STEAM POWET 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 Centre and Elm, running through to Walker-st. Inquire of J. GAUDU, Engineer, on the premises.

STEAM POWER to LET—In light and airy rooms, in a new building in Cliff-st. Apply to J. C. HULL & SONS, No. 166 Cliff-st.

TO be LET—From 1st November, the handsome, moderate sized three-story HOUSE No. 3 Ludlow-place. Contains bath, water closets, and usual Croton fixtures in kitchen. Carpets, Oil Cloths &c., also for sale. Rent $700. Apply on the premises, or to J. P. PIRSSON, No. 5 Wall-st.

TO LET—A PART of PREMISES Nos. 317 to 325 West 18th st., near the 10th-av. Well suited for pork packing or other kinds of business. Apply to VAN BRUNT & WATROUS, No. 200 Chambers-st.

TO LET—APARTMENTS, large, handsome and lofty, at No. 35 Crosby-st. Possession immediately. Croton water on every floor, and large yard. Inquire of JOHN FENN, No 45 Ann-st., Comb Manufacturer and Ivory Worker, or on the premises.

TO LET, and possession given on the 1st day of November next, the OFFICE No. 1 Ann-st., now occupied by the 3d-av. Railroad Company, suitable for an Insurance Company or for a Lawyer's office. Inquire on the premises.

TO RENT in CLEVELAND, Ohio—ROOMS and STEAM-POWER, in a new three-story brick building, 160 by 200 feet. The location is central, conspicuous and convenient for canal, railroad and lake forwarding. The rooms will be divided and power rented to meet the wants of tenants. Possession in October. Workers in iron and other metals preferred. The field for mechanical and manufacturing enterprises is unlimited in the west. Appy personally or by mail to Cleveland, O., Sept. 7. J. L. HEWITT.

## Houses Wanted.

WANTED—A HOUSE of moderate size, with about 15 acres of LAND, within an hour's ride of the City, by railroad. Address F. S. S., No 178 Tribune Office.

WANTED—To Purchase or Rent, a new and handsomely-finished COTTAGE RESIDENCE in a pleasant part of Brooklyn, convenient to the ferries. Address, with location and price, A. H. SANDS, care of Brooks Bros., cor. of Catharine and Cherry-sts., N. Y.

## Real Estate for Sale.

A-GOING, WHO BIDS?—$975—Owing to pecuniary embarrassment, this sum—half cash—will purchase a new TWO-STORY HOUSE in that healthy, orderly and beautiful portion of Brooklyn known as "Temperanceville." House 19x24. Lower story contains hall, kitchen, parlor and bedroom; upper unfinished. Solid walls, double thickness and hard finished. Built for the owner's residence by day's work for durability and comfort. Twelve minutes' ride from ferries (fare from Hamilton 3 cents—Fulton 4.) Get off at corner of 12th-st. Inquire for Mr. DAY, third house. Will sell to first applicant for the above price, or accept the best offer in three days.

A FARM for SALE—Containing 140 acres of Land in good condition—The Buildings are in good repair, except the Dwelling, which has been recently burned. The subscriber, being far advanced in life, would rather sell than rebuild. Any person wishing to purchase will examine for himself. It is located eleven miles west of Newburgh, Orange County, New York. If not sold before the 10th of October, it will, on that day at 1 o'clock P. M., be offered at public sale on the premises. WM. C. BEATTIE.

A WHITE MARBLE FRONT HOUSE for SALE CHEAP.—This is a fine new house, with all modern improvements, delightfully located. The lot is 131 feet deep. Will be sold for $7,500 cash, or $4,500 can remain on bond and mortgage. Inquire of S. P. TOWNSEND, No. 82 Nassau-st., up stairs.

BROOKLYN PROPERTY for SALE, or EXCHANGE.—A beautifully located and valuable property, consisting of a DWELLING, 21x36, two stories and attic, with extension 14x24, two stories, together with two, four or eight FULL LOTS, on Gates-av., near Bedford, will be SOLD or EXCHANGED for a good COUNTRY PLACE, within reasonable distance of New-York, of from ten to twenty-five acres. For further particulars inquire of, or address, J. WINCHESTER, No. 107 Fulton-st., N. Y., (up stairs.)

COUNTRY SEAT for SALE.—A large and commodious Dwelling, pleasantly situated in the village of Tarrytown. For a view of the premises and particulars, apply to C. C. SEBRING.

FOR SALE—Five LOTS on the south side of 33d-st., between the 7th and 8th-avs., suitable for a Coal Yard, Factory, or building purposes. Apply to HOMER MORGAN, Pine-st., No. 8 Metropolitan Bank Building. (169)

FOR SALE—The new four-story brown stone front HOUSE, No. 257 West 22d-st., near 9th-av., replete with all the modern improvements; possession can be had immediately. Inquire of GEORGE CLARK, in the Paint Store, No. 156 9th-av., corner of 21st-st.

