NOTICE.—All persons are forbid harboring or trusting, on my account, my wife, MARY E. McKINNEY, she having left her home and family without cause or provocation, and no bills of her contracting will be paid by me—Feb. 28, 1855 WM. A. McKINNEY.

PERSONAL—If the GENTLEMAN that bought a Business Coat and a gray plush Vest, for $8 50, on Tuesday, 27th inst. at DE GROOT & SON'S, Oak Hall, will return the PENCIL CASE that was left in the vest pocket by mistake, he will be liberally rewarded No 84 Fulton st.

Chances for Business Men.

A FOUNDERY and MACHINE-SHOP at SING SING, with the ENGINE, MACHINERY, &c., is offered for SALE or to LET very low The location is unsurpassed, having three fronts, one of 140 feet on Hudson River Railroad, 80 feet on River-st., 265 feet on Quimby st. For full particulars apply to or address WILLET McCORD, Sing Sing, N. Y.

A PARTNER WANTED—By a young Man who has been in the Hardware trade for the last ten years, and would now like to form a partnership to carry on the business in a thriving village about 60 miles from New York. A capital required. Address Box No 129 Tribune Office, stating where an interview can be had, at which time full particulars will be given.

A RARE CHANCE.—A LUMBER-YARD for SALE on reasonable terms. Address LUMBER, at the office of this paper.

BOARDING-HOUSE FURNITURE for SALE cheap for cash, as the proprietor is going to retire from business. This is a good opportunity for a business person, as the house will accommodate over fifty boarders, and is at a very low rent. Call on the premises, No. 27 Hudson st., near Chambers.

CARRIAGE-SPRING and AXLE FACTORY for SALE.—A FACTORY, located near New York City, with railroad communication frequent every day; well situated for the manufacturing of Carriage-Axles and Springs economically and extensively The property consists of Brick and Frame Buildings, Steam-Engine and Boilers of 40 horse-power, Shafting, Boltmakers' Tools Lathes, Screw Cutting Machines, Trip Hammers, Power Shears, Punches and all other tools and fixtures requisite for the successful prosecution of the business. To one or more persons desirous of embarking in the above-named business, this presents a very favorable opportunity, as the proprietor has a good list of customers which will be transferred to the purchaser. For further particulars and terms apply to JOSIAH S. LEVERETT, No 28 Cliff-st., New-York.

FOR SALE—The PAINT MANUFACTORY located at No. 182 Christopher st, consisting of Engine, Boiler Oil Kettle, four Mills and four Mixers, all nearly new. Will be sold at a bargain. For further information, apply at No. 164 West st

FOR SALE, or EXCHANGE for CITY PROPERTY—$16,000 worth of DRY GOODS, LACES, &c., the stock of a dealer declining business Also, Country Seats in Westchester County. HALL & CALROW, 398 Broadway.

FOR SALE—A new and beautiful STEAMSHIP, of very light draft of water; length on deck 240 feet; beam, 37 feet; depth, 21 feet; frame of live-oak, white-oak, locust and hackmatack, thoroughly cross braced with iron straps, and is now being fitted in the most approved manner. Apply to JOHN GRAHAM, No. 82 Wall-st.

PARTNER WANTED—Special or General, in a safe cash business, already established, who can furnish a capital of from $6,000 to $10,000. The advertiser has the liberty to refer to Messrs. Tuttle & Bailey, No. 391 Pearl-st., and Hubbard & Gillett, No. 20 Courtlandt st., of whom particulars can be learned

PARTNER WANTED—With $10,000—In a DRUG and CHEMICAL COMMISSION and MANUFACTURING BUSINESS. Profit enough to satisfy any reasonable expectations None but the right kind of a man need reply, with real name and address, to BUSINESS, Tribune Office.

PARTNER WANTED—Silent or active, in an old established Iron Foundery and Works within an hour's ride of the City Hall This is an opportunity seldom met with. Address IVANHOE, at this office, stating where an interview may be had.

