EXCELLENT FARM and WATER POWER for SALE CHEAP, or in EXCHANGE for GOOD CITY PROP. ERTY.—One of the finest farms in the State of New York, beautifully situated in the Town of Leyden, Lewis County, on Sevey's Creek, which flows through it, and the Black River Railroad from Utica to Ogdensburgh runs through the farm. Railroad from Rome to Ogdensburgh passes within half a mile of the village, which is a station on the Black River Railroad, and is a village of 1,000 inhabitants, and is increasing rapidly. The Land is in a very high state of cultivation, and well watered with Rivers. There is a fine Water Power, and a MARBLE QUARRY on the premises. FIVE GOOD MILL PRIVILEGES, each with water enough to carry a good MILL, PRIVILEGES, each with water enough to carry a Saw Mill at four rates of stream, and also some 2,000 Sugar Trees. The Buildings consist of one House, two Barns, Mill and Cheese House, and all the usual out buildings of a first class Farm. Water Power and Quarry will be brought by aqueduct into each house and barn, so the best quality of water will be brought to every door in the village. Terms cash, or half down, balance on and about the premises in good condition. The Farm will support 30 cows and the requisite team for the farm work. Price, $8,000. Half the purchase money can remain on bond and mortgage, or good city property would be taken in exchange for half. For further particulars, inquire of

PETER A. HAWKINS, No. 77 Nassau st., New-York.

FOR SALE.—The Stock and Fixtures of a HOSIERY, FURNISHING and FANCY GOODS STORE, in a suitable location, the stock is small and well selected. To a young man this is a chance seldom met with. Address, "PUCKER, Box No. 196, at Office of this Paper.

FOR SALE—A PROFITABLE MANUFACTURING BUSINESS, with stock, fixtures, &c., requiring but a small capital. An article in daily use, and once a with ready cash sales, yielding a profit of 50 per cent. Or a partner would be taken. Inquire at No. 13 West 4th-st., near 6th-av.

HARDWARE.—One of the best openings in the HARDWARE and STOVE business, in one of the most flourishing towns on the Upper Mississippi. The business is well established, but the party is desirous of selling out. Address Box No. 1,317, Post Office.

PARTNER WANTED in the WHOLESALE DRY GOODS BUSINESS, either Active or Silent, with a capital of $8,000 or $10,000. The concern is one of the most respectable and largest in our city, and possesses peculiar advantages that make it probably the most profitable. Address Box No. 2,415, P. O.

STEAMBOAT MAY QUEEN, nearly new, and in complete order, is now ready to charter by appointment for Excursions in New-York Bay and adjacent waters. Military Companies, Sunday-schools, Pic Nic Parties, &c., will find her THE boat of the season. For terms and conditions, apply to T. C. DURANT, No. 7 Smith-st., up stairs.

TO CAPITALISTS, MACHINISTS, and MANUFACTURERS.—I am prepared to sell the entire patent right for the United States, for two very valuable INVENTIONS to which I would call the attention of capitalists and others, as being worthy of their notice.

One is for making the most perfect ANTI FRICTION BOXES for JOURNALS and NUTS for SCREWS, of any size or length, by a new method of Casting.

The other being for EVENS'S PERCUSSION SEAL PRESS, which so universally recommends itself to the banking and mercantile community. I shall be pleased to exhibit the practical operation of both inventions, and give all necessary information, and data of cost of manufacture, sales, profits, &c., to persons desirous of making an investment.

I shall remain in this City until Tuesday, 27th June, inst., and all communications addressed to me will receive prompt attention.

WM. S. CHAPMAN, Attorney in fact for the Patentee, At Carlton House, No. 350 Broadway.

TO SHEET-METAL WORKERS—NOTICE.—One of the most valuable and useful patents that has been granted within the last ten years, has been awarded to WM. WEBSTER of Morrisania, N. Y., (letters patent dated March 23, 1854) for a novel and invaluable MACHINE for making from 5,000 to 15,000 feet of (any kind) SHEET-METAL TUBING per day. This machine is now being exhibited between the hours of 9 A. M. and 4 P. M., in room No. 12, at No. 11 Wall-st., New-York City, where all interested are solicited to call. Towns, Cities, Counties and State Rights for sale. All communications, (post-paid) promptly replied to in their order.

WILLIAM WEBSTER,
CHARLES MILLER,
Sole Proprietors, No. 11 Wall-st., New-York.

VALUABLE STORE and TIN BUSINESS for SALE.—A well-established and profitable business in a central location in this City, with STOCK and FIXTURES for sale cheap. Apply to E. R. BOGARDUS, No. 195 Broadway, N. Y.

WANTED to PURCHASE—By a Young Man from the country, an INTEREST of ONE-HALF in a WHIG NEWSPAPER OFFICE in Northern New-York. The advertiser has had but little experience as a practical Printer, but is anxious to acquire a thorough knowledge of the art, and would wish to devote his whole time to the interests of the Office. In compensation he asks in the Editorial department. Address, for one week, stating terms, &c. NEWSPAPER, Tribune Office.

WANTED—A PERSON to BUY the FIXTURES of a SAND-PAPER MANUFACTORY. A good chance for a man with a small capital. Can make $40 per week net profits. Call at No. 128 Avenue D, corner of 3d-st. Can be seen for three days.

$10,000.—An ACTIVE, BUSINESS MAN with the above amount in cash, or its equivalent, can purchase the one-fifth interest in a profitable manufacturing business, and have the Advertiser's situation of "General Agent," at a salary of $2,500 per annum. Address "GENERAL AGENT, F. W. & Co.," Tribune Office.

$4,000.—TO WHOLESALE GROCERS—The advertiser having this amount at command, would like to take an INTEREST in some good concern of this kind already established. The best of reference given and required. Address J B, Box No. 192 Tribune Office.

$2,000.—A BUSINESS MAN having this amount of Capital, is desired as a partner in a Manufacturing Business commenced by a young man who is unable to attend to the entire business himself, as it is increasing very rapidly. Call at No. 471 4th-st.

$2,000.—WANTED—A PARTNER with a capital from Two to Three Thousand Dollars to engage in a MANUFACTURING BUSINESS that realizes from 20 to 50 per cent. profit, with ready sale and no risk. For particulars address, stating where to be seen, INDUSTRY, Box No. 195 Tribune Office.

$1,000—FOR SALE, in BROOKLYN, L. I.—The STOCK, FIXTURES, LEASE, &c., of a CONFECTIONERY, ICE-CREAM SALOON and TOY STORE, doing a first-rate business, having been established eight years. The proprietor wishes to retire to private life. Address Box No. 195 Post Office, Brooklyn, L. I.

$550.—TO PHYSICIANS—The advertiser will relinquish a PRACTICE worth from $1,200 to $1,500 per annum, in a thriving, growing community, together with a certain amount of personal property, if immediate application be made. Inquire of J. L. GRAVES, Esq., Amherst, Mass.

$300 TO $500.—TO TEACHERS.—On account of ill health, the Principal of a flourishing and old-established ACADEMY desires to relinquish the SCHOOL to a competent Teacher for the above sum in cash. A note addressed to PRINCIPAL, at this office, will be promptly attended to. N. B.—A knowledge of Latin and Greek not necessary.

Summer Retreats.

A SUMMER RETREAT—The most delightful, with good BOARD, pleasant ROOMS, Bath Rooms, Bowling Alley and Billiard Table, some hour's ride from the city, at the Water Cure, South Orange. Inquire of Dr. NELLINGTON, No. 178 12th-st.

BOARD in the COUNTRY.—A family, consisting of a Gentleman and his Wife, with four or five Children, and a servant or two, can be accommodated with pleasant and airy ROOMS, at a most delightful and healthy location near the water, and on an elevated position, commanding an extensive view of the Sound and surrounding country, and on a stage route within thirty or forty minutes' ride of the Brooklyn ferries and steamboat landing. Any person desiring a retreat of that kind will do well to inquire soon of VALENTINE FROST, Hill Side, Glen Cove, L. I. Reference may be had to Wm. T. Frost, No. 69 South-st., and W. J. Davidson, No. 39 Broadway.

BOARD in the COUNTRY.—An unusually pleasant summer arrangement can be made with a very small family, occupying a new and commodious cottage immediately on the banks of Hudson River. Access to City Hall either by railroad or stages in one hour. Address, with name, HUDSON, Tribune Office.

BOARD—For several Families may be had at reasonable prices, in a new house delightfully situated on Long Island Sound, near Bridgeport, Conn., and adjacent to the country residence of P. T. Barnum, Esq. Fine air, beautiful drives, and delightful sea bathing and fishing in the vicinity. GEO. A. WELLS, Bridgeport, Conn.

BOARD in the COUNTRY—Wanted for a small family—within an hour's ride of the city by steamboat or railroad. A quiet and retired locality, with ample grounds, or a farmhouse, preferred. Address, with particulars, H. R. W., Tribune Office.

COUNTRY BOARD at a FARMHOUSE.—Families or individuals can be accommodated with good airy ROOMS on reasonable terms, in a large airy house, pleasantly situated, with fine garden; country seat, nine miles from the depot at Dover Plains, on the Harlem Railroad. Communication to and from the city several times a day. Families wishing to secure good rooms must apply soon. Terms moderate. For further particulars address C. H. BELDING, Dover Plains, Dutchess Co.

COUNTRY BOARD—At the MANSION HOUSE, BELLEVILLE, N. J., delightfully situated on the Passaic River, eight miles from the city. Good fishing and pleasant drives. Families and others can be accommodated with agreeable ROOMS on a moderate charge. Inquire of J. CARMER, Mansion House, BELLEVILLE, N. J.

COUNTRY BOARD.—A private family residing at Throgs Neck, Westchester Co., would accommodate persons with five airy APARTMENTS for the Summer. Location healthy. Good Bathing within a short distance of the house. References exchanged and required. For further particulars inquire at No. 29 West Washington place.

JAMES HALLOCK of Quogue, south side of Long Island, convenient for Sea Bathing, will accommodate persons wishing BOARD, on reasonable terms.

METROPOLITAN HOTEL, LONG BRANCH, NEW-JERSEY.—VAN DYKE & COOPER, Proprietors.—M. VAN DYKE and JOSEPH H. COOPER have purchased the above Hotel, and they will be prepared for the reception of guests on the 20th June. The location cannot be surpassed. The house and furniture are all new, and the establishment the largest and most commodious on the shore. There is a daily communication with the city by the steamboats—the Thomas G. Hazard, Alice Price, James Christopher and Ocean Wave. Every accommodation for Sea-Bathing. A large barge has been procured, so that no detention will take place when the water is too low for the steamboats to go up the river. The table will be supplied with every delicacy of the season; the Wines, Liquors and Cigars will be selected with the greatest care, and it is the intention of the proprietors to spare no expense in making the Metropolitan in every respect a first-class Hotel. Application for rooms, or for any other information relative to the Hotel, may be made to JOSEPH H. COOPER, Long Branch, N. J., or to M. M. VAN DYKE, No. 27 Catharine-slip, New-York.

PEQUOT HOUSE, NEW-LONDON, Conn.—The PEQUOT HOUSE will be reopened for the season on the 15th of June, 1854. The House has only been built two years, and yet has obtained a very high reputation as a first-class Watering Place. It has received numerous additions and improvements since last summer, and is now furnished in a style unsurpassed by any similar institution in New-England.

The utmost care and attention to the wants of the guests of the Hotel will be extended by the Proprietors and Superintendent, and every facility afforded for Fishing, Bathing, Riding, Sailing, &c. Communication by railroad and steamboat three times a day to and from Boston, New-York and adjacent places, and by omnibus from the city, 1½ miles, running to the Hotel every hour in the day.

C. H. MATHER, Superintendent.

New-London, May 18, 1854.

TRENTON FALLS, near Utica, N. Y.—The undersigned informs the public that his HOTEL, at the above place, is now open for the reception of company, and trusts that from his experience of twenty years, together with the extensive additions made to the establishment, he will be enabled to furnish satisfactory accommodation for his guests. M. MOORE.

WHITE MOUNTAINS.—SUMMIT HOUSE, MOUNT WASHINGTON, N. H.—This House will be opened to receive company June 15, 1854.

HALL, SPAULDING & Co., Proprietors.

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-sts. Office open all night.

A FRONT and BACK PARLOR to LET with BOARD, suitable for Families or Gentlemen, at No. 125 Franklin-st.

A SMALL PRIVATE FAMILY (location pleasant) will let a few FURNISHED ROOMS, with or without BOARD; also, an OFFICE. Call at No. 325 4th-av. Terms moderate.

BOARD.—Southerners or Citizens will cut out this notice, and call at No. 113 12th-st., between 5th and 6th ave., where they can find the best ACCOMMODATIONS, in a new four-story brown stone house, with gas, water, water-closets, bath, &c. The house is newly furnished, and occupied by a small family, who are desirous of having a number of respectable persons to board with them.

BOARD.—A Family or a few Gentlemen can obtain furnished Rooms, with full or partial Board, by applying at No. 11 Warren place, (Charles-st.,) near Greenwich-av. References exchanged.

BOARD UP TOWN.—A Gentleman and Wife, or two single Gentlemen can have BOARD with PLEASANT APARTMENTS, in a quiet family, on 4 Tenth-st. Gas, bathroom, &c.

BOARD—A Gentleman and Wife, also single Gentlemen, can find ROOMS, FURNISHED or UNFURNISHED, with FULL or PARTIAL BOARD. The house has the modern improvements, gas and stages within half a block. Reference required. No. 263 10th-st., a few doors east of 1st-av.

BOARD—A large PARLOR, one-third floor, suitable for a Gentleman and Wife, nicely furnished. Also a few single Gentlemen can be accommodated. Apply at No. 65 East Broadway.

BOARDING at No. 177 East Broadway—A suite of ROOMS for a Gentleman and his Wife, likewise a Room for single Gentlemen.

BOARDING.—SUITES of ROOMS, furnished or unfurnished, with or without Board. Also, rooms for single Gentlemen, with full or partial board. Gas and Bathe in the house. Terms reasonable. Apply at No. 40 Leight-st., opposite St. John's Park.

BOARD on BROOKLYN HIGHTS.—A pleasant second story BACK ROOM to let with FULL or PARTIAL BOARD to a Gentleman and his Wife, or to two single Gentlemen. Also, a third story FRONT ROOM, suitable for two single Gentlemen. The location is one of the most desirable in the city, within three minutes' walk of the Fulton or Wall-st Ferries. Apply at No. 120 Columbia-st., between Clarke and Pierrepont-sts. References exchanged.

BOARD WANTED in BROOKLYN—By a Gentleman, near Wall-st., or Fulton Ferry, a Single Room at $5 per week. Address SUTHERLAND, Tribune Office.

ROOMS, or BOARD and RESIDENCE—No. 47 Barclay-st. Terms moderate and location unexceptionable. This will be found a pleasing opportunity.

FURNISHED ROOMS—To LET to SINGLE GENTLEMEN, with or without BOARD, at No. 1 Monroe-st., corner of Catharine.

FURNISHED ROOMS to LET—Single Rooms, large Rooms and Parlors; also fine basement for an Office. Fine House and excellent location. Inquire at No. 120 Chambers-st.

FURNISHED ROOMS, with or without PARTIAL BOARD, in a very pleasant airy house, convenient to cars and stages. Inquire at No. 320 Broome-st.

FURNISHED ROOMS to LET to Gentlemen, without board, at No. 56 Lispenard-st., near Broadway.

PARTIAL BOARD WANTED—In a highly respectable private family, by a lady who has had many years' experience as a MUSIC TEACHER. Would require the use of a Piano, and would be glad to give instruction in full or part payment of the same. References exchanged. Address EMILY, Tribune Office.

PRIVATE BOARD for GENTLEMEN.—Two large and elegantly FURNISHED ROOMS with FULL or PARTIAL BOARD, also one ATTIC BEDROOM, can be obtained by applying soon at No. 72 Henry-st. The house is conveniently situated for those doing business down town; is large and airy, and lighted with Gas. References required.

ROOMS to LET—With BOARD, at No. 163 Hudson-st., in front of St. John's Park. Bath in the house.

ROOMS—Newly furnished, to let to single Gentlemen, without board, at No. 102 Leonard-st., near Broadway. Also, an OFFICE suitable for a Physician. Apply as above.

ROOMS to LET—Furnished pleasantly, located at No. 6 Bond-st., near Broadway. Hot, cold and shower baths.

SUMMER BOARDING—Pleasant, like country, more convenient, and cheaper, on Broadway, corner 35th-st. and No. 677 Broadway. (Falace place.)

TWO FRONT ROOMS to LET to single Gentlemen or Gentlemen and their Wives, with FULL or PARTIAL BOARD, at No. 55 Beach-st., near St. John's Park.

TO GENTLEMEN.—Agreeable ROOMS to LET; large and small; furnished or unfurnished; in suites or separately. Hot Cold and Shower Baths in the House. No. 27 Bond-st.

TO LET—Down town, and on the first floor, two HANDSOME ROOMS, near the Hudson River Railroad Depot. Apply at No. 19 Murray-st.

45 GROVE-ST., near BLEECKER.—A handsome SUITE of ROOMS, containing every improvement, will be let with BOARD, the occupants to have exclusive use of Bath, &c. Also, SINGLE ROOMS to let. House first-class; location most desirable. References exchanged.

Houses to Let.

A NEAT and ROOMY TWO STORY and BASEMENT HOUSE and several LOTS of ground near Railroad Depot Upper Morrisania, to Let on Lease low to a good tenant. Inquire of Mr. HUNTER, Builder, near Depot, or C. N. ANDERSON, cor. Bryant and Mulberry-sts., N. Y.

COTTAGES at RAVENSWOOD to LET.—Two cheap, 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. Apply to Lots to Williamsburgh and Brooklyn. Apply to J. S. HARRIS, near the premises, or HARRIS & Co., No. 21 Peck-slip, New-York.

COUNTRY.—To LET, part of a FARM-HOUSE, consisting of front and back parlor, newly painted in handsome style; four or five bedrooms, kitchen and wash house, all exclusive, and retired from that part occupied by the owners. Most delightfully situated, about one hour from the Hudson River Depot, on the Tea Rock road—blocked off the way. The above will be let for the summer months, or for a permanent residence. Apply to WALTER W. PRICE, No. 50 Dey-st.

HOUSES to LET in BROOKLYN.—The two new, handsomely finished, THREE-STORY BRICK DWELLINGS on Rodney, nearest to Keap-av.; also, one very neat THREE STORY BROWN FRONT on Wythe-av., the fourth from Russell. All within five minutes' walk of ferry. Will be rented low to good tenants. Apply to R. W. LOWDER, No. 61 Wall-st., or to P. S. BURCHAN, Morton-st., first house from Bedford-av., Brooklyn.

ROOMS, with STEAM POWER, to LET—Suitable for all kinds of manufacturing purposes, in the six five story buildings, Nos. 211, 213 and 215 Center-st., and Nos. 127, 129 and 131 Elm-st., between Howard and Grand-sts. The rooms vary in size from 30x25 feet to 150x25 feet. The rooms are well lighted and furnished with Croton water, water closets and gas pipes. Apply to W. A. ALLEN, on the premises.

ROOMS to LET, with STEAM POWER, 35x90—well lighted, at the corner of Greenwich and Beach-sts., expressly adapted for light mechanics' purposes. Also, similar rooms, No. 306 Greenwich-st. FERRIS & FAGER.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ, BIRDS, & Co., No. 60 William-st.

STEAM POWER to LET—In light and airy Lofts in a new building in Cliff-st. Apply to J. C. HULL & SONS, No. 104 Cliff-st.

STEAM POWER to LET.—The whole or a part of the TWO-STORY BRICK FACTORY, 100 feet by 35 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.

STEAM POWER.—ROOMS to LET, with steady STEAM POWER, in the new buildings, Nos. 7, 9 and 11 Canal-st., between Center and Elm, running through to Walker-st. Apply to J. GUDE, Engineer. Inquire on the premises.

TO LET.—A HOUSE, furnished or unfurnished, fitted up with all the modern improvements, and in the vicinity of one of the most beautiful Parks in the city. To a good tenant the rent would be moderate. Possession immediately. Address, with real name, BURRELL, Tribune Office.

TO LET—To a small respectable family, a PART of a HOUSE pleasantly situated, cleaned and ready for immediate possession. Rent moderate. Apply on the premises at No. 77 Albany-st., or at No. 131 Greenwich-st.

TO RENT—To Mechanics, a SHOP on 40th-st., near 6th-av., at $150 and $200. Also, a SALOON, with closet Fixtures and Ball Alley, at a bargain. Apply immediately to R. S. PIERCE, Pine-st., corner Broadway.

TO LET—A FRONT and BACK PARLOR, with Pantries between, a large HALL BEDROOM, HALL, PANTRY and TEA ROOM, all on the second floor, supplied with gas Fixtures and Croton Water. It will only be let to a small genteel family, without any young children. At No. 1 North Moore-st., near Varick. Rent $350 a year. Possession immediately.

TO LET at WILLIAMSBURGH—The CUPOLA COTTAGE HOUSE No. 425 Grand-st.; 4 full lots, fine garden and fruit—desirable residence for a gentleman's family; is the property and will be sold on reasonable term. Apply to J. W. BURDEN, No. 436 Grand-st.

TO LET—Country Residence, containing 11 rooms, 10 miles from the city, beautifully situated in a pleasant, healthy village; large garden; plenty of fruit; communication with the city daily via Railroad and stage. Inquire at ISAIAH KEYSER, No. 311 Bowery, from 10 until 2 o'clock.

Houses Wanted.

WANTED—To RENT or PURCHASE, within one or two hours' ride of the City of New-York, a SMALL BUILDING or ROOM, where Steam or Water Power may be had, suitable for a light manufacturing business, requiring from one to one horse power. A line left at the Tribune Office, Box No. 199, within three days, stating location and size of room, will receive attention.

WANTED—On a LEASE, by a family who have occupied a House for twenty-seven years, a comfortable THREE-STORY HOUSE, containing not less than eight good-sized Rooms, between 4th and 23d-sts., west of Broadway. The modern improvements not an object. Rent must be moderate. Apply at No. 492 Hudson-st., or Box 3,121 Post Office.

WANTED—A FURNISHED HOUSE, in Orange, N. J., for a year or longer time, for a small family with no children. For a house that suits, a good price will be paid. Address Box No. 294 Post Office, with real name.

Real Estate for Sale.

A BEAUTIFUL COUNTRY SEAT for SALE—Possession given immediately. Beautifully located at Newburgh, commanding an extensive view of the River, with a few ACRES of LAND. Also 20 ACRES of LAND two miles from the River. For particulars apply to MACFARLAN & MERRITT, No. 69 Sd-av.

FOR SALE at WILLIAMSBURGH—A FIRST-CLASS THREE-STORY BASEMENT and EXTENSION BRICK HOUSE, on South 4th-st., near the corner of 6th-st., with Marble Mantles and dressed, Sliding Doors, Corinthed Rooms, with Ornaments; built in modern style with all the improvements. Terms easy. For particulars inquire of S. COCKROFT, No. 172 South 4th-st. or of MAUJER & HAMMOND, foot of South 3d-st., Williamsburgh.

FOR SALE—COUNTRY SEAT at YONKERS, consisting of a new two-story and attic frame house, 30 by 40, and three-fourths acre ground, with abundance of fruit trees, shrubbery, &c. Apply to R. G. PIERCE, Pine-st., corner Broadway.

FOR SALE—A four year's LEASE of No. 205 Broadway, south-west corner of Fulton-st., consisting of the whole upper portion of the corner building and one adjoining. Apply to R. G. PIERCE, Pine-st., corner Broadway, under Metropolitan Bank.

FOR SALE.—Ten years' LEASE of five LOTS, on Broadway, south-east corner of Bible-st. Also, at bargains, a few LOTS on 30th and 40th-sts., near 6th-av. Apply to R. G. PIERCE, Pine-st., corner Broadway.

FOR SALE.—A COUNTRY SEAT, convenient to town, with from five to fifty acres of good Land, distant, one hour's ride on the Morristown Railroad, and not ten minutes' walk from the depot. Fruit and shade trees in abundance, magnificent mountain scenery, and one of the healthiest locations in the world. Cars five times a day. Apply to E. MARTINDALE, No. 157 Broadway, 3d story.

FOR SALE—FIFTY VERY DESIRABLE BUILDING LOTS in East-Morrisania, ranging in size from one-eighth of an acre, to two acres, will be sold cheap; Terms of pay favorable. Apply to D. B. WINTON, 5 Tryon Row, opposite the City Hall.

FOR SALE—FOUR VALUABLE LOTS, Situated near the High Bridge, on the east side of the Harlem River; said Lots range in size from one acre to eight acres, each Lot having a portion of Water Front; Terms favorable. Apply to D. B. WINTON, No. 5 Tryon row, opposite the City Hall.

FOR SALE—TWENTY-TWO ACRES of LAND, beautifully situated near, and in full view of the East River within a quarter of a mile of Port Morris Landing, about half a mile from Port Morris Railroad Depot, and about nine miles from the City Hall, would make a desirable location for country residences. Price, $1,500 per acre. Apply to D. B. WINTON, No. 5 Tryon Row, opposite the City Hall.

FOR SALE and LEASE, at the Real Estate Office, No. 18 Chambers-st., Room No. 9, Farms, Lots, a variety of Buildings, Boot Stereotypy, Drug and Grocery Stores, Saloons, Daguerreotype, &c., many of them are favorable opportunities. Office hours from 8 A. M. to 6 P. M.

HOUSES and LOTS for SALE CHEAP, in BROOKLYN.—One TWO-STORY FRAME HOUSE, in good order, next to corner of Hoyt, in Warren-st.; rented for $200 a year; price $1,600. Also, No. 290 Atlantic-st., near Court, rented for $450 a year; price $3,000. Part cash, remain on mortgage. Several other HOUSES for sale, all of which must be sold. Apply to M. T. GIBBONS, Agent, No. 322 Atlantic-st., near Powers-st.

HUDSON-PARK, 40 minutes from the City, comprises 100 acres, beautifully situated, half a mile above H. R. R. Station at Spuytenduyvil Creek. Some of the sites on this property offer 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 this property. As a convenient and desirable location for gentlemen's city residences, it is considered superior to any other in the vicinity of the city. Terms easy and porte-rage viewed. Five sixths of the purchase money can remain on bond and mortgage at 6 per cent. for a term of years. A road from the Point or Bulkhead Station is now being made through this property to Yonkers, and extensive improvements upon the same and in the neighborhood are in progress. For maps and further information, apply to D. B. WINTON, No. 5 Tryon-row, opposite the City Hall.

VALUABLE REAL ESTATE for SALE.—SIX LOTS on 1st-av., between 23d and 24th-sts. Inquire at the office of the Empire Iron Works, foot of East 26th-st. SLOAN & LEGGETT.

$3,800 ONLY for a FARM, containing about TWENTY-THREE ACRES of most excellent Land, situated in Westchester County, forty-one miles from this city, and but 2½ miles from Tuckahoe Depot, and three miles from Hastings, North River. For a summer residence, this location is unsurpassed by any location in this state. From the premises, you have a complete view of seven counties, the Palisades, North River, Long Island Sound, &c. The buildings consist of a comfortable FARM HOUSE, BARN, SHEDS; a good Stone Well of Water, an Apple Orchard of 100 Trees, besides 90 Trees, such as Peach, Plum, and Cherry. The Farm is well fenced with a good Stone Fence. Apply to P. DE MOTT, No. 17 Spruce-st.

Instruction.

A GERMAN GENTLEMAN, having resided many years in Paris, at present engaged at a Public High School of an eastern State as Professor of the French and German languages, wishes to make arrangements in the same capacity with a private institute or Public School in New-York City for the academical year, beginning next September. Testimonials and references of the highest order will be produced. Address DOCTOR A. Z., office of this paper.

STAMMERING CURED—ELOCUTION TAUGHT.—DR. COMSTOCK'S VOCAL GYMNASIUM, (Philadelphia,) which has been in successful operation for more than twenty years, is designed not only for Instruction in Elocution and Phonetics, but for the cure of Stammering and all other defective Articulations.

A. COMSTOCK, M. D., Principal,
No. 102 Arch-st., Philadelphia, Pa.

TARRYTOWN INSTITUTE.—Circulars containing Terms, References, View of the Institute and Mode of Management, can be obtained by addressing A. NEWMAN, Principal.

VISITING TUTOR.—An M. A. of the University of Edinburgh gives lessons in Writing, Arithmetic, Mathematics, Bookkeeping, French, Latin, Greek, Drawing, &c. References: Rev. Messrs. Duffie, Rev. Meltzer, Bible House; Dr. Paterson, Rodney-st. Address N. Y. Tribune Office.

Piano-Fortes.

ÆOLIANS, MELODEONS, PIANOS and MUSIC.—HALLET, DAVIS & Co.'s PREMIUM, GRAND and SQUARE PIANOS and ÆOLIANS with entire iron frame, curved sticks, patent suspension bridge, which are not surpassed in fullness and sweetness of tone, for sale wholesale and retail, at manufacturer's prices. Prices $250 to $1,000.

"MODEL MELODEONS"—A Melodeon with new improvements, made by Mason & Hamlin, Boston, Mass., superior in many points to any now before the public, highly recommended by the best musicians, for sale to dealers at factory prices. Single Reeds at $60, $75, $90, $120, $135. Double, $150, $175.

SECOND-HAND PIANOS at $40, $75, $90, $125, $150. Pianos and Melodeons to rent.

NEW MUSIC PUBLISHED DAILY.—Dealers will find it for their advantage to select from our extensive catalogue, which we supply at the lowest rates. Entire customers who purchase music amounting to $5c., furnished with a ticket for Crystal Palace, Barnum's Museum, free. BERRY & GOODON, No. 297 Broadway.

ATTENTION is respectfully invited to our extensive assortment of superior PIANO FORTES at our new and spacious warerooms, No. 131 Bleecker-st., to our choice and extensive variety, which in consequence of the increased demand for our universally approved instruments, have been fitted up with special regard to the convenience of our numerous friends and patrons.

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A GREAT BARGAIN.—A splendid 7-octave $310 Rosewood PIANO FORTE, of superior tone, with all modern improvements, sound throughout, perfect every way; been used less than three months; will be sold for $210, as the owner has to leave the City. It is fully warranted by celebrated makers. It can be seen at No. 56 Hopkins-st., from 9 till 3 o'clock.

BY ORDER of the ASSIGNEE of NUNNS & Co., an elegant assortment of PIANOS, 75 per cent. below the usual price. Three 7-octave Pianos, from $190 to $225, 6½-octave, for $120, 6-octave, for $100. 125 elegant carved cases 7-octave, $130 to $350, fully warranted.

McDONALD & BROTHER, No. 292 Bowery.

CARHART'S MELODEONS, GUITARS and VIOLINS, of superior tone, quality and finish, for sale at great bargains. Melodeons tuned and warranted. J. S. CLARK, agent, No. 265 Broadway, opposite the Park.

CRYSTAL PALACE PREMIUM PIANO-FORTE.—For sale by T. H. CHAMBERS, No. 365 Broadway, Manufacturer.

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HORACE WATERS, Publisher and Dealer in all kinds of Music Merchandise, No. 333 Broadway.

PIANO-FORTES.—R. GLEN & Co. have removed their Piano-Forte Manufactory and Warerooms from No. 194 Sulton to No. 13 Spring-st., two doors east of Broadway.

PIANO-FORTES and MELODEONS.—The undersigned take pleasure in announcing to their numerous friends and the public generally, that they have purchased and refitted the well-known Waterooms heretofore occupied by E. G. Bradbury, and will keep constantly on hand a large and splendid assortment of the very best PIANOS to be found in the market, to which the attention of purchasers is most respectfully invited. Second-hand PIANOS for sale and to rent. G. F. BRISTOW, DORSE & Co., 125 Broadway.

PIANOS! PIANOS! PIANOS!—ELY & MUNGER, Manufacturers and Dealers, beg leave to call the attention of purchasers to their extensive and varied assortment of PIANO-FORTES, comprising all the different styles of cases, and warranted equal to any in the United States for durability, and consequently for style and tone—at prices from $175 to $500. They also offer SECOND HAND PIANOS cheap in exchange for new ones. PIANOS also sold payable by instalments, to suit purchasers. New and second-hand PIANOS of all sizes, to let by the month or quarter. Cash paid for SECOND HAND PIANOS.

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WM. HALL & SON, No. 239 Broadway, opposite the Park.
Sole Agents for Prince & Co.'s celebrated Melodeons.

REMOVAL.—J. & C. FISCHER have removed their WAREROOM from No. 175 Greenwich-st., to their new Manufactory, Nos. 243, 245, 247 and 249 WEST 37TH-ST., between 8th and 9th-avs., N. Y., where they intend to keep on hand a large assortment of PIANOS, with all the best Modern Improvements, made under their own supervision, and warranted to stand any climate. Also, Pianos with the Æolian attachment. PIANO-FORTES TUNED, Repaired, or taken in Exchange.

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BUTCHER & READ, Manufacturers of Sheet Lead, and Lead Pipe, Brass, Iron and Copper Pumps, Closets, Copper Boilers, Bath Tubs, Iron Sinks, all sizes, Plumbing in all its branches, No. 252 Water-st., four doors from Peck-slip.

CAUTION.—All persons making, using, or selling SEWING MACHINES, not made or sold by the following Licensees, will commit their all risks by examining the recent decision of the U. S. Court, *stopping the use of Singer's Sewing Machines* (so called) in Massachusetts. Printed copies may be had free, at my office, or by mail by forwarding a postage-stamp. Also, copies of the recent decision of the Commissioner of Patents, *refusing a patent* to Walter Hunt. The decision sets forth *legally enforced* against all persons making, selling, or using Sewing Machines, by stitch-rocker, same called, having one to three needles with the eye near the point, for the purpose of passing a loop of thread through the cloth to be sewed, unless purchased of any Licensee, viz:

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STEAM ENGINE and BLOWING CYLINDERS for BLAST FURNACE for SALE.—A Steam Engine, 30-inch cylinder and 5 foot stroke, together with Blowing Cylinders, Steam cases, and 6