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 be a tasteful and desirable residence for a genteel family. Price $3,750. Apply to CHARLES JENKINS, No. 22 Frankfort-st., New-York.

FOR SALE or EXCHANGE—Four of the most desirable LOTS in JERSEY CITY, each 25x100 feet, with water-front and never-failing well of good Water, incumbered for $2,000 at 6 per cent; also with the property, if desirable, $5,000 of STOCK in one of the most valuable COPPER MINES in the country. Would be exchanged for a House and Lot in a desirable location in this city or Brooklyn, or a Country Seat with a few acres of Land in the vicinity of New-York. Address Box 2,635 Post Office.

HOUSE for SALE.—A neat THREE-STORY and BASEMENT HOUSE, on 22d-st., between 6th and 7th-avs. Lot 21 by half the block. Has a beautiful bath-room, hot and cold water, gas, water closets, furnace, range, handsome yard, a good Rear, and the whole in complete condition. Price $9,000. Terms easy. Apply to A. C. LOOMIS, No. 1,126 Broadway, near 24th-st., from 9 to 11 and 4 to 6 P. M.

LOTS, LOTS, LOTS—In the beautiful Village of CLARENCEVILLE, L. I., five miles from Brooklyn, and accessible to New-York by railroad in half an hour, will be sold cheap and on terms to suit. A liberal discount to those who buy five lots and over. This is decidedly the handsomest suburban village of New-York, and bids fair to outgrow them all. Property there is greatly improving in value, and will double in less than two years. But a few more lots left. Apply to J. PECARE, No. 163 Hester-st.

LOTS in BROOKLYN on EASY TERMS.—There being but THREE of those desirable LOTS in the Ninth Ward Brooklyn, left, and being anxious to close them out, I will sell the remaining three either separately or together very cheap, and on very easy terms. Apply to J. PECARE, No. 163 Hester-st.

LOTS in HARLEM CHEAP.—For sale, six LOTS in 129th-st.—street paved and lighted—the handsomest Lots in Harlem; will be sold separately or together, low and on very easy terms. Apply to J. PECARE, No. 163 Hester-st.

NEWTOWN VILLAGE LOTS—In MYERS'S ADDITION—Only $90 to $150.—These Lots are high and beautifully located in the very heart of this old and flourishing village, which has all the advantages of the city in schools, stores and numerous churches, and only 30 minutes from New-York via Flushing Railroad. For full particulars apply to JOHN R. MYERS, No. 190 Broadway.

REAL ESTATE WANTED—The Society for promoting the Gospel among Seamen in the Port of New-York, invite proposals for the sale of a plot of ground in the bounds of the East River, Oliver-st., East Broadway and Pike-st., of dimensions suitable for an edifice for the Mariners' Church, late of Roosevelt-st., with sufficient space adjoining for light and air, and separation from neighboring buildings, and for a Parsonage, say about one hundred (100) feet square, or if on a corner, eighty (80) by one hundred (100) feet. Address by letter containing a description of the property, and the price, to JACOB B. BALDWIN, Insurance Building, No. 51 Wall-st.

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.

WANTED—A WOOD LOT contiguous to water communication with New-York. Address LUMBER, Tribune Office.

## Instruction.

AMERICAN SCHOOL of DESIGN, No. 483 Broadway, now open for pupils. Beautiful execution in Landscape Designing from Nature soon acquired. Lessons private. Gallery free to applicants.

A FRENCH YOUNG LADY, engaged as French Teacher in a large Institution, and who is disengaged a few hours, wishes to give private lessons either on the PIANO or FRENCH. Address J. J. C., Box No. 109 Tribune Office.

BOARDING SCHOOL for BOYS at Greenwich, Conn. The next Session will commence MONDAY, Nov. 6, and continue 22 weeks. Circulars can be obtained of Messrs. Clark, Austin & Smith, No. 3 Park-row, or by addressing the Principal, Greenwich, Conn. LEWIS HOWE, Principal.

BERNARD & REDFIELD'S ENGLISH, FRENCH, SPANISH and CLASSICAL BOARDING and DAY SCHOOL for YOUNG GENTLEMEN, No. 128 2d-av., corner St. Mark's place, will reopen on MONDAY, Sept. 11.

BOARDING and DAY SCHOOL for YOUNG LADIES, No. 97 Thompson-st.—The Misses PALACHE have reopened their Establishment for the winter session.

BOARDING and DAY SCHOOL.—Mrs. MACAULEY will reopen her School, THURSDAY, Sept. 14, at No. 43 East 21st-st., between Broadway and 4th-av.