PROPOSALS will be received at the Office of the United States Mail Steamship Company, No. 177 West-st, for the CONSTRUCTION of a PIER and BASIN at Pavonia, Hudson County, N. J., opposite the foot of Warren-st.

Plans and Specifications will be prepared and exhibited to bidders on application at the office. M. O. ROBERTS.

RAILROAD-CAR MANUFACTORY for SALE.—The entire property of the GROVE CAR WORKS, situated in the City of Hartford, Conn., fronting on Potter st. about 300 feet, and on Mill River about 400 feet, and about 400 feet deep, with all the Buildings and Machinery complete for manufacturing all descriptions of Railroad Cars, and has the capacity to turn out fifty Cars per month, with a large amount of choice stock of Lumber and other materials on hand suitable for Cars

These Works are finely located on tide-water and with the net work of Railroads, giving every facility for delivering Cars to any part of the Union.

For terms, apply at their office, or by letter to CHARLES T. WEBSTER, President.

Hartford, Feb 8, 1855

STAIR BUILDERS, by calling at FOWLERS & WELLS'S, No 308 Broadway, from 9 to 11 A. M., next Saturday, can learn conditions and make bids for building a flight of stairs in the country

SEVERAL LOTS, well located for improvement, WANTED in exchange for Houses desirably located for renting. No cash will be required if the Lots are desirable. For full particulars apply to SYLVESTER LAY, No. 18 Wall-st.

TO BUILDERS.—Wanted a first-rate BUILDER, who is willing to contract for the erection of one or two Dwelling-houses near the city; payment to be made as follows: one-half or two-thirds in unimproved real estate, well located 30 minutes from the city, the remainder in cash, or part cash and part bond and mortgage on the premises. Address, for two days, J. H. R Tribune Office.

TO FLORISTS.—For SALE or to LEASE, the extensive Green-Houses Propagating House upon the tank system, Pits, Frames, &c., appertaining to the late Nursery of Winter & Co., in the village of Flushing, L. I. Terms moderate The stock for sale very low. Apply to the subscriber, at No. 120 West 14th st, near 7th-av, or on Wednesday and Saturday at Flushing. GABRIEL WINTER.

$3,500 TO $4,000.—HARDWARE STORE—A splendid Store, good location, and fine assortment, for less than cost. REAL ESTATE can be had low if desirable. Inquire on the premises, No. 354 Grand-st, Brooklyn, late Williamsburgh.

$8,000 WANTED—With a good Salesman to purchase a quarter interest in a Manufacturing and Mercantile business in this city; $30,000 capital clear from debt. Business prospects second to none. Part of the above amount, in cash, will answer. Address, with real name, for one week, at this office, stating the amount of cash on hand, R & D.

Hotels.

EAGLE HOTEL—LODGINGS.—Gentlemen can obtain clean and comfortable rooms for 2/ per night, or 10/ and 12/ per week, at the Hotel corner of Frankfort and William sts.

Board and Rooms.

A FEW ROOMS to LET, with BOARD, on 2d and 3d floors, to families or single persons, at No. 49 Bleecker-st.

A SINGLE GENTLEMAN desiring a quiet, genteel home, can obtain a handsome, spacious FRONT ROOM, with Gas, Closets &c, in a central location, west from Broadway; no removing at May, the occupant being owner. Partial Board if desired Good reference indispensable. Address, for three days, Mrs ANGELINE, Broadway Post Office.

BOARD—A handsome front PARLOR and Rooms attached, with the best accommodations, in the new brown stone House, No. 102 East 18th-st. Also, a desirable ROOM for a single Gentleman. References exchanged.

