furniture of the first class and newest styles, the object being to enlarge the business to meet increasing demands. For further particulars, address, with references and directions, FURNITURE, at the Post-Office, PHILADELPHIA.

ANY ONE WISHING to INVEST CAPITAL in a WATER POWER that offers rare advantages of location and power, being situated on the Kalamazoo and Grand Rapids Plank-road, about 12 miles from Kalamazoo, will find it much to their advantage to communicate with the subscriber. Address
W. H. WOODHAVEN, Plainwell P. O., Allegan Co. Mich.

BRICK YARD for SALE.—One of the best located for making money in the State. Terms moderate. For particulars apply to C. H. SANDFORD, No. 5 Tryon-row.

CLARK'S PATENT FLOURING MILL—Now on Exhibition at the Harlem Railroad Depot, Room No. 23, is the very best FLOURING MILL in the world, and the PATENT RIGHT offers the best chance to be found for a speculation. Call and see it.

FOR SALE or CHARTER.—STEAMER MAY QUEEN, now lying foot of North Moore-st., North River, nearly new and in complete order. Length of keel, 142 9-12 feet; breadth of beam 27 10-12 feet, depth of hold 8 8-12 feet. Draft of water, when 4 feet. About 400 tuns burden. Apply to T. C. DURANT, No. 7 South-st., N. Y., up stairs, back office.

MILK ESTABLISHMENT for SALE.—For sale a MILK ROUTE in NEW-YORK CITY, now yielding a profit of nearly $3,000 per annum, supplying over 650 quarts daily to hotels and first class families. Price for horses, wagon, fixtures and initiation to the route, $4,500. HOMER MORGAN, No. 7 Metropolitan Bank Building, Pine-st.

PORTER WANTED.—Wanted immediately an experienced PORTER, who can come well recommended. Apply at No. 32 Courtlandt-st., up stairs.

TO DRUGGISTS and APOTHECARIES.—Those parties wishing to purchase DRUG STORES, can accomplish their object by calling on HALE & Co., No. 80 Nassau-st., Rooms 20, 21, 22.

$175.—WANTED, an ENTERPRISING MAN, with the above capital as equal partner in a MANUFACTURING BUSINESS now paying from $4 to $6 a day, and can be immediately increased. Apply at No. 75 Nassau-st., rear building, front room, fifth floor, to Mr. B.

$2,000 WANTED on NEW-YORK CITY PROPERTY, worth $6,000, situated on 29th-st., near 8th-av. Apply to P. De MOTTE, No. 17 Spruce-st.

Summer Retreats.

BOARD WANTED in the COUNTRY for the Summer, for a LADY and TWO CHILDREN. A plain farmer's family preferred. Terms must be moderate. Apply to or address Mr. CARTER, No. 16 Waverly-place, corner Mercer-st.

CLARENDON HOUSE, corner 27th-st. and 3d-av., SOUTH BROOKLYN, (near Greenwood.)—This house is new, and elegantly furnished with all the modern improvements, having hot and cold, salt and fresh water baths, and pleasantly situated on the Bay, affording unrivaled facilities for sea bathing, boating, fishing, and a cool and delightful residence for the summer. Persons requiring BOARD are requested to call early, as the rooms are fast filling up. Omnibus pass the door every three minutes for New-York.
J. QUINCY ADAMS.

COUNTRY BOARD at NEW-ROCHELLE.—Families and single Gentlemen can be accommodated with BOARD and spacious ROOMS. The House is delightfully situated on an eminence, commanding a fine view of the Sound and surrounding scenery. Will be opened about the 15th of May. Apply at No. 45 16th-st., corner of living-place, where pleasant Rooms also can be obtained, single or in suites.

COUNTRY BOARD WANTED—In an inland, mountainous or hilly region, where good plain country fare can be had, with use of horse and carriage. Address H. K. B., box No. 3,096 Post Office.

SUMMER BOARDING at MORRISTOWN, N. J.—A few Families or single Gentlemen may be accommodated with BOARD and PLEASANT ROOMS for the summer months, where every attention will be paid to their comfort, by applying soon to the proprietor, JOSEPH BEACH, Morristown, N. J., North side of the green.

UNION HOUSE, opposite Union Railroad Depot, Albany-st., TROY.—This House will be opened on or about the 23d day of March for the accommodation of the public. The House is new and is fitted up with all the modern improvements, and is being furnished in a superior manner. The Proprietor will be happy to see any of his friends (friends also, all those of the traveling public who may favor him with a call. J. W. STEARNS, Proprietor.

Board and Rooms.

BOARDING, No. 79 SANDS-ST., BROOKLYN—Rooms will be ready for occupants May 1. Application may be made immediately on the premises.

BOARDING—The NEW FAMILY HOTEL, on PALACE-PLACE, (Nos. 673, 675, 677 and 679 6th-av.) which, with its extended balcony, overlooks the Crystal Palace, is now being opened. This location, for health, or beauty of prospect, is unsurpassed by city or country. Cars every three minutes.

COOPER HOUSE RESTAURANT, No. 334 Broadway, to LEASE for FOUR YEARS, together with the large Dining Room on first floor. The upper part is leased for a Hotel on the European plan. Apply on the premises.

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-sts. Office open all night.

FARMERS' HOTEL, No. 247 WASHINGTON-ST.—PERMANENT BOARDERS, WITHOUT LODGING, accommodated on reasonable terms. Transient Board and Lodging $1 a day. W. S. CHAMBERLIN.

A GENTLEMAN and his WIFE and two SINGLE GENTLEMEN can be HANDSOMELY ACCOMMODATED in the modern brown-stone house, No. 47 West 24th-st., in the immediate vicinity of Madison-square and 5th-av. Family small. Reference required.

BOARDING.—To let with BOARD, a PARLOR and BEDROOM on the second floor, unfurnished. The house is pleasantly located near St. John's-park, and has the convenience of baths. Apply at No. 29 North Moore-st.

BOARD—At No. 63 Fulton-st. Good ROOMS and BOARD for transient and permanent boarders. Also, day boarders.

BOARD.—A Gentleman and Wife, or two single gentlemen, can be accommodated with a large front ROOM on 2d floor, with BOARD, in a strictly private family, where they would be the only Boarders, by calling at No. 111½ Orchard-st. References exchanged.

BOARD—A Gentleman and Wife can be accommodated with Board in a family where there is quiet, by applying at No. 60 East Fifth-st., near 4th-av. Terms favorable.

BOARD—A private family will let a pleasant Room and Bedroom to two or three single Gentlemen, with Breakfast and Tea. Inquire at No. 181 East 23d-st.

BOARDING.—To let, at No. 93 St. Marks-place, New-York, FURNISHED ROOM, with FULL or PARTIAL BOARD if desired (late dinners.) The Rooms are large, airy and newly furnished, with all the modern improvements—bath rooms, gas, and hot and cold water on every floor. Call immediately, as choice and hot and cold water on every floor. Rooms can be had, and the comforts of a home enjoyed. References exchanged.

BOARDING.—A private Family of the highest respectability, residing in an unexposed location on town, desire to let a suite of UNFURNISHED ROOMS to a Gentleman and Wife, and will accommodate a few Single Gentlemen with PARTIAL BOARD. Dinner at 5 o'clock. Reference of the highest order will be given and required. Apply at No. 14 East 32d-st., between 5th and Madison-ave.

BOARDING—At Nos. 45 and 47 East Broadway; pleasant ROOMS for Gentlemen and their Wives; also rooms for single Gentlemen. Apply at No. 45.

BOARDING.—A suite of handsomely furnished ROOMS to Let on first floor, with or without Meals, in a pleasantly located house, replete with modern convenience. Apply at No. 145 9th-st., between Broadway and 4th-av.

BOARDING.—Delightful location, No. 11 University-place; immediate vicinity of Washington Park, 5th-av., Broadway, principal Hotels, Amusements, Astor Library, &c. If not newly fitted, replete with every convenience. Immediate application as above, or to Mr. DWIGHT, No. 136 Broadway, will secure choice of apartments.

BOARDING at No. 177 East Broadway.—Two Gentlemen and their Wives can be accommodated with PARLORS and BEDROOMS on the 2d and 3d floors. Likewise a SINGLE ROOM to let.

BOARDERS.—Gentlemen and their Wives, without children, or single Gentlemen, desirous of PLEASANT APARTMENTS with FULL or PARTIAL BOARD, may be accommodated by applying at No. 57 Bleecker-st., a few doors east of Broadway.

BOARD in BROOKLYN.—To let to a Man and his Wife or two Gentlemen, with BOARD in a small quiet family, a handsome FRONT PARLOR, lighted with gas, and BEDROOM adjoining. Apply at No. 94 Dean-st.

BOARD on BROOKLYN HIGHTS—Within three minutes' walk of Fulton Ferry, pleasant rooms with pantries (unfurnished) may be had at No. 8 Willow-st., suitable for gentlemen and their wives or single gentlemen. References required.

BOARDING in BROOKLYN.—A Gentleman and his Wife and a few Single Gentlemen, can be accommodated with GOOD BOARD and PLEASANT ROOMS, by applying at No. 83 State-st., between Henry and Clinton-sts., five minutes walk from the South and Montague Ferries.

BOARD and FURNISHED ROOMS.—Parlors with bedrooms attached, and rooms for single gentlemen, with or without board, at No. 222 6th-av., between 14th and 15th-sts.

BOARD.—Rooms, single or in suites, with folding doors, may be had on Broadway, corner of 8th-st., (a new family Hotel conducted free houses.) A delightful summer location, and charges moderate. Cars every three minutes.

BOARDING NOTICE.—The new family Hotel erected on Palace-place, (Nos. 673, 675, 677 and 679 6th-av.) and which with its balcony overlooks the Crystal Palace, is now being opened. Persons desiring a choice of rooms should apply immediately.

BOARD WANTED—For a Gentleman and Lady; ONE ROOM with FULL BOARD, in a genteel private family, a widow lady preferred, where there are no other boarders in the house. Terms not to exceed $10 per week. Address box No. 1,389 Gramercy Office.

FURNISHED ROOMS to LET, with BOARD, at No. 257 4th-av., four doors above 29th-st., east side. References exchanged.

FURNISHED ROOMS to LET—Without BOARD, at No. 56 Lispenard-st., near Broadway.

FURNISHED ROOMS—At No. 47 White-st., near Broadway. Three Rooms, comprising the entire SECOND FLOOR and ATTIC BEDROOM, will be rented on moderate terms to desirable persons. No meals given.

FURNISHED or UNFURNISHED ROOMS, with FULL or PARTIAL BOARD, to Gentleman and Wife or single Gentlemen, at No. 61 Lexington-av.

FURNISHED ROOMS near WASHINGTON-SQUARE.—A pleasant SUITE of ROOMS on the second floor, with PRIVATELY FURNISHED MEALS, to let to a genteel family, or a few Gentlemen, who can produce undoubtful references. Inquire at No. 11 St. Clemens-place, in Macdougal-st., between Waverly-place and 3d-st.

FURNISHED ROOMS to LET.—PARLORS and BEDROOMS delightfully situated in Broadway, in an airy location and commanding a fine view of Hoboken, North River, Shipping, &c. Apply to Mrs. FARNSWORTH, No. 327 Broadway.

FURNISHED ROOM with PARTIAL BOARD, if desired, in a private family, for one or two Single Gentlemen, or a Gentleman and Wife on reasonable terms. Room lit by gas, also good bath room, where the privilege of a quiet private family can be enjoyed. References given and required. Inquire No. 104 Essex-st.

MUSIC and BOARD—The advertiser is desirous of obtaining BOARD in a small respectable family, where the use of a fine Piano, and the instruction of one or two young ladies would be an equivalent; or, if such arrangement could not be made, she would be willing to pay a moderate price for desirable accommodations. References given and required. Address MUSIC AND BOARD, Tribune Office.

ONE or TWO ROOMS in a private House, in a pleasant street, two blocks west of Metropolitan Hotel, with a small, very quiet family. A single Room, $2.50; with Meals, $5. A handsome Parlor may be rented. Apply to Mrs. SPENCER, No. 114 Greenwich-st.

PERMANENT BOARD WANTED—By a Gentleman and wife, in a private family, or where there are but few boarders, up town, above 8th-st., between 4th and 7th-avs. References exchanged. Address J. C., Tribune Office.

PLEASANT APARTMENTS for Single Gentlemen can be obtained at No. 18 16th-st., between 5th and 6th-avs., from the 1st of May. The rooms will be newly furnished and provided with all the modern improvements. Breakfast and Tea if required. Full particulars can be obtained by addressing Box No. 1,629 Post Office.

ROOMS to RENT—A handsomely furnished PARLOR BEDROOM, with PANTRY attached, suitable for one or two Gentlemen, or a Gentleman and his Wife. Partial BOARD furnished, if required. The family is small and the location desirable. Apply No. 111 Grand-st., a few doors west of Broadway. Terms reasonable to a good tenant.

ROOM and BEDROOM to LET—To a Single Gentleman, with or without BREAKFAST. House conveniently situated in the upper part of the city, within half a block of the Broadway omnibuses and 6th-av. cars. Has all the modern conveniences, gas, bath, warmed by furnace, &c. The house is occupied by a professional gentleman. The rooms will be let reasonably, but good references required. Address Box 1,536, Post-Office.

ROOMS to LET with BOARD at No. 163 Hudson-st., opposite St. John's Park. Bath in the house.

SUPERIOR APARTMENTS with BOARD can be had (if immediate application be made) at No. 105 5th-st., near Broadway.

TO GENTLEMEN.—Large and agreeable ROOMS to LET in a first class house, occupied by a private family. Apply at No. 27 Bond-st.

TO LET—To single Gentlemen, a SUITE of ROOMS, handsomely furnished, with Bath Room attached, and one on the second floor of House No. 56 Clinton-place, (8th-st.) between University-place and 5th-av.

TO LET.—A very pleasant suite of ROOMS, with all the modern conveniences of Gas, Bath-closets, Pantries, Hot and Cold Water on the same floor. References exchanged. Apply at No. 397 4th-av.

TO LET with BOARD—A FRONT ROOM and BEDROOM, at No. 143 Hudson-st., fronting St. John's park. References required.

TO LET.—UNFURNISHED ROOMS, with BOARD, in a house with all the modern improvements—baths, gas, &c.—pleasantly situated opposite Tompkins'-park. Desirable apartments for small families. Apply at No. 321 10th-st.

TWO GENTLEMEN can be accomodated with a FURNISHED ROOM, in a Private Family, WITHOUT BOARD. Apply at No. 99 Hudson-st. References required.

Houses to Let.

A BROADWAY STORE to LET or LEASE—151 feet deep. Inquire at No. 707 Broadway.

A HOUSE on BROADWAY to LET, and RENT TAKEN in BOARD.—A fine three-story House, with superior Basement and Attics; has all modern improvements; near Union-square. Address for three days MEDICUS, Tribune Office.

BROADWAY STORE to LEASE—Situated in the best business location. Possession given immediately if required. Apply to JAMES SADLIER, No. 197 Broadway.

BROADWAY STORE to LET.—The lower part of the spacious building No. 29 Broadway, on the corner of Morris-st. Will be altered and arranged to suit the occupier. It being within two minutes' walk of Wall-st. and in the most pleasant part of the great thoroughfare, in the immediate vicinity of Delmonico's Hotel, and the various foreign and coasting steamship landings, renders it a very desirable location.
ALSO, TO LET, several fine OFFICES, in suites or singly, in the same building, and in the adjoining one on Morris-st. Apply to SPOFFORD, TILESTON & Co., No. 30 Broadway.

COTTAGES at RAVENSWOOD to LET.—Two Cottages, convenient COTTAGES, with front yards and gardens in rear, at Lower Ravenswood, within two hundred yards of Astoria steamboat landing. Stages pass the houses every half hour from Astoria to Williamsburgh and Brooklyn. Apply to T. S. HARRIS, near the premises, or HARRIS & Co., No. 29 Peck-slip, New-York.

FOR RENT, or for SALE.—A COUNTRY RESIDENCE in the VILLAGE of SOMERVILLE, N. J. The House is a new Brick one, with good Garden attached, Fruit Trees, &c., situated within about 200 yards of the Episcopal Church. For rent or sale, and all other particulars, apply to DAVID C. NOE, Somerville, N. J., either personally or by letter.

ROOMS to LET, with STEAM POWER, 36x60—Well lighted, at the corner of Greenwich and Beach-sts., extremely adapted for light mechanical purposes. Also, smaller rooms. No. 166 Greenwich-st. FERRIS & FABER.

ROOMS, with STEAM POWER, to LET—Suitable for all kinds of manufacturing purposes, in the six five-story buildings, Nos. 211, 213 and 215 Centre-st., and Nos. 137, 139 and 141 Elm-st., between Howard and Grand-sts. The rooms vary in size from 25x25 feet to 130x25 feet. The rooms are well lighted and furnished with Croton water, water closets and gas pipes.
W. A. ALLEN, on the premises.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ, BROS., & Co., No. 194 William-st.

STEAM POWER to LET—With the entire THIRD FLOOR (125 feet long), No. 33 Gold-st. Or it would be divided in two or three rooms, it being well lighted on both sides, and well adapted to light manufacturing purposes.
A. BARTHOLF, No. 33 Gold-st.

STABLE to LET—Five Stalls. Apply at No. 24 Washington-square, or No. 33 Courtlandt-st.

STEAM POWER to LET.—The whole or a part of the TWO-STORY BRICK FACTORY, 100 feet by 50 feet, at Elizabethport, N. J. Apply to A. M. BAIZ.

STEAM POWER to LET.—LOFTS, with or without STEAM POWER. Apply to CHARLES M. SIMONSON, No. 181 Lewis-st.

STEADY STEAM POWER to LET—Large ROOMS well lighted in the new building, No. 499 Water-st., extending to South-st., between Pike and Rutgers-sts. Inquire as above.

TO LET—The HOUSE No. 54 Franklin-st., near Broadway, with passage-way from rear of lot to Courtlandt-alley. Apply to JOSH W. HAMERSLEY, No. 5 Nassau-st.

TO LET—Part of a large MODERN BUILT HOUSE, with Bath, Water Closets, Gas, Laundry, &c., in a pleasant neighborhood up town, west side, to a small family without young children. Rent $300. For further particulars, address Box No. 1,958, lower Post-Office.

TO LET—At SING SING, a pleasantly situated COTTAGE in the village, on State-st., the Ridge immediately overlooking the River, within three minutes' walk of the railroad depot and steamboat landing. Rent $350 per annum. Possession immediately. Apply to J. W. ROBINSON, Esq., Sing Sing, or to JOHN W. HAMERSLEY, No. 5 Nassau-st.

TO LET—STORE No. 10 PARK-PLACE. Inquire of BROWN & TASKER, No. 6 Murray-st., up-stairs.

TO LET—A THREE-STORY BRICK HOUSE, situated at No. 108 Union-st., Brooklyn, near Hamilton Ferry. For particulars inquire at No. 19 Greenwich-st.

TO LET—That neat, comfortable, three-stories with Basement BRICK HOUSE, containing ten Rooms, situated on Mulberry-st., near Mystic-av. Price only $200 per year. Apply to P. DE MOTTE, No. 17 Spruce-st.

TO LET—The new THREE-STORY BRICK HOUSE No. 219 West 25th-st., with all modern improvements. Apply thereon to D. W. FENTON, No. 167 Broadway.

TO LET.—Part of a HOUSE on 2d-st., with all the modern improvements, to let to a small family of grown persons. Address T. J., Broadway Post-Office.

TO LET—The SECOND, THIRD and FOURTH STORIES of the corner of Chatham and Mott-sts., over the office of the Rutgers Fire Insurance Company. They will be let together or separate. Apply at the office of the Company.

TO LET LOW to GOOD TENANTS.—The finest ROOMS on Broadway, No. 405 West side, below Canal-st. Suitable for Show Rooms, Artists' Rooms, Society Rooms, Offices or light manufacturing purposes. Inquire on the premises.

TO LET—STORE No. 5 Park-place, now occupied by us, with a lease for the same. Possession given immediately.
LAMPORT, BLAKEMAN & LAW.

TO LET—DESK ROOM in an office. Apply at No. 37 Wall-st., room No. 16.

TO LET—At STAPLETON, STATEN ISLAND, (between the lower landings,) being the fourth House south of the Sailors' Retreat, the TWO-STORY and ATTIC BRICK HOUSE (painted brown) with FURNITURE, SIX LOTS of GROUND and CARRIAGE-HOUSE, for five months, or for one or three years, with or without the Furniture. Inquire on the premises.

TO LET—The UPPER PART of a first-class HOUSE, with modern improvements, to a small, genteel family. No. 129 West 34th-st.

TO LET or LEASE, in the Broadway Bank building, to approved tenants, a number of very desirable OFFICES. Apply at the Bank, No. 207 Broadway.

TO LET—HOUSE No. 3 West Baltic, near Court-st., SOUTH BROOKLYN, with Gas, Bath and Hot Air Fixtures. Inquire at No. 167 East 14th-st., near 2d-av., New-York, or on the premises.

TO LET—An ample UNFURNISHED FRONT BASEMENT, suitable for an Office, and also a BEDROOM, at No. 7 Bond-st.

TO LET or LEASE—On Broadway, corner of Howard-st., the SECOND, THIRD and FOURTH STORIES of the building No. 435 Broadway, northwest corner of Howard-st; will be altered with Broadway windows, and arranged for ware-rooms or offices. The third story will be made a full story and arranged with suitable skylight for a first-class Daguerrotian Gallery, if desired. Also, the basement for a respectable Restaurant. Each floor 36 by 60 feet. Basement will be 20 by 75 feet. Apply at office of Broadway Insurance Company, No. 415 Broadway.

TO RENT—Two first-class STONE and BRICK HOUSES at NEW-BRIGHTON, Staten Island; replete with every convenience of Water Water, Dumb Waiter, Speaking Trumpet, Stables and Coach House, Garden Ground, &c.; commanding a most extensive view, surrounded by fine woods, and within five minutes' walk of the Ferry. For a family desirous of combining city with country life in one of the most delightful locations around New-York, this holds out great temptations. Apply to CHAS. K. HAMILTON, No. 74 Beaver-st., New-York.

TO LET—FRONT BASEMENT of House No. 177 Hudson-st., one door from Vestry-st., suitable for a Physician. Rent $175 per annum. Address Box No. 848, Post-Office, N. Y.

TO LET or FOR SALE.—A TWO-STORY HOUSE, BARN, GARDEN, &c., and if wanted, TEN ACRES OF LAND, at TUCKAHOE DEPOT, Westchester County, 14 miles from the City Hall, Harlem Railroad. The above would make a fine country residence or public house. Inquire of D. RODOMAN, No. 27 Maiden-lane, New-York.

Houses Wanted.

FURNISHED HOUSE in the COUNTRY.—Wanted TO HIRE, a good well FURNISHED HOUSE, within ten miles of the city, by Steamboat—must be on or in sight of the water and well furnished. Address B. Box, No. 3,349 N. Y. Post-Office.

WANTED to PURCHASE—A well-located FARM or COUNTRY RESIDENCE near New-York, with or without improvements, in part payment for which good unincumbered Real Estate Property or Stocks can be given. Balance cash and mortgage. Address PURCHASER, Box No. 199 Tribune Office.

Real Estate for Sale.

A CHANCE for a POOR MAN to GET a CITY LOT on EASY TERMS.—For sale, at the low price of $160, payable in monthly instalments of $10, 50 LOTS in 11th-st., adjoining the 10th-av. The Hudson River Railroad will soon directly pass this Property, when it will more than double in value. The lots are beautiful, even and on a grade with the street, without a particle of rock. Apply to J. PECARE, No. 163 Hester-st.

A GREAT BARGAIN.—Leaving the State.—The owner of a neat COTTAGE, No. 194 Livingston-st., Brooklyn, will sell for very little cash a most convenient HOUSE, pleasantly situated near the City Hall, has 15 Rooms, the Grape Arbor, &c. Immediate possession. Rents for $190. $2,000 is on Mortgage. Can be seen any morning from 11 to 12, or apply at Miss WELCH'S, No. 66 Fulton-st., Brooklyn.

ATTENTION of those desiring to secure a HOME for themselves, is invited to the beautiful BUILDING SITES at CLINVILLE, Williams's Bridge, most eligibly situated near the Depot, to which are 14 trains per day. This is undoubtedly the cheapest Property on the Harlem Railroad, and an investment is payable to any Savings Bank. Over half the Lots have been sold or be built on in less than two years, and several of the Houses are already erected. For Maps and full particulars inquire of J. C. SAUNDERS, No. 3 Nassau-st.

AT PEEKSKILL.—For sale, a desirable COUNTRY RESIDENCE—a large DOUBLE HOUSE, and four acres of LAND. Inquire of INGERSOLL & FIELD, No. 239 Pearl-st., New-York.

ATLANTIC DOCK.—One of the large FOUR STORY STORAGE STORES, situate on the Atlantic Dock, for sale at a bargain, if purchased immediately. The lot is 37 feet 6 inches by 100 feet; size 37 feet 6 inches by 53 feet. But a small amount of cash required. E. DE MOTTE.

BEAUTIFUL COUNTRY RESIDENCE for SALE—Situated on Long Island Sound in Westchester County, one hour's ride from New-York, on the Harlem Railroad. House new and in good order and well finished; five and a half acres of land partially laid out, and well stocked with the finest Fruit and Shade Trees, Shrubbery, Out-Buildings, &c.; good Schools, Churches and Society; no better Fishing or Bathing Grounds. Seven trains a day each way; commutation $40 a year. Possession immediately. Terms easy. Apply to I. T. OLIVER, No. 191 Nassau-st.

COUNTRY SEAT on STATEN ISLAND for SALE.—A COTTAGE with 12½ ACRES of LAND, situated in one of the most healthy parts of the upper end of the Clove Valley, 2½ miles from Vanderbilt's Landing. The Cottage is of brick, in the Gothic style, of a moderate size; about 3 acres of the Ground are in wood, the rest in an unusually high state of culture, good Garden, good Orchard and good Pasture Land. Much of the ground is thoroughly drained and dug with the spade two feet deep. There are upward of 700 Fruit Trees (more than half being Pears) in the most vigorous growth, more than 100 in bearing. Fruit trees have been set with interest and the present proprietor; it has an Orchard of rare excellence and promise. A map with the names of the varieties warranted true will be furnished.
The House is surrounded with flowers, shrubs and shade trees. The situation is cool in summer and warm in winter, and it would be difficult to find within so easy access of the City, a place so rurally beautiful and so healthy as this. Apply to ALFRED FIELD, No. 13 Platt-st., up stairs.

COUNTRY RESIDENCE for SALE or to LET, in the Village of PORTCHESTER, on the line of New-Haven Railroad, being one hour's ride from 30th-st. The property consists of one and a quarter acres of Land, upon which there are a number of fruit and shade Trees. The house is very roomy, being 32x40, and overlooks the entire village and the Sound. For further particulars inquire of JOHN T. DUNKIN, No. 350 West 27th-st., or of Mr. C. DUNN, Depot Master at Portchester.

EIGHTH-AV. LOTS.—For sale, 36 LOTS on the 8th-av., from 104th to 110th-st. Will be sold cheap, separately or together, if applied for immediately, to J. PECARE, No. 163 Hester-st.

FOR SALE—One of the most desirable COUNTRY SEATS on Long Island Sound, located in the town of STAMFORD, Conn., having a water front of over 1,200 feet, and about ten acres of the best of land. On the premises there is a fine new Dwelling, containing 12 large rooms, independent of closets, wardrobes, &c.; fine cellar, attics, spacious verandah, a good well of water, fine garden, large carriage house and stables. The above property is to be located immediately upon the Sound, and only five minutes' ride from the Railroad Depot, and two minutes' walk from the Steamboat Dock, makes it one of the most desirable residences to be met with, either for a gentleman of means and leisure or a business man. Good fishing, oysters and clams in abundance, and fine beach for bathing. The owner would prefer a loan of $6,000, secured by bond and mortgage on the premises, for the use of which he would give a lease for two years, with the refusal of purchasing if advised. For further particulars address by note, or inquire of T. P. DIXON, Union House, Stamford, Conn.

FOR SALE—A beautiful COTTAGE on BERGEN HIGHTS, about one mile from Jersey City, commanding a splendid view of New-York City and Harbor, Bronx, and the shores of Long and Staten Islands. The House is handsomely constructed, containing parlors, hall, dining-room and kitchen, with verandahs on each side of the house. On the second floor there are six chambers. The rooms are neatly finished with marble mantles, grates, &c., and are simply supplied with the convenience of water. The kitchen is furnished with range, hot and cold water, and there is an excellent well in the door yard, and a cellar under the whole house. There is a stable on the premises, with room for carriage. The grounds comprise three-fourths of an acre, are neatly terraced, and planted with fruit, ornamental trees and shrubbery, and contain an excellent vegetable garden. The stages pass hourly from Jersey City. For further particulars inquire of O. CHRISMAN, on the premises, or of G. B. WAKEMAN, No. 48 Montgomery-st., Jersey City.

FOR SALE—A NEW TWO-STORY GOTHIC RESIDENCE, 16 miles from New-York, 10 minutes' walk from the railroad, and one hour from the city, over twelve trains a day each way. The house contains eleven rooms, plenty of closets, two cellars, two wings, piazza in front, replete with every convenience; large barn and carriage-house; ice-house filled; wash-house, fowl house, summer-house, fish-pond, running stream water. Situation delightful, on a ridge of high land; salt water flowing in the rear. It contains four acres of land under cultivation; 300 choice fruit and forest trees; house surrounded with flowers, shrubs, and shade trees. Price $4,000 or less. Terms easy. $3,000 can remain on bond and mortgage. For particulars, address Box No. 650 Post-Office.

FOR SALE or to LET—At STAMFORD, one and a half miles from the village, a HOUSE containing sixteen rooms, with or without twenty acres of LAND. Inquire of W. H. WEED, No. 7 Gold-st., N. Y., or of J. DIXON, at Rye.

FOR SALE—In the Village of Boonville, Oneida County, two LOTS of GROUND, with a good two-story HOUSE, and also a STORE with all the necessary fixtures for carrying on the Baking business. All in good condition, and will be sold low on account of sickness. Inquire on the premises of JOHN NATHING, or of W. R. FOSTER, No. 150 Division-st., N. Y.

FOR SALE or to LET—Those twelve elegant MASTIC-FRONT THREE-STORY HOUSES, situated on the southerly side of Sackett-st., between Columbia and Van Brunt-sts., in the CITY OF BROOKLYN. The lots are 20x50 feet, the houses 20x40, containing twelve rooms each, with pantries, &c. The houses are finished in modern genteel style, with Verandas, Court Yard, Gas, &c. They are near Hamilton-av. Ferry, and it requires only about 15 or 20 minutes to go from Wall-st. to the houses. They will be sold for $4,000 each, on accommodating terms, or rented for one year for $425 each to genteel tenants. None others need apply. Rent payable quarterly in advance. They are now, will be all cleaned ready for occupation, and possession given immediately, if required. For further particulars apply to O. V. DAYTON, No. 4 Broad-st., corner of Wall-st., N. Y., or of Mr. JAMES, on the premises, Granite Insurance Company, between the hours of 2 and 3 o'clock, or No. 438 Pacific-st., corner of 23d-st., at any other time of the day.

FOR SALE or TO LET—Three new THREE STORY and BASEMENT HOUSES, corner of Hicks and Warren-sts., BROOKLYN, within five minutes walk of South Ferry. Apply to J. H. SHEPARD, corner of Columbia and Pacific-sts. Brooklyn.

FOR SALE or to LET—On the north side of 55th-st., between 1st and 2d-avs., a DOUBLE COTTAGE HOUSE and FOUR LOTS of GROUND, with CARRIAGE HOUSE, FRUIT and SHRUBBERY; Croton Water and shower bath in the house. All in fine order and built expressly for the owner's use. Apply on the premises, or to J. W. RUMSEY, Suffolk Bank, Corner of Nassau and Cedar-sts.

FOR SALE—A PLEASANT RESIDENCE, 10 miles from the city, comprising six acres of highly improved Land, good Dwelling House, House for hired man, and Gothic Barn, all nearly new. Shade Trees around the house, and Fruit in abundance. Price $6,000. Terms easy. KENNEDY & SHERMAN, No. 6 Wall-st.

FARM for SALE—In the town of Mamaroneck, Westchester County, two miles from the New-York and New-Haven Railroad Depots. Contains 34 acres of Land in good state of cultivation, new House and Out-Buildings, and Fruit of all kinds. From the premises there is a fine view of Long Island Sound. It is within half a mile of the Depot recently established by the New-Haven Road, adjoining "Roswell," a place now being cut into building plots for summer residences. Inquire on the premises of GEORGE UPTON.

FOR SALE CHEAP—HOUSE and LOT, No. 52 East 21st-st. House three stories high, new, and all modern improvements. Terms easy. Apply to H. J. SCUDDER, No. 81 Wall-st.

FOR SALE.—Clifton, Staten Island. The most advantageously situated BUILDING LOTS at CLIFTON, near the railroad, being on the front of W. W. Van Wagenen, Es