BOOK-KEEPING, WRITING and ARITHMETIC are taught at DOLBEAR'S ACADEMY, No. 609 Broadway, in such a practical manner as to insure in one course of instruction a proficiency equal to that which can be acquired by years' attention to the daily routine of the counting-house. Private instruction without extra charge.

EVENING CLASSES and PRIVATE LESSONS in FRENCH—By J. J. BURNIER, at No. 262 6th-av., between 16th and 17th-sts. Terms moderate. References good. Call from 6 to 8 o'clock P. M.

FLUTE INSTRUCTIONS.—TO AMATEURS on the FLUTE.—The subscriber has the pleasure of announcing to his pupils and the public that he has now perfected his arrangements, and is prepared to give instructions upon the Boehm and German Flutes. He has also several Flutes of both descriptions, with the latest improvements, for sale at his rooms. For further particulars and terms, apply personally or by letter to F. J. EBEN, Solo Flutist and Professor of Music, No. 493 Broome-st., New-York.

GRAMMAR SCHOOL of the UNIVERSITY.—The new term begins September 4. Circulars may be obtained at the book-stores of Roe, Lockwood & Son, Thos. J. Crowen, Chas. S. Francis, and Samuel Rayner, or at the University, from the Janitor. GEO. S. PARKER, Principal.

JOSEPH ARTONI respectfully informs the public and his friends that he continues to GIVE INSTRUCTION in FRENCH and ITALIAN. 102 West 27th-st.

JOSEPH G. KOESTLER, Teacher of Music, would respectfully inform his Pupils and the Public that he has REMOVED to No. 30 Greenwich-st.

OFFICE OF THE BOARD OF EDUCATION, New-York, September, 1854.

EVENING FREE SCHOOLS—FOR THE EDUCATION OF MALES.—Notice is hereby given that EVENING SCHOOLS, for the education of apprentices or others whose ages or avocations prevent their attending the Day Schools, will be opened on MONDAY EVENING, Oct. 2, at 7 o'clock, for a term of 12 weeks, in the rooms of the Male Departments of the following School-Houses:

Ward I—School-House No. 29, No. 97 Greenwich-st.
Ward IV—School-House No. 26, James-st., near Chatham.
Ward V—School-House No. 41, cor. North-Moore and Varick-sts.
Ward VI—School-House No. 29, Elm-st., near Leonard.
Ward VII—School-House No. 31, Monroe-st., near Montgomery.
Ward VIII—School-House No. 38, Clarke-st., near Broome.
Ward IX—School-House No. 3, cor. Hudson and Grove-sts.
Ward X—School-House No. 20, Ludlow-st., near Delancy.
Ward XI—School-House No. 36, 9th-st., near Avenue C.
Ward XII—School-House No. 39, 125th-st., Harlem.
Ward XII—School-House No. 46, 156th-st., Carmansville.
Ward XIV—School-House No. 22, Orange-st., near Grand.
Ward XV—School-House No. 35, 13th-st., near 6th-av.
Ward XVI—School-House No. 45, 24th-st., near 8th-av.
Ward XVIII—School-House No. 40, 27th-st., near 2d-av.
Ward XXII—School-House No. 28, 46th-st., near 8th-av.

FOR THE EDUCATION OF FEMALES—Notice is also given that EVENING SCHOOLS for the education of Females will be opened on MONDAY EVENING, Oct. 2, at 6½ o'clock, in the Female Departments of the following School-Houses:

Ward I—School-House No. 29, No. 97 Greenwich-st.
Ward IV—School-House No. 26, James-st., near Chatham.
Ward VIII—School-House No. 39, Clarke-st., near Broome.
Ward X—School-House No. 20, Ludlow-st., near Delancy.
Ward XI—School-House No. 36, 9th-st., near Avenue C.
Ward XIV—School-House No. 21, Marion-st., near Prince.
Ward XV—School-House No. 35, 13th-st., near 6th-av.
Ward XVIII—School-House No. 40, 27th-st., near 2d-av.
Ward XXII—School-House No. 28, 46th-st., near 8th-av.

A SCHOOL for COLORED PEOPLE (males and females) will also be opened at the School-House in Laurens-st., between Grand and Broome-sts., at the same time. Experienced Teachers have been engaged and everything provided that will be required to conduct these Schools and afford thorough instruction to the pupils free of charge. Application for admission must be made at the School-Rooms as soon as the Schools are opened. An additional term of nine weeks will commence on the 2d day of January, 1855.

WILLIAM S. DAVISON, J. WELDON FELL,
H. H. BARROW, HENRY P. WEST,
JOSEPH BLACKBURN, ALANSON S. JONES,
JAS. C. RUTHERFORD,
Committee on Evening Schools.

EXAMINATION of the TARRYTOWN INSTITUTE.—We, the undersigned, having been invited, as an Examining Committee, to attend the Thirty-sixth Semi-Annual EXAMINATION of this Institution, which took place on Sept. 27 and 28, respectfully report, that we were present during the exercises of the classes in Geography, English Grammar, Mental and Practical Arithmetic, Natural Philosophy, Single and Double-Entry Book-Keeping, Algebra, Latin and French. The examination in all these studies was highly satisfactory, evincing not only an application on the part of the pupils, but also a thorough and practical course of instruction.

After the examination of the classes specimens of Drawing and Penmanship were exhibited which were very good, showing that these important branches receive a full share of attention. The pupils were then heard in Composition and Declamation. The compositions were all very creditable, and in a few instances above the usual character. The Declamation was very superior. The Premiums were then awarded, among which was a beautiful Silver Medal, awarded to Stephen R. F. Beers, for having been No. 1 in the first honorary class two terms in succession.

During the whole of the exercises the Committee were highly pleased with the gentlemanly deportment and good order observed by the pupils, as well as their cheerful and healthy appearance, which we think is due Mr. NEWMAN, the Principal, and also his Teachers, pay great attention to the Physical and Moral, as well as the Mental training of those under their charge.

Rev. C. C. KEYS, Fishkill Landing, Chairman.
C. W. DAVENPORT, A. M., Montgomery, Sec'y.
Rev. E. R. KEYS, A. M., Tarrytown.
Rev. ALLEN STEEL, A. M., New-York.
Rev. A. T. STEWART, Tarrytown.
Rev. A. P. BUEL, A. M., Tarrytown.
Rev. J. J. MATTHIAS, Tarrytown.

*Tarrytown Institute, Sept. 30, 1854.*

MRS. BODSTEIN, (late JULIA K. NORTHALL,) continues to give instruction in SINGING at her residence, No. 200 Bleecker-st., commencing again on MONDAY, Sept. 18. Apply at the house, or in the Music Stores of Messrs. HALL & SON, or SCHARFENBERG & LUIS.

MRS. COMEGY'S FAMILY BOARDING and DAY SCOOL for YOUNG LADIES, No. 18 East 52d-st., between 5th and Madison-avs., reopens on the 12th September.

MISS GALE, Teacher of the PIANO-FORTE, No. 61 West 15th-st., between 5th and 6th-avs. Terms moderate.

MADAME CRUCY, No. 209 Henry-st., Brooklyn, will reopen on the 15th of October her Afternoon Class for teaching FRENCH to Young Ladies who do not attend the regular course of studies in her school.

MISS COMSTOCK, TEACHER of MUSIC, No. 329 4th-st., between 1st and 2d-avs. Terms moderate. Refers to Mr. Bristow, Musical Director of the Harmonic Society, &c.

MOUNT WASHINGTON COLLEGIATE INSTITUTE, No. 218 4th-st., on Washington square, (entrance No. 138 Macdougal-st.) GEORGE W. CLARKE, A.M., and JAMES FANNING, A.M., commences its Twelfth School Year on the second MONDAY of September 1854. Pupils from 7 to 20 years of age. Catalogues at APPLETON'S, and at the Institute.

M. IMWRIGHT, Professor of Music, respectfully informs his friends and the public that he has recommenced instructions on the Piano-Forte. All communications addressed to No. 2 Abingdon-place, corner Greenwich-st., will meet with prompt attention.

OAK HILL SEMINARY for YOUNG LADIES, NORWALK, Conn.—Mrs. LOUISA A. SMITH, Principal.—This School will reopen on the 1st of November. The number of Boarding Pupils limited to sixteen. Terms per Session, $150—extra for the Languages, Music, Drawing and Painting.

Circulars containing particulars and references may be had of J. D. CORLIES, Esq., No. 169 Leonard-st., and JACOB SMITH, No. 95 Maiden-lane, New-York.

PATTON'S INSTITUTION for the EDUCATION of BOYS will reopen on MONDAY, Sept. 11, at No. 545 6th-av.

PRIVATE SCHOOL for BOYS.—The IRVING GRAMMAR SCHOOL is now open and in successful operation, in the spacious and airy rooms to which it was removed in May last, No. 394 Broadway, between 19th and 20th-sts. For terms, &c., see Circular. N. DUNN, A. M., Principal.

SELECT FAMILY SCHOOLS for BOYS—At SOUTH WILLIAMSTOWN, Berkshire Co., Mass., conducted by B. F. MILLS and J. A. MILLS, A.M., Principals. The TWENTY-SIXTH SEMI-ANNUAL TERM of this Institution will commence on WEDNESDAY, Nov. 1, and continue twenty-one weeks. The number of pupils is limited to thirty. Circulars can be obtained at E. H. WILCOX'S U. S. School Agency, No. 285 Broadway, or of the Principals, at the Clarendon Hotel, corner of 18th-st. and 4th-av.

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 place 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.

SPANISH LANGUAGE.—PROF. GORRIN has resumed his private instructions in the CASTILIAN LANGUAGE. Apply at No. 117 7th-st., Decatur-place.

THE GLEN HOME SCHOOL, Kay-st., NEWPORT, R. I.—Winter Term begins on the FIRST WEDNESDAY of NOVEMBER. Expense, $150 for term of five months, (two quarters,) including tuition, board, room, fuel and light.

The undersigned proposes to open at the above time and place, a SELECT SCHOOL for YOUNG LADIES, where they will enjoy every facility for obtaining a thorough and complete education. The pupils will be select in character, and so limited in number as to insure particular attention to the peculiar bent of each mind. The course of study will be elevated and well defined, and the method of instruction both critical and comprehensive.

Circulars, containing a fuller statement of the plan of the School and other particulars, may be found at C. S. Francis & Co.'s, No. 252 Broadway, New-York, or will be sent to any address, on application to the Principal at Newport. A. DALTON.

Refers to Hon. Edward Everett, Hon. George Bancroft, Henry Wadsworth Longfellow, James Walker, D.D., President of Harvard College; Jared Sparks, LL.D.; Prof. C. C. Felton, LL.D.; W. A. Stearns, D.D., President of Amherst College; Prof. Agassiz.

TARRYTOWN INSTITUTE.—The Winter Term commences on the first of NOVEMBER. Circulars containing Terms, references, view of the Institute, and Andre Monument can be obtained by addressing A. NEWMAN, Principal.

THE SCHOOL of Mr. BINGHAM for BOYS, called the CLASSICAL GYMNASIUM, Bible-House, Astor place, entrance in 3d-av., begins the first term of the third year Sept. 25. There are now several vacancies in each of the two departments, the complement being twenty. The thorough, systematic and elegant training afforded is peculiar, and believed to be unequaled in this country.

TO FAMILIES and SCHOOLS.—A Lady of much experience in TEACHING is desirous of making an engagement to instruct in the highest branches of the English, Writing French and Music. Terms moderate, and best of city references given. Address Miss NEWMAN, No. 885, Broadway, corner 13th-st.

THE ADVERTISER takes four BOYS, under 10 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, Hartford, Conn.

WRITING and BOOK-KEEPING.—The subscriber will receive new pupils daily THIS WEEK for instruction in the art of Writing and Book-Keeping. Ladies or gentlemen may receive private lessons in Penmanship at all hours. Those interested are invited to call. OLIVER B. GOLDSMITH, No. 562 Broadway.

## Dancing Academies.

A. DODWORTH'S DANCING ACADEMY, No. 806 Broadway, opposite 11th-st.—Mr. DODWORTH has the honor of announcing to his friends and the public that the classes for the ensuing season will commence on SATURDAY, Oct. 7, at 3 P. M. for Ladies, at 4 for Children, and 7½ o'clock for Gentlemen.

The elegant establishment has been additionally decorated, the floor re-laid, and other improvements made during the summer months. The improved system of instruction, so successful since its adoption, will be retained with slight alterations suggested by experience. Every novelty worthy of attention will be introduced, in addition to all the dances in ordinary use, with the same careful attention to the progress and deportment of the pupils which has been so distinguishing a characteristic of this Academy.

Circulars containing the days, hours and terms of instruction can be had at any time at the Academy, or will be sent by post.

MRS. A. LANNAY'S DANCING SCHOOL at Montague Hall, No. 5 Court-st., Brooklyn, will be reopened on WEDNESDAY, October 18. Lessons on WEDNESDAY and SATURDAY afternoons, commencing at 3½ o'clock. Mrs. L. will be assisted by her daughter. Matinee Dances as heretofore. Instruction given in Schools and to Private Classes. For particulars apply to Mrs. L., at No. 48 Livingston-st., Brooklyn.

WHALE and DAUGHTER'S DANCING CLASSES will commence at Metropolitan Academy, Nos. 90 and 92 8th-st., Tuesday, Oct. 10; at Gothic Hall, Atlantic-st., Brooklyn, Monday, Oct. 9; at Union Hall, Court-st., corner of Sackett, Wednesday, Oct. 11. For particulars enquire at, or to be had as above, or at No. 66 8th-av. W. & D. teach on the most improved and scientific principles.

## Piano-Fortes.

A CELESTIAL PIANO, second-hand, for sale low. Also our entire warerooms stock of new and second-hand Pianos now selling off at reduced prices, preparatory to removing into a new store. We are offering great bargains for cash. Pianos all warranted to give satisfaction. Call early and see. Pianos to hire. BENNET & Co., No. 361 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.

ASSIGNEE'S SALE of PIANO-FORTES, TOOLS PATTERNS, &c.—The stock of NUNNS & Co. will be sold at the ware-rooms of McDONALD & BRO., No. 292 Bowery, at a great sacrifice for cash. The stock comprises an assortment of Grand, Diagonal and Horizontal 6½, 6¾ and 7 octaves, in plain and carved cases. Also several second-hand Pianos, from $50 to $125, fully warranted. By order of WM. WAKE, Assignee.

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.

A BEAUTIFUL 7-OCTAVE $310 ROSEWOOD PIANO-FORTE for sale for $205, as the owner is going to Europe; splendid tone, round corners, perfect every way, not four months old, been but little used, fully warranted by the best makers. It can be seen at No. 6 College-place, from 9 A. M. till 3 P. M.

NUNNS & CLARK, Piano Forte Manufacturers, and Proprietors of COLEMAN'S PATENT ÆOLIAN ATTACHMENT, No. 785 Broadway, Corner of 10th-st., New-York.

ORGANS—CHURCH ORGANS.—For sale one eight-stop Organ, with pedals, general swell, a very superior tone, one of two sets keys, with pedals c. c. c.; one Parlor Organ. Also one of Blake's celebrated Seraphines, warranted to stand in tune. W. H. DAVIS, No. 67 Macdougal-st.

PIANO-FORTES.—R. GLEN & Co. have removed their Piano-Forte Manufactory and Wareroom from No. 19 Fulton to No. 83 Spring-st., two doors east of 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.

SUPERLATIVE PIANOS. THE OLDEST ESTABLISHMENT. T. H. CHAMBERS, No. 365 Broadway.

## Machinery, &c.

FAIRBANK'S PLATFORM and COUNTER SCALES—Constructed on the most scientific principles, and with the greatest care. They are adapted to every kind of Business, and are indispensable for Railroads, Warehouses, Stores, Founderies, Factories, &c. &c.

Upward of seventy different modifications have been got up to meet the wants of every branch of trade. For sale, wholesale and retail by FAIRBANKS & Co., No. 189 Water-st., New-York.

STEAM PUMPING ENGINES. H. R. WORTHINGTON, No. 28 Broadway.

Having enlarged his Factory, is now enabled to supply promptly all orders for his PATENT SAFETY STEAM PUMPS, AND FIRE ENGINES for Steamers, Factories, Public Institutions &c. Also, MINING, WRECKING, and DRAINAGE PUMPS.

STEAM ENGINE (80 Horse-power) for SALE—By the Lawrence Machine Shop. It is now driving the machinery in the Crystal Palace, and can be delivered the first of November. Also, in the store No. 51 Broad-st., one IRON PLANER, planes 12 feet by 3 feet square; one ENGINE LATHE, 26 feet bed and 32 inches swing; one SLATTING MACHINE, horizontal drills; one 25-horse STEAM ENGINE; one TRIP HAMMER, and a large variety of other Machinery and Tools all of which will be sold at the usual prices, for cash. Apply to GORDON McKAY, Treasurer, Office No. 47 State-st., Boston; J. C. HOADLEY, Superintendent office in Lawrence, Mass.; or DAVID A. CLARY, Selling Agent, at the Machinery Depot of the Lawrence Machine Shop, No. 51 Broad-st., New-York.

STEAM ENGINES and BOILERS for SALE.—HENRY ESLER & Co., Atlantic Docks, South Brooklyn, have on hand one 36-horse power STEAM ENGINE, one 30 do., one 15 do., three 10 do., two 6 do., two 3 do., portable ENGINES attached to locomotive boilers. Also Flue Cylinder and Locomotive BOILERS constantly on hand, or made to order at the shortest notice. Address No. 1 Broadway, N. York.

STEAM ENGINE and BLOWING CYLINDERS for BLAST FURNACE for SALE.—A Steam Engine, 20-inch cylinder and 5 feet stroke, together with Blowing Cylinders 5 feet diameter and 6 feet stroke, in perfect working order, for sale. Apply to EDW. BECH & KUNHARDT, No. 62 Beaver-st., or to A. TOWER, Agent, Poughkeepsie Iron Works, Poughkeepsie.

THE UNION POWER COMPANY of the UNITED STATES, No. 31 Broadway, N. Y., are now manufacturing fourteen sizes GWYNNE'S PUMP, and fifteen sizes GWYNNE'S PUMPING ENGINE (Pump and Steam Engine combined). For EVERY SITUATION, requiring Pumps or Fire Engines, they are pre-eminent in efficiency and permanency. Prices $30, up to $3,500, one-third of the expense of other apparatus producing equal results.

Guaranteed for 20 years. A 5 per cent. per annum on cost. Send for a list of persons who have them in use.

THE N. Y. FOUNDERY and IRON RAILING Co.—Sole Manufacturers of CROWELL'S celebrated CAST-IRON RAILING, WITHOUT RIVETS, (saving at least 25c. per foot), also of Crowell's new style of WIRE RAILING, decidedly the cheapest in the U. S. All kinds of Castings, such as Columns, Trusses, Sills and Lintels, Girders, Verandas, Brackets, Vault Covers, Window and Door Guards, &c. Every kind of Wrought Iron Work for Buildings, such as Doors, Shutters, Anchors, Gratings, &c., done at lowest prices and with dispatch. Street attention given to Contracts for ALL THE IRON WORK for Buildings of every class. Foundery foot of Forty-sixth-st., N. R. Samples in sections of all work at the Warerooms, Nos. 79 and 81 Duane-st., a few doors east of Broadway.

THE TRUMBULL IRON-WORKS, located in the Town of Stonington, Conn., manufacture a superior article in the way of MACHINISTS' TOOLS. They particularly call the attention of those in want of PLANING MACHINES and GEAR CUTTERS—offering a guaranty that the same cannot be excelled in any establishment in this Country. All articles delivered at the Company's Docks or railroad free of expense.

## Cutlery and Hardware.

COOPER'S TRUSS HOOPS.—500 sets assorted sizes.
COOPER'S EDGE TOOLS. Albertson, Conger, Horton, Barton, and other makers.
COOPER'S RIVETS: A large assortment.
COOPER'S HAMMERS, DRIVERS.
BECK IRONS, &c., &c., for sale by CHAS S. LITTLE, Nos. 33 and 34 Fulton-st.

CUT NAILS and SPIKES.—A full assortment of Sable Iron Works CUT NAILS and SPIKES for sale by the Agent of the manufacturers. MERRITT TRIMBLE, No. 86 Broad-st.
Parcels for the West can be delivered at Rouse's Point, Troy or Albany.

COPPER.—LAKE SUPERIOR INGOT COPPER for SALE in lots to suit purchasers at the office of the MINNESOTA MINING CO., No. 187 Greenwich-st.

STOVES, STOVES, STOVES—A large assortment of new patterns of COOKING and PARLOR STOVES and PORTABLE HEATERS, for sale by WM. CLARK, No. 9 Carmine-st., and No. 370 8th-av.

SCOTCH PIG IRON.—Hundred tuns No. 1 Gartsherrie, and 200 tuns mixed numbers best Pig Iron, in store and landing, for sale by SPOFFORD, TILESTON & Co., No. 30 Broadway.

## Furniture, &c.

CHEAP SPRING MATTRESSES, BEDDING, and ELASTIC PAILLASSES.—These healthy beds are the best and cheapest now made. N. B.—Old, or Hard, Uneven Mattresses altered to comfortable elastic Beds, low. Iron Bedsteads &c., all sizes. $4 to $60, at the Commission Warerooms, No. 333 Broadway, near Prince-st.

FURNITURE.—ROJAS & Co., No. 487 Broadway, corner of Broome-st., manufacturers of all kinds of CABINET-WARE FURNITURE, have on hand a good assortment of articles of various descriptions, which they offer to sell at very reasonable prices. They are daily receiving from their factory at Elizabethport, New-Jersey.

LIGHT, ECONOMY, SAFETY.—The subscribers invite the attention of all persons desiring portable Light, to their extensive assortment of LAMPS and CHANDALIERS, embracing a great variety of Phoegene, Burning Fluid, Camphene and Oil Lamps.

They would particularly call attention to JENNINGS'S PATENT SAFETY PHOSGENE LAMP, as the most desirable, portable light ever introduced, being very brilliant, economical and convenient, and in connection with the wire gauze, safety in Lamps and Fillers, without danger in its use.

The subscribers have sold them largely for eight years past, and have yet to learn that any person has been injured by them.

The article now advertised as a new Safety, by a Boston maker, is but an imitation of Jenning's Safety, patented by him years since.

The subscribers also manufacture Phosgene (the only genuine) Burning Fluid and Camphene of the best quality, and sell at wholesale to dealers on the best terms, as well as at retail to consumers. CHAS STARR, Jr. & Co., No. 117 Fulton-st.

SHOW-CASES—A large assortment constantly on hand and made to order of German Silver, Silver plated, Rosewood, Mahogany, Black Walnut, &c. N. B.—Cases carefully BOXED and SHIPPED to any part of the Union by B. K. PEEBLES, No. 124 Grand-st., 3 doors east of Broadway.

## Millinery, &c.

PARIS FEATHERS, RIBBONS, FLOWERS, BONNETS, &c.—The attention of cash purchasers is solicited to our stock of Ostrich and Marabout Feathers, Bonnet Ribbons, French Flowers, Straw and Beaver Bonnets, &c., which will be sold low for cash. HOMER & KETCHUM, Nos. 64 and 66 John-st., corner of William.

PARIS FALL MILLINERY.—Mrs. WM. SIMMONS having opened her Fall Styles of Paris MILLINERY, is prepared for their inspection at her First Premium Millinery Show Rooms, No. 564 Broadway, near the Metropolitan Hotel.

## Dry Goods.

ASSIGNEE'S SALE of SILK GOODS. The entire stock of ALFRED EDWARDS & Co. Will be sold within sixty days, at their Store, Nos. 9 and 11 Park-place, FOR CASH. By order of the Assignees.

This stock comprises a large importation of this season's FRENCH, ENGLISH and GERMAN GOODS.
A. C. RICHARDS, NATHAN CHANDLER, WM. LATTIMER, } Assignees.

CLOAKS and MANTILLAS.—GEO. BULPIN, No. 361 Broadway, respectfully announces to the ladies that his assortment of CLOAKS for the present fall trade is now ready, and he has much pleasure in observing that during his recent visit to Europe he has taken advantage of the extraordinary depression existing in the manufacturing districts of France and Germany to make such extensive purchases and contracts as will enable him to place before the public a most exquisite assemblage of rich and costly novelties at prices never before heard of. A single inspection of his stock will be thoroughly convincing of this important fact. PARIS MANTILLA EMPORIUM, No. 361 Broadway.

CHEAP SILKS and DRESS GOODS.—ARNOLD, CONSTABLE & Co. are now offering at retail, large quantities of PLAID and STRIPED SILKS, at very low prices, bought chiefly at the recent large AUCTION SALES, which they are selling off at a very small advance. Their stock of rich and ELEGANT SILKS and SILK ROBES is very extensive and unsurpassed. Also,
Printed De Laines and Cashmeres.
Raw Silks and all Wool Plaids.
Valencias and Poplins.
Real Laces and Lace Goods.
Paris Embroideries.
Paris Cloaks and Mantillas.
The whole of which are offered at reduced prices. No. 52 Canal-st., near Broadway.

DOMESTIC GOODS.—The attention of families, hotel keepers and upholsterers is particularly called to our extensive stock of BROWN and BLEACHED GOODS, in every grade and width, TICKINGS, DENIMS, SHIRTING STRIPES, CANTON FLANNELS, DRILLINGS, &c., all of which will be sold on the lowest terms. ALL-WOOL FLANNELS in every variety.

These lines of goods have been the special care of one of the members of the firm, whose known experience it is expected will sufficiently guarantee the stock. LORD & TAYLOR, Grand-st., corner Chrystie.

DRY GOODS at PRICES to SUIT the TIMES.—TRACY, IRWIN & Co., Importers and Jobbers, No. 284 and 286 Broadway, opposite the Fountain, invite the attention of cash and time buyers to a large and well selected stock of FOREIGN and DOMESTIC GOODS adapted to the present and coming season. French Cloths, black and colored, for Cloaks and Dresses.

Dress Goods of all kinds in great variety, of French, Swiss, German and British manufacture.

French Merinoes, Fancy Silks, Ginghams, Blankets, Linens, Cassimeres, Vestings, Hosiery &c. Large invoices of Foreign Goods daily from auction, for sale at small profit.

INDIA and FRENCH SHAWLS.—The subscriber invites attention to some of the most superb and costly specimens of India Cassmere Shawls ever exhibited in this city. Also to an unrivaled selection of French Cashmere and Broche SHAWLS, both long and square, all of the newest and most recherché designs, and at prices to coincide with the present "pressure of the times." GEO. BULPIN. Cloak and Shawl Emporium, No. 361 Broadway.

PRINTS—Steams and Madders, new styles, received from the works daily, for sale by NESMITH & Co., Nos. 69 and 71 Broadway.

PRINTS—Light and dark styles, Steams and Madders, in great variety, including Shirting Prints, French, for sale by NESMITH & Co., 69 and 71 Broadway.

TICKS, DENIMS and CHECKS—A good assortment just received. For sale by NESMITH & Co., Nos. 69 and 71 Broadway.

WHITEROCK SHIRTINGS.—The Whiterock Mills superfine 37-inch Bleached Cottons; also, extra super water-twist Cottons unequaled for fineness, perfection and durability. For sale by NESMITH & Co., Nos. 69 and 71 Broadway.

WOOLENS—1,500 packages, comprising Cloths, Cassimeres, Satinets, Jeans, Kerseys, Linseys, Shaw