BOARD.—A small private family, between the 5th and 6th ave, in the vicinity of 25th st., residing in a modern built, and genteelly furnished house, desire to make permanent arrangements with two gentlemen and their wives for BOARD, and give them all the comforts of a quiet home. Address HARMONY, at the drug store corner of 16th st. and Broadway, No 872 References exchanged

BOARD.—A neatly furnished front SITTING-ROOM, with Grate and Pantry, and Bedroom adjoining, may be had by a Gentleman and his Wife, or two single Gentlemen, in a small family, near Union-square. Gas, Bath &c, in the house. Apply at No 48 East 18th-st, between 4 h av. and Broadway. References exchanged.

BOARDING—Very pleasant front Rooms and Bedrooms with large pantries for Gentlemen and their Wives; also, a few Single Gentlemen, can be pleasantly accommodated, where they can realize the comforts of a home. The house first-class brown stone, pleasant location and very convenient. Apply at No. 29 West 18th st, near 5th av. Terms moderate.

BOARDING—At Nos. 45 and 47 East Broadway Pleasant ROOMS for Gentleman and their Wives; also, ROOMS for single Gentlemen or Day Boarders.

BOARDING.—A handsome front and rear PARLOR to LET, with BOARD to Gentlemen and their wives, single Gentlemen, or can accommodate a small, genteel family of adults Apply at No 199 West 13th st

BROOKLYN.—A small family, having resided in London, should like to accommodate an English family without small children with BOARD and LODGINGS, at moderate terms, in a new, clean house, containing the modern improvements, situate in a respectable neighborhood and near to South and Wall st. ferries Apply at No 242 Henry-st.

BOARD in BROOKLYN—With a small Family. Rooms furnished or unfurnished, for single Gentlemen, or family without children. Apply at No. 48 Livingston-st., one door from Court-st

MUSIC.—A Lady, an accomplished Singer and Pianist, and thorough instructor of Vocal and Instrumental Music, wishes to obtain BOARD and LODGING in a private family or first-class boarding-house, where her services in tuition will be taken partly in compensation therefor. References exchanged. Address M. R, MUSIC, Union square Post Office.

MUSICAL.—A young Lady, a graduate of a well-known Seminary, who has had experience in teaching the Languages and all the branches of a thorough English education; also Music, and the rudiments of Drawing desires a SITUATION in some family, where instruction will be received as compensation for Board. Music preferred. Address E. L., No. 48 Franklin-st

VEGETARIAN BOARDING-HOUSE, No. 13 Wooster-st—A few Rooms to let, with BOARD.

WANTED—An Unfurnished PARLOR and BEDROOM, with BOARD permanently, by a Gentleman and Wife, in a genteel private family Taste must be no other boarders whatever. Address L. C. Box No. 126 Herald Office.

Houses to Let.

ROOMS to LET—In the building over Tuttle's Emporium, No 345 Broadway, suitable for business purposes, offices, &c. Rent $5 $6, $7 per month Also, large lived Room on second floor fronting on Broadway, well adapted for any business requiring conspicuous sign room. Inquire in the store.

BROADWAY STORE and DWELLING to LET or LEASE—The large and elegant STORE, No 995 Broadway between 26th and 27th sts, and the DWELLING attached The above will be rented together or separately, and to a good tenant on favorable terms. The Store is fitted complete with shelves, counters gas fixtures, awning, &c, &c., and is now ready for occupancy, and possession can be had immediately The House is new and replete with all the modern improvements, and possession can be had 1st of April if desired Rent of Store, $500; Dwelling, $150. For further information inquire of G. M. MILLIGAN, No. 69 Wall st, or on the premises

COUNTRY SEAT, BLOOMINGDALE.—To LET, the very convenient and pleasant Country Seat, Furnished on 92d-st. and Hudson River, with Bathing-house, Coach house and every convenience for a respectable family, with five acres of excellent Land in good order, formerly occupied by the subscriber, and now by Mr. McCulloh Can be seen between 12 and 3 Possession 1st April Lease nearly opposite Elm Park gate; 5½ miles from City Hall. Apply to R. L. SCHIEFFELIN, No 18 East 22d st.

CHEAP STORES, BAKERIES and COTTAGES to LET—Several of each description to let in the upper part of the city and Brooklyn Also, HOUSE in Avenue C. Inquire of S. P. TOWNSEND, No 82 Nassau st.

DESIRABLE COUNTRY RESIDENCE to LET or for SALE—Situated in the village of Rahway, N. J., 19 miles from the City of New-York. The house is a superior modern-built edifice, containing all the requirements of a family; there is also a good stable and other out-buildings, with two wells of superior water, cistern, &c. The premises consist of two acres of valuable land under superior cultivation, divided into vegetable and flower gardens, orchard, &c. In fact, applicants will find it one of the most elegant and desirable residences in this vicinity. For further particulars apply to J. M. EMERSON & Co., Nos 1, 3, 5 and 7 Spruce-st.

DRY GOODS STORE to LET—A superior stand, located in one of the most flourishing and delightful villages on the Hudson Inquire at No. 20 Warren st

HOUSE and GROUNDS to LEASE from 1st May next—The large mansion House and Grounds situated in Court st. in front of Wychoff-st, Brooklyn. It is well adapted to the business of a boarding-house, ice-cream saloon and public garden It is now in course of repair, and will be made to suit, and possession may be had till 1st May without rent by party taking it. Apply to S. P. TOWNSEND, No. 82 Nassau-st, New-York, up stairs

HOUSE to LET—In Bond-st. Inquire at No. 7. Possession given immediately, if desired.

LARGE OFFICE in WALL-ST. to LET.—The Furniture, with a large Safe, suitable for a public company, to be sold. Apply at No. 6 Wall-st., rear office, first floor

LOTS to LEASE for a term of years, and on accommodating terms FORTY-FOUR LOTS of GROUND, situate on 9th and 10th-ave and 60th and 61st-sts. The Lots are in condition for immediate improvement, and will be leased together or separately. This is believed to be an opportunity seldom offered for securing so large a number of Lots in the city, lying together, and capable of being immediately built upon. For terms and other particulars, apply to FIELD & SLUYTER, No. 82 Broadway.

OFFICES to LET.—Single Offices and in suites in the new Building of the Nassau Bank, corner of Beekman and Nassau sts Second story well adapted for sales rooms for Jewelers and others. All the offices are well lighted and very beautifully finished.

Also handsome Suites of Offices, suitable for Lawyers, in the old Building Apply at the Bank.

ONE WINDOW and COUNTERS, of No. 343 Broadway, to LET. Also, part of the Basement and Cellar. Apply on the premises, to GEORGE LAMBERT.

PART of the HOUSE No. 51 Leroy-st. to LET.—For further information inquire on the premises

ROOMS to LET, with STEAM POWER—In the building corner of Greenwich and Beach sts, unsurpassed for manufacturing purposes. Rent very low to responsible tenants. Apply to FERRIS & TABER, No 336 Greenwich st.

STORES to LET—The FIRST FLOOR and BASEMENT and SUB CELLAR of Store No 46 Broadway, running through to New-st It has a fine north light in the center, and is filled with water closets, gas, fixtures, &c.

Also, the FIRST FLOOR and CELLAR of Store No. 52 Broad-st., with or without the store in the rear, No. 50 New-st.

Also, an OFFICE and LOFT in New-st. Apply at No. 71 Broadway.

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

STEAM POWER to LET—In light and airy rooms in a new building in Cliff st Apply to J C HULL & SON, No. 108 Cliff st.

STEAM POWER and ROOM to LET.—One ROOM 50x27 feet, well lighted on three sides, suitable for any manufacturing purpose corner of Bleecker and Sank-sts. Inquire of DUDLEY & SEE, on the premises.

STEADY STEAM POWER to LET.—Large Rooms, well lighted, in the new brick building, No 499 Water st, between Pike and Rutgers slips Inquire as above. For Sale cheap, an excellent TURNING LATHE, little used.

TO LET—A number of new first-class English Basement HOUSES, in 46th st, (south side) between 7th and 8th-ave—Rent, $600 Apply to MACFARLAN & MERRITT, No 3 Nassau st, or No. 49 3d-av

BANK OF THE REPUBLIC, corner Broadway and Wall st., New-York, Feb. 26, 1855.

TO LET—Eligible ROOMS (Nos. 5 and 6) on Second Floor. Apply to R. H. LOWRY, Cashier.

TO LET—A four-story (brown-stone front) HOUSE, No 194 West 33d st., with all the modern improvements, such as water throughout the house, Bath Room, Water Closets, Speaking Tubes Dumb Waiters, Gas, &c. Inquire of W A JAQUES, No 233 Broadway.

TO LET—The HOUSE and LOT No. 181 7th-av. between 22d and 23d st. Size, 25 by 46 feet deep; Lot 80 feet deep. Also, the Brown-Stone Front House and Lot No. 170 West 21st st. Also, the Three Story Brown-Stone Front House and Lot No. 126 West 23d st. Size, 20 10 in by 58 feet deep For rent and further particulars apply to BAKER & WEEKS, No. 1 Pine-st, corner Broadway.

TO LET—STORES Nos. 25 and 27 Cedar-st., from first of May next Also LOFTS in the same building, large and commodious and now occupied by Root & Anthony as a printing and book binding establishment, and well adapted to such and other purposes Inquire of P. HANFORD, corner of Exchange place and New-st.

TO LET—The large DWELLING over the Store Nos. 289 and 291 Fulton-st., Brooklyn, opposite Clinton-st The House contains 23 Rooms, and is a very desirable situation for a Boarding establishment, or will conveniently accommodate two families Possession can be had immediately, if desired. Apply to JOHN GEO. GOTTSBERGER, No 12 Centre-st., or JAMES VAN NORDEN, No. 20 Nassau-st, N.Y

TO LET—A two-story frame HOUSE, at the corner of Washington-av and 7th st, Lower Morrisania, within three minutes' walk of the Depôt—containing a store, seven rooms, and attic, conveniently arranged for a residence. The House is new, and most desirably located for business purposes. It will be rented on reasonable terms to a good tenant. For particulars apply to Mrs. P. H SHANNON, No. 7 Willett st; or J GREASON, No 215 Front-st; or J. L. PARSHALL Esq., Lower Morrisania, near the Depôt.

TO LET—In Hoboken, within three minutes' walk of the ferry, a few new first-class HOUSES in "River Terrace," with towers, ornamental fronts and court-yards, commanding a beautiful view of the River and New York; have all the modern improvements including gas, hot and cold water, and will be let to private families of the highest respectability only Boarding-house keepers need not apply. Inquire, cor of Hudson and 2d-sts, Hoboken, of E. MARTIN.

TO LET—One or two desirable OFFICES, in Trinity Building cheap Address Box No. 2 855, P. O

TO LET—The HOUSE No. 194 7th-st., between Avenues B and C, with all the modern improvements. Inquire of R. GLENN, No. 83 Spring st. Rent. $600.

TO LET—STORES and OFFICES in the BIBLE HOUSE, Astor place. Inquire at the Treasurer's Office 4th av entrance

TO LET, in THIS CITY—67 Houses; also, 17 Furnished Houses; also, 15 Houses and Furniture for Sale; also, 52 parts of Houses; also, many in Brooklyn Hoboken, Jersey, Staten Island, and surrounding country. If you desire to let or hire a house, you will save time and trouble by applying to R. D. GOODWIN, Clinton Hall, corner of 8th-st and Lafayette-place.

TO LET—With several years' Lease, if desired, a very superior HOUSE in Bleecker st., west of Broadway, the residence of a private family. The House contains 13 Rooms with all the modern improvements Possession from the 15th to 20th April. B. W. