Chances for Business Men.

CIRCULAR SAWS.—For sale a lot of improved SAWS from 26 in. to 54 inches diameter, will be sold low for cash or exchanged for lumber or other goods, if approved. Can be seen at the Sonia-water Apparatus manufactory of JOHN MATTHEWS, cor. 1st-av. and 26th-st. N. Y.

FOR SALE — The STOCK, FIXTURES and LEASE of one of the best LIVERY STABLES in the city. The business well established in a genteel neighborhood. A rare chance. Address C. W. D., box 97 Post-Office.

FOR SALE CHEAP—A LADIES' SHOE STORE, No. 211 6th-av.; best stand in the city, if well attended to. The only reason the owner has for selling, he cannot attend to it.

FOR SALE—The LATHES, TOOLS, VICES and PATTERNS of a Brassfounder's and Finisher's Shop. This is a rare chance to a person of small capital, as they will be cheap. Apply at No. 152 West 25th-st.

FOR SALE—LEASE and FIXTURES of STORE, corner Broadway and Walker-st., expensively fitted up and now occupied as a Clothing Store. Apply on the premises.

FOR SALE—An old-established DOMESTIC BAKERY, No. 57 Carmine-st.; Fixtures and Baking Utensils in good repair; four years' lease; rent low; now doing a good business over the counter. None but Americans need apply. Inquire on the premises between the hours of 10 and 2.

HARDWARE.—A young Man, thoroughly conversant with the Hardware Business, having been for several years connected with one of the principal houses in this city, is desirous of forming a COPARTNERSHIP with another person fully acquainted with, and already engaged in, the Wholesale Trade, for the purpose of establishing a WHOLESALE HARDWARE BUSINESS. The advertiser will furnish $10,000, and will desire his partner to contribute about an equal amount. Any person desiring to form such a connection will please address E. M., Box No. 2,622 Post-Office, giving name and present place of business.

IRON WORKS FOR SALE.—The works known as the RONDOUT IRON WORKS are offered for sale. They are eligibly situated at the Terminus of the Delaware and Hudson Canal, Rondout, Ulster County, N. Y.—the outlet of the Lackawanna Coal. These works are entirely new, having been constructed for manufacturing Wrought Iron direct from the Ore, after the "Renton Process." They are composed of three Furnaces, Steam Engine, and Boilers, Steam Hammer, Crushing and Elevating Machinery, Shafting Tools, Buildings, and a Lot of Land. Also, about 200 tons of Magnetic and Hematite Ore, and a quantity of Coal.

Should the property not be sold by the first of September next, it will be put up at auction on the premises, at 12 o'clock, M., of that day. Apply personally or by letter to

CHARLES M. DU PUY, Jr., Rondout.

PAINT STORE for SALE CHEAP, with a very low rent, at No. 402 Fulton Avenue, one block above the City Hall, Brooklyn. It has a good run of customers, and sells, in the business season of the year, from $15 to $20 worth per day. Part of the money will be taken in cash, and the balance in good indorsed notes. Reason for selling out the owner having a store in New York. For terms apply to JOHN G. SEMON, 154 Grand-st., N. Y.

STATIONER'S STOCK for SALE, together with the FIXUTRES, in a good location down-town. Apply on the premises, No. 53 Nassau-st.

TO CAPITALISTS and MANUFACTURERS.—The extensive, valuable and well-known WATER POWER, MILLS and REAL ESTATE, recently belonging to the SPRINGFIELD MANUFACTURING COMPANY, now owned by NATHANIEL S. MERRITT of New-York, are offered for sale upon advantageous terms, affording a highly favorable opportunity to manufacturers and others to obtain one of the most desirable and extensive estates and water powers in New-England.

DESCRIPTION.

The above-mentioned property is situated within the limits of Ludlow, Springfield and Wilbraham, in the State of Massachusetts. It lies upon both sides of the Chicopee River, which runs through the center of the estate for a distance of about one and a half miles. It is distant from the City of Springfield about six miles, on the line of the Western Railroad, which passes over the estate but a short distance from its center.

The Indian Orchard (late Wilbraham) Dépôt, being the first dépôt east of Springfield, and six miles from that city, is but little more than half a mile from the mill sites on this estate, and is connected with them by a level and good road, and may be readily brought into more immediate connection with them by means of a branch railroad of easy grade, running chiefly over the lands of the estate.

Above the estate, upon branches of the same stream, are the large and flourishing manufacturing establishments of Ware, Thorndike, Boneville and Three Rivers. These branches unite and form the Chicopee River, which, on its passage through this estate, has attained its full volume.

On the same river, immediately below the estate, and contiguous thereto, is the extensive power of the Indian Orchard Canal Company; and a short distance further down the same stream, are the well-known establishments of the Chicopee Mills and the Massachusetts Arms Company at Chicopee Falls, and the Cabot, Perkins, Ames and Dwight manufacturing companies at Cabotville, operating 60,000 spindles on a fall of 27 feet.

The fall of the river on this estate, available at the hight of the present dam is 32½ feet, thus furnishing a more available hight of fall than at any other point in its course, and affording facilities for a much greater extent of manufacturing and mechanical operations, and for the employment of a larger population than any other locality upon the Chicopee River.

The fall may be considerably increased by the erection of a dam at a favorable point some 40 rods above its present location. The bed and banks of the river being of stone, and forming natural abutments for a new dam, would render its cost comparatively trifling. The banks of the river are also highly favorable for using the water upon two levels and on either side of the river, as well as at various points, such as the nature of the business or the convenience of parties might require.

The location of the village is second to none in the State for salubrity and beauty, and the advantages for the development of its water power and other resources upon an extensive scale and at a comparatively small expense, are believed to be unequaled in the New-England States. The grounds around the mill sites on both sides of the river, present most desirable facilities for the opening of streets and laying out building lots, to the extent that might be required for a very large number of inhabitants. No expense would be necessary for leveling or grading, and large quantities of excellent building stone are conveniently located on the estate, for building dams, erecting buildings, &c.

The whole property covers an extent of more than 500 acres, a large portion of which is the most valuable tillage lands in the valley of the Chicopee, together with a good pasturage, and a fair proportion of land heavily timbered. The value of these lands would be greatly enhanced by the development of the resources of the water power on the estate, and also of the Indian Orchard Canal Company, which lies immediately adjoining it.

IMPROVEMENTS.

There are now situate upon the estate, three substantial free stone factory buildings, erected by the Springfield Manufacturing Company, severally in the years 1821, 1826 and 1833, and covering an extent of 540 by 44 feet. In the basement of one of the mills is a valuable grist mill with four run of stones. There are also situate upon the estate a machine shop, saw mill, hotel, store and counting house, 24 dwelling-houses, mostly designed to accommodate two or more families, some of them recently erected, together with a handsome and commodious church, built within a few years past at a cost of $5,000. There are also extensive barns and other buildings for the accommodation of the farming interests of the estate.

A NEW ACT OF INCORPORATION,

Of the most liberal character, has recently been obtained from the Legislature of Massachusetts for the benefit of the proprietors of this estate, authorizing a capital of $600,000, one-half of which may be in real estate, and permitting the corporation which may be established under the same, to manufacture articles from cotton, wool, iron, wood or other materials, or to sell or lease to other persons or corporations, power to be used for manufacturing and mechanical purposes.

For an examination of the property apply to

WILLARD R. RAY, on the premises.

Maps and plans of the estate exhibiting its present condition, and to some extent showing its capabilities for improvement, and information in reference to terms, may be obtained on application to

CARTER, COOPER & Co., Nos. 52 and 59 Pearl-st., Boston.
TIMOTHY W. CARTER, Chicopee Falls.
NATHANIEL S. MERRITT, No 36 Pine-st., New-York.
or to the subscriber,

TO PRINTERS—For Sale altogether, or in lots to suit purchasers, the materials of a small PRINTING OFFICE, consisting of 500 pounds Agate, (Dickinson's Scotch face;) 100 pounds Brevier, 100 pounds Bourgeoise, 10 small fonts Fancy Type, with Cases, Galleys, Chases, &c. The Brevier and Bourgeoise are almost entirely new, and the Agate has been but little used. Will be sold cheap to a cash customer. Inquire of V. B. PALMER & Co., Tribune Building, or apply to GEO. W. DURYEA, No. 9 Spruce-st., 5th story.

THE SUBSCRIBER, being desirous of retiring from business, offers for rent or sale his CONOWINGO FURNACE and ORE BANK. For particulars in regard to quality of metal and price for it, apply to Messrs. CABEEN & Co., North Water-st., Philadelphia, and in respect to renting or purchasing, to the subscriber, postpaid,

JAMES M. HOPKINS,
Bucks Post-Office, Lancaster County, Pa.

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 26, 1854,) for a novel and invaluable MACHINE for making from 6,000 to 18,000 feet (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.

TO MILL OWNERS.—Wanted to hire or take on shares a GRIST MILL, having a country custom, by a good Miller. No objections to going South or West. Address MILLER, Box No. 178, New-York Tribune Office.

WANTED—LOTS, in New-York or Brooklyn, in EXCHANGE for good PRODUCTIVE PROPERTY. Also, Houses, Lots, Farms, &c., for Sale or Exchange by

J. CLARK, No. 49 Wall-st. (basement.)

$2,000.—WANTED—A PARTNER with $2,000, to engage in a profitable business, which will pay a profit of $2,000 per annum. The applicant must be an active business man. Address G. W., office of the City Alliance, corner of Broadway and Grand-st.

$50,000 OF HARLEM or NEW-HAVEN RAILROAD STOCK wanted in exchange for some highly improved FARMS, within four hours' ride of New-York, by R. R. For further particulars apply to PERKINS NICHOLS, No. 37 Wall-st., or J. D. BEERS, No. 39 Broad-st.

$7,800.—FOR SALE—Six NOTES, secured by bond and mortgage, drawing 7 per cent. interest, amounting to $6,800, and a MORTGAGE of $1,000. Will be sold less 5 per cent. from the face. Inquire of T. HYATT, No. 120 West Broadway.

Summer Retreats.

ELGIN SPRING HOUSE, near Vergennes, Vt., is open for the reception of company. It is a healthy and pleasant location for invalids or people of pleasure. The medicinal qualities of the water are equal to any in the world, and are highly recommended by the best physicians in the country.

SOLOMON ALLEN, Proprietor.

SUMMER BOARD—DELIGHTFUL DRIVES and SEA BATHING.—A few more boarders can be accommodated in one of the most healthy and picturesque locations in the vicinity of RYE, WESTCHESTER COUNTY, commanding a splendid view of the Sound. Address H. W., Rye Post-Office, for further information.

WANTED—BOARD in a Country place, not over 50 miles from New-York, for an insane person, but who is perfectly harmless and quiet. Some quiet and secluded place, and a religious family preferred. Address, stating terms, &c., R. H., Tribune Office.

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 DELIGHTFUL SUITE of ROOMS to LET—together or separately, furnished or unfurnished, with BOARD. House first-class, containing improvements. Location most desirable and healthy and accessible to car and stage lines. Apply at No. 45 Grove-st., near Bleecker.

BOARD.—A few select boarders can obtain pleasant ROOMS or SUITES of ROOMS in the new and newly furnished houses Nos. 106 and 108 East 14th-st. They are pleasantly located between the 3d and 4th-avs., (convenient by cars and stages to all parts of the city,) and furnished with all modern improvements desirable in first-class houses. References exchanged.

BOARDING.—Pleasant FRONT ROOM to LET with or without BOARD. Also, single ROOMS. House with all the modern improvements; delightful location, No. 239 Greene-st. near Clinton-place.

BOARDING—No. 11 University-place, corner of Clinton place; healthy and delightful location; view of Washington Parade Ground; immediate vicinity of Broadway, 8th-av. principal hotels, places of amusement, libraries, &c. Gentlemen with families or Single Gentlemen can secure APARTMENTS on reasonable terms, or engage SUITES of ROOMS for the Season. House replete with every convenience.

BOARD—At No. 63 Fulton-st. Good Rooms and Board, for Transient, Permanent and Day Boarders.

BOARD UP TOWN.—A Gentleman and Wife, or two Single Gentlemen, can have BOARD with PLEASANT APARTMENTS, in a quiet family, 254 10th-st. Gas, bath-room, &c.

BOARDING.—No. 130 Madison-av.—Families desirous of obtaining FURNISHED or UNFURNISHED ROOMS in a first-class Boarding-House, will do well to call. Wall-st. stages pass the door. South Ferry and 4th-av. stages pass near the house.

BOARDING.—A Gentleman and his Wife, also a few single Gentlemen, accommodated with private BOARDING at No. 51 Pike-st., between Madison and Monroe-sts.

DELIGHTFUL ROOMS can be secured for Gentlemen and their Wives, and Single Gentlemen, in a first-class House, and where the comforts of home can be realized, on very advantageous terms, permanently or transient. The location unsurpassed. Apply at No. 29 West 18th-st., near 8th-av. Those wishing to spend a short time in the country can be very pleasantly accommodated by applying as above.

FURNISHED ROOMS to LET—Without board to Gentlemen only. Apply at No. 4 Bond-st.

GENTLEMEN DESIROUS of taking FURNISHED ROOMS, without board, can be accommodated, two or three in number, in a superior manner, at No. 44 Leight-st., fronting St. John's park, north side. Rooms delightfully situated, with the conveniences of Gas, Tub and Shower-Baths, &c.

MRS. MURRAY, No. 3 Leroy-place, Bleecker-st., near Broadway, is now ready to receive applications for BOARD for Families or single Gentlemen, or for those who only wish to RENT ROOMS, without board. The house is large, having over thirty rooms, conveniently arranged in suites or single, and with all the modern improvements, such as gas, bathing-rooms, &c., and is one of the best locations in the city, and also in every respect a first-class house.

PLEASANT FURNISHED ROOMS for single Gentlemen, without BOARD, can be obtained at No. 42 Lispenard-st. References required.

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.

TO GENTLEMEN—Pleasant FURNISHED ROOMS to Let, large and small, in the house newly fitted up, No. 461 Broome-st. near Broadway, containing all the modern improvements.

Houses to Let.

COTTAGES at RAVENSWOOD at LET.—Two roomy, convenient COTTAGES, with front yards and garden 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 L. S. HARRIS, near the premises, or HARRIS & Co., No. 29 Peck-slip, New-York.

OFFICE and LOFT to LET.—A pleasant Office and Loft to rent, either together or separately. Inquire of CHILD, PRATT & Co., No. 67 Beekman-st.

ROOMS to LET, with STEAM POWER, 36x60—Well lighted, at the corner of Greenwich and Beach-sts., expressly adapted for light mechanical purposes. Also smaller Rooms No. 356 Greenwich-st. FERRIS & FABER.

STEAM POWER to LET—In light and airy rooms, in a new building in Cliff-st. Inquire of

J. C. HULL & SONS, No. 100 Cliff-st.

STEAM POWER to LET.—LOFTS, with or without STEAM POWER. Apply to

CHARLES SIMONSON, No. 183 Lewis-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 ABM BAIZ.

TO LET—The THREE-STORY and BASEMENT BRICK HOUSE No. 22 Montgomery-st., three doors from Henry-st. It has a bath and range, and is in first-rate order. For terms, &c., inquire of JOHN A. VAN BORKELEN, Agent, No. 264 East Broadway, from 7 to 9 A. M. and from 3 to 5 P. M., or on the premises from 9 to 10½ A. M. and from 2 to 5 P. M.

TO LET—OFFICES with good air and light, on the second and third floors of Nos. 205 and 207 Broadway, corner of Fulton-st. Apply to R. G. PIERCE, Pine-st., corner of Broadway, under the Metropolitan Bank.

TO LEASE—To Hotel and Boarding-house keepers.—That new FIRST-CLASS FIVE-STORY BUILDING situated on south-east corner of 8th-st. and 6th-av., containing 100 rooms. It is replete with every convenience for the above purpose. So favorable an opportunity for leasing in this vicinity will probably never again occur. Apply to R. G. PIERCE, Pine-st., corner of Broadway, under Metropolitan Bank.

TO LEASE—Lots at $50, on 40th-st. between 5th and 6th-avs. Also, at low prices, a strong two-story Building 25 by 50 and one 25 by 50. Apply to JAMES LATHAM, Carpenter-shop on the premises.

TO LET—The FRONT PART of the SECOND FLOOR of No. 235 Broadway; suitable for a Sales-room or Office. Inquire of MILL SEITZ, Printseller, No. 413 Broadway, up stairs, or MEADE BROTHERS, on the premises.

TO LEASE—A large COUNTRY HOUSE and GROUNDS, situated on 3d-av. near the Five-mile House, standing back from the avenue about 300 feet, combining the advantage of both city and country. The 3d-av. carpass every few moments, day and night. For particulars apply on the premises.

TO LET.—The First, Third and Fourth FLOORS of the large brown stone front Store, No. 209 Bowery, and possession given immediately. For particulars inquire on the premises of CHARLES L. STICKNEY.

TO LET—A very desirable HOUSE in the Village of Morrisania, with nineteen City Lots, and a fine Garden, with a great variety of choice Fruit Trees and Shrubbery, a good Well, and a large Stable and Carriage-house; rent $300. Apply to E. S. MILLER, Real Estate Agent, 5th-st., Lower Morrisania dépôt.

TO PHYSICIANS.—To be let with immediate possession, a first-rate OFFICE in an excellent location in the city. FURNITURE for sale. Address PHYSICIAN, Tribune Office.

TO LET—A STABLE, with two or three stalls and carriage room, in 12th-st., near Broadway. Apply at B. M. SECEE'S Harness Store, corner 12th-st. and Broadway.

Houses Wanted.

FURNISHED HOUSE.—Wanted, by a small family, a neatly FURNISHED HOUSE, pleasantly situated in the upper part of the city. Address Box No. 2,095 Post-Office, stating particulars.

WANTED—A COTTAGE HOUSE, with from TWO to FOUR ACRES of LAND, on the Hudson River or in Westchester County. One with a Stream of Water on it would be preferred. Any person having such for sale or to lease can address G. R. Box No. 173 Tribune Office.

WANTED—HALF a HOUSE, or ROOMS suitable for a SMALL FAMILY. Any persons having more room than they want, in a respectable neighborhood, near a stage or car line, not above 20th-st., may hear of a good tenant by addressing G. W., box No. 173 Tribune Office.

WANTED—A HOUSE in Brooklyn, by a small family, from the first of October, till the first of May, at a moderate rent. Address W., Tribune Office, stating price and location.

WANTED to PURCHASE—A small two-story HOUSE in the Fifth or Tenth Wards of the City of New-York. Address Box No. 1 755, Post-Office, with price and location.

WANTED—To PURCHASE or to RENT on reasonable terms by the 1st of November, a small modern built HOUSE in the upper part of the city, convenient to the 3d-av. Railroad. Address A. H. SANDS, care of BROOKS BROS., corner Catharine and Cherry-sts., stating terms, location, &c.

Real Estate for Sale.

A DELIGHTFUL FARM, situated about one mile from the Village of Astoria, L. I., having a full view of the East River and Flushing Bay, high rolling ground, stocked with Ornamental and choice Fruit Trees, with large House and Barn, and good water, having over 1,000 feet front on two Turnpikes. This Farm is well adapted for a retired country residence. For further particulars apply to JOSIAH M. WHITNEY, on the corner of Grand-st. and the Crescent, or at the Office, near the Ferry, Astoria, L. I.

A FARM for SALE in MONMOUTH COUNTY, N. J., containing 34 acres, situated on a creek, a mile from the Bay Shore, and three miles from Union City Ferry; well adapted for trucking; in good fence, and with a new two-story House and Out-buildings. Apply to WM. ROWE, No. 94 Vesey-st. or to B. PERKINS, on the place.

AT PRIVATE SALE.—TWO HOUSES and LOTS near the Village of Glen Cove. The Houses are new and commodious, with good gardens and fine springs of the best of water very convenient to the steamboat landing.

Also, a HOUSE and GARDEN at Roslyn. For price and further particulars apply to BAKER & WEEKS, Auctioneers, No. 1 Metropolitan Bank building, corner Pine-st. and Broadway.

A SUPERB COUNTRY HOMESTEAD for SALE.—A PLOT of GROUND in MORRISANIA, 73x150 feet, about two minutes' walk from the depôt, elevated and shaded with large trees, situated near the Baptist Church. This is the splendid property formerly owned by Capt. Kalahi. Will be sold cheap for cash if applied for this week. Inquire at the IRVIN HOUSE, Lower Morrisania.

BEAUTIFUL COUNTRY SEAT for SALE or EXCHANGE for good securities at FLUSHING, L. I., consisting of genteel House, replete with every convenience, Barn and Out-buildings, Fruit Trees and Shrubbery in abundance, about 100 yards from the celebrated Chalybeate Springs, equal to the Schooley Mountain waters of New-Jersey. This property is adjoining the late residence of Gardiner Howland, Esq., on Whitestone-av., about one mile from the landing, and contains upward of 9 acres. There is a good well of water and ice-house filled with ice. The Crops and Furniture will also be sold, if desired. Apply to FLINT, BINGHAM & Co., No. 15 William-st.

CITY LOTS, on EASY TERMS.—The subscriber has 6 LOTS in HARLEM, street paved and lighted, which he will sell on the easy payment of $10 per month. Apply to

J. PECARE, No. 183 Hester-st.

FOR SALE (or to let).—Three new first-class four story HOUSES, in the block of five all alike, each 20 by 55 feet, south side of 24th-st., between 4th-av and Lexington-av. Have every convenience, and will bear thorough examination. Apply at No. 44 East 24th-st., or No. 62 William-st., to CHAS. H. SMITH.

FOR SALE.—A splendid BUILDING SITE, of about 2½ acres, near Melrose, Westchester County. For sale cheap if applied for soon. For terms, &c., address R. M. R., Tribune Office.

FOR SALE or EXCHANGE for CITY PROPERTY—A beautifully situated PLOT of GROUND, containing about five acres, on the banks of the Hudson River at Fort Lee, about five minutes walk south of Tilletadium Landing. On the property is a choice building site, a natural mound surrounded with fruit and shade trees. Apply to WM. DE KLYN, No. 105 Greenwich-av.

FOR SALE—One of the finest located HOUSES on BROOKLYN HIGHTS. It is handsomely furnished throughout, and with the FURNITURE, will be sold for $12,000, as the owner is about leaving town. Address B. C. Y., at the Brooklyn Post-Office.

FOR SALE—COUNTRY SEAT at YONKERS, consisting of a modern-built two-story and attic frame HOUSE, 30x40, and three-quarter ACRES of LAND, having abundance of FRUIT TREES, SHRUBBERY, &c. Apply to R. G. PIERCE, Pine-st., corner Broadway.

FOR SALE.—A FARM in MONMOUTH Co., N. J. 108 acres; with thriving crops of early potatoes, corn, &c.; distant 2½ hours by daily steamer. Locality eminently salubrious. Price $4,500—payments easy. For particulars apply to A. J. BLEECKER, No. 7 Broad-st., or at office of ALANSON NASH, Counselor at Law, No. 13 Beekman-st., or at FOWLERS and WELLS, No. 308 Broadway.

FOR SALE or EXCHANGE for FIRST CLASS HOUSES, or GOOD CITY OR RAILROAD BONDS, a FINE PLOT of GROUND, consisting of 500 Lots, in the 12th Ward of the City, running from Kingsbridge Road to Harlem River. Also, one OTHER PLOT, of 420 Lots, running from Kingsbridge Road to Harlem River. Both Plots containing several beautiful Building Sites. Apply to R. G. PIERCE,

Pine-st., cor. Broadway, under Metropolitan Bank.

FOR SALE—Twenty-seven HOUSES—four small Houses can be paid for by the month—270 LOTS. For particulars apply at WEBSTER'S Land Office, Nos. 119 and 121 Nassau-st.

FOR SALE on BERGEN HIGHTS.—On the Plank-road south of the Reformed Dutch Church, a large and handsome DOUBLE HOUSE, containing 24 rooms with a full convenience of Closets, Pantries, &c. Also, Stable, Carriage-house, Fowl-house, &c., with which will be sold from 6 to 14 LOTS or more of LAND, handsomely laid out in lawn, with gravelled walks, vegetable garden, &c. The situation is unsurpassed for beauty and variety of prospect, and omnibuses run every few minutes past the door, and is accessible to Jersey City Ferry in 20 minutes. For particulars apply to ANTHONY J. BLEECKER, No. 7 Broad-st.

FOR SALE—A fine, airy and convenient RESIDENCE, location pleasant, within five minutes' walk of either Wall or Fulton-st. Ferries. Price $8,700—only $1,700 cash required. The balance may remain on mortgage. For further particulars apply to WILLIAM H. ROGERS, on the premises, No. 49 Hicks-st., Brooklyn.

FOR SALE—A large new three-story, first-class HOUSE, brown stone basement and entrance, with marble mantles, heaters, gas, &c., admirably located in WILLIAMSBURGH, near the ferries. Price $4,500. Terms easy. Inquire of L. T. VOIGHT, No. 252 Broadway.

FOR SALE—At low prices, choice LOTS on 5th-av. Also, 2 Lots on 57th-st., between 5th and Madison-avs.
North-west corner 8th-av. and 33d-st., 50x100.
North-west corner 4th-av. and 38th-st., 100x100.
Apply to R. G. PIERCE, Pine-st., corner Broadway.

FOR SALE—A fine FARM of eighty acres, fifteen acres woodland. On the premises is a Dwelling House, and all necessary Outbuildings; it is very pleasantly situated in HANOVER, Morris County, New-Jersey. Price low and terms very reasonable. For further particulars, apply to Mr. ISRAEL MORE, HOUSE, No. 199 Greenwich-st. A. G. CLARK.

FOR SALE—The three-story BRICK HOUSE, No. 115 Duffield-st., Brooklyn. It is three years old, and has just been thoroughly painted and decorated; has a range, heater and gas. Would make a fine and desirable residence for a genteel family. Price $5,750. Apply to CHARLES JENKINS, No. 22 Frankfort-st., New-York.

FOR SALE or to LET at a GREAT BARGAIN—A TWO-STORY and ATTIC HOUSE, with a large two-story Wing attached, with two Lots of Ground; House finished in modern style, with marble mantles, sliding doors, piazza front and rear, &c.; size of House about 45x40, situated on the corner of Union and Jersey-sts., near Meserole-st., Greenpoint, L. I. Also, the FURNITURE contained in said house. Apply on the premises, or at No. 264 Washington-st., of B. W. SHREVE.

NEWTOWN VILLAGE LOTS, in Myer's Addition.—Only $90 to $150. These lots are high and beautifully located within the village, and only 30 minutes' from New-York, via Flushing Railroad. For free tickets, maps, &c., apply to JOHN B. MYERS, No. 195 Broadway.

PRIVATE SALE.—A beautiful COUNTRY SEAT, at Throg's Neck, adjoining Mr. Slater's dock, with about SIX ACRES of LAND. The location is very desirable, on the bank of the river, the buildings are all new and very complete, and should please the most tasty connoisseur. For particulars, apply to BAKER & WEEKS, Auctioneers, No. 1 Metropolitan Bank Building, corner of Pine-st. and Broadway.

PRIVATE SALE—Two FARMS, situated at Oyster Bay, within one mile from the landing, and six miles from railroad. Said Farms contain about 60 acres of land each. Each Farm has a portion of wood land and good water. City property will be taken in exchange. Apply to BAKER & WEEKS, No. 1 Metropolitan Bank Building, cor. Pine-st. and Broadway.

PRIVATE SALE.—Persons desirous of purchasing COUNTRY LOCATIONS continuous to the City of New-York, can find some very desirable, registered in the Books of BAKER & WEEKS, Auctioneers, No. 1 Metropolitan Bank Building, Pine-st., corner of Broadway.

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 25th-st.

SLOAN & LEGGETT.

$15,000. For SALE or EXCHANGE, Fourteen Two-story COTTAGE-HOUSES, each 18 by 35. Lot 100, on high ground, near Thirty-av. Railroad in Brooklyn, in perfect order. Apply to R. G. PIERCE, Pine-st., cor. Broadway.

$4,000.—HOUSE for SALE very CHEAP.—A new three-story BRICK HOUSE in Tompkins-place, Brooklyn, finished by the day's work, best manner. Price $4,000. The House is cheap at $5,000. One-half can remain on bond and mortgage. Inquire of S. P. TOWNSEND, 32 Nassau-st., up-stairs.

Instruction.

BOARDING and DAY SCHOOL.—Mrs. MACAULEY will reopen her School THURSDAY, September 14, at No. 45 East 21st-st., between Broadway and 4th-av.

CLASSICAL FRENCH and ENGLISH SCHOOL, No. 259 Broadway (west side, second door above 17th-st.)—The CLASSICAL, ENGLISH and JUNIOR Departments of my School will be opened on MONDAY, Sept. 11. Further particulars may be obtained at St. Mark's Rectory, No. 156 2d-av., or from circulars at the principal bookstores. GEORGE C. ANTHON.

FAIRHAVEN SEMINARY.—A FAMILY BOARDING SCHOOL for 15 YOUNG LADIES—THOMAS G. SLOAN, Principal.—This School is pleasantly situated in the Village of Fairhaven, one mile from New Haven, Ct. Next term will begin on the 28th of August. Circulars at Shepherd's Book store, No. 154 Fulton-st.

LAWRENCE SCIENTIFIC SCHOOL, HARVARD UNIVERSITY.—The next term of this Institution will open on the 31st day of August, 1854, and continue twenty weeks.

Instruction by Recitations, Lectures and Practical Exercises, according to the nature of the study, will be given in

Astronomy.....By Messrs. Bond.
Botany.....By Prof. Gray.
Chemistry, Analytical and Practical.....By Prof. Horsford.
Comparative Anatomy and Physiology.....By Prof. Wyman.
Engineering.....By Prof. Eustis.
Mathematics.....By Prof. Pierce.
Mineralogy.....By Prof. Shepard.
Physics.....By Prof. Lovering.
Zoology and Geology.....By Prof. Agassiz.

For further information concerning the School, application may be made to Prof. E. N. HORSFORD, Dean of the Faculty.

Cambridge, Mass., July, 1854.

MRS. MEARS'S French and English BOARDING and DAY SCHOOL for YOUNG LADIES, Nos. 32 and 30 West 16th-st., between 5th and 6th-avs., will reopen on MONDAY, September 4.

MADAME CHEGARAY respectfully informs the public and her friends, that her BOARDING and DAY SCHOOL will be reopened on THURSDAY, the 1st of October.

MRS. McGEACHY'S and MISS HAWKSWORTH'S BOARDING and DAY SCHOOL for YOUNG LADIES, No. 10 West 20th-st., will RE-OPEN on the 17th September. Circulars can be obtained on application.

MRS. OKILL'S BOARDING and DAY SCHOOL will be reopened for the reception of her pupils on TUESDAY, September 12. Applications for admission may be made by letter until the 1st of September, after which time Mrs. O. will be in town. Circulars can be obtained at her residence, Nos. 8 and 10 Clinton-place, Eighth-st., New-York, Aug. 16.

MISS BALLOW'S SCHOOL for YOUNG LADIES will be reopened on THURSDAY, the 14th of September, at No. 24 East 22d-st.

MME. HIX, No. 101 St. Mark's-place, will reopen her FRENCH and ENGLISH BOARDING and DAY SCHOOL for YOUNG LADIES, on Monday, September 4, 1854.

MR. DE GRAND-VAL'S CLASSICAL, ENGLISH, FRENCH and SPANISH BOARDING SCHOOL, for young Gentlemen, Hudson Terrace, Hoboken, N. J., will reopen September 1. Circulars and Catalogues at the Institution, and Shepard & Co.'s, No. 152 Fulton-st. A special review and finishing class for advanced pupils—studies completed in one year.

MR. & MADAME NOEL BERGIER'S FRENCH and ENGLISH BOARDING and DAY SCHOOL for YOUNG LADIES, No. 390 2d-av., between 18th and 19th-sts., will RE-OPEN on FRIDAY, September 15. A stage will be attached to the establishment for pupils at a distance.

SELECT SCHOOL for YOUNG LADIES.—This School is located in a beautiful and healthful situation near the village of Farmers, Westchester Co., N. Y., and 12 miles from New-York City, with which there is daily communication by railroad. The number of boarding pupils is limited to twelve, that each may enjoy the comforts, personal training and care of home. Thorough instruction will be given in all the useful and ornamental branches. Terms, $350 per annum. No extra charge for extra branches, as is usual in Young Ladies' Schools. Address Mrs. R. C. CHANDLER, West Farmers, N. Y.

REFERENCES.—The Rev. G. S. Woodhull, No. 134 Henry-st., N. Y.; the Rev. E. Walker, Allentown, Pa.; the Hon. H. King, Allentown, Pa.; E. G. Faile, Esq., No. 181 Front-st., N. Y.; P. Spofford, Esq., No. 30 Broadway, N. Y.; L. B. Brown, Esq., No. 51 Chambers-st. N. Y.; E. H. Foote, Principal, Christ Church School, Newark, N. J.

SCHOOL—The Select School for Boys at No. 81 East 16th-st., will commence its Seventh Year under the charge of the subscriber on the SECOND MONDAY of September. This School is wholly conducted by Mr. T., and all his efforts are enlisted to make it a pleasant and advantageous plan of instruction to a limited number of youth. Any inquiries may be addressed to him until the above date, at Morristown New-Jersey.

JAMES H. TYNG, A. M.

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

THE ADVERTISER TAKES FOUR BOYS, under ten years of age, into his family, to educate at home with his own. Terms $150 per annum. Inquiries from parents desiring to place a son in the country under happy home influences and judicious training, will be forwarded if addressed to Box No. 340 Post-Office, Bridgeport, Conn.

WANTED—Twelve BOARDING SCHOLARS—Boys from 9 to 16 years of age—at RARITAN SEMINARY, Middletown Point, N. J., near Keyport. For circulars apply to the Principal, or to F. H. WILCOX, No. 283 Broadway, N. Y., upstairs. Board, Tuition, Washing, &c., per annum, $150.

J. D. PITCHER, Principal.

Piano-Fortes.

A NEW IMPROVEMENT in PIANOS.—The CELESTIAL PIANO is now complete, and purchasers are invited to call and witness its superiority over the ordinary Piano. This instrument is equal in power to any two ordinary 7 octave Pianos, while it is without a parallel for sweetness, purity, richness and breadth of tone. This is the testimony of all Pianists who have performed on it. ELY & MUNGER, Manufacturers and Dealers, No. 321 Broadway.

New and second-hand PIANOS for sale and to let on favorable terms.

AN EXCELLENT INSTRUMENT, for the Parlor or Church, is Mason & Hamlin's improved MODEL MELODEON and REED ORGAN, highly recommended by Lowell Mason, Wm. B. Bradbury, George F. Root, George W. Morgan, L. H. Southard, and many others. A full assortment of the above Melodeons, Hallet, Davis & Co.'s unrivaled PIANO-FORTES, New-York PIANOS, new and second-hand, with all the latest MUSICAL PUBLICATIONS, for sale to dealers and others at the lowest rates. BERRY & GORDON, No. 297 Broadway.

ATTENTION is respectfully invited to our extensive assortment of superior PIANO-FORTES at our new and spacious ware-rooms, No. 421 Broome-st. (a few doors east of Broadway,) which, in consequence of the increased demand for our unrivaled instruments, have been fitted up with special regard to the convenience of our numerous friends and patrons.

LIGHT, NEWTON & BRADBURYS.

A. W. LADD & Co.'S GRAND DIAGONAL PIANO FORTES, with new GRAND ACTION, which has no superior in all the points which constitute a perfect instrument.

LINCOLN & THOMPSON, No. 441 Broadway.

MELODEONS.—GOODMAN & BALDWIN'S PATENT ORGAN or DOUBLE BANK MELODEONS. S. D. & H. W. SMITH'S CELEBRATED MELODEONS. In power, brilliancy and sweetness of tone these two makes excel all others, as they are the only ones tuned in the equal temperament. Melodeons of all other styles. The largest assortment in the city.

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

NEW PIANOS for SALE or RENT, from the best makers of Boston and New-York. NICHOLS'S REED ORGANS for sale. SAFFORD & BRO. No. 365 Broadway.

PRINCE & Co.'S MELODEONS—Of every variety, from $45 to $150, suitable for the parlor, lecture-room, lodge-room or small church. Believing them to be better in tone, more durable and better finished than those of any other make, we have accepted the agency, and keep for sale only those manufactured by Prince & Co.

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 27TH-ST., between 8th and 9th-avs., New-York, where they intend to keep on hand a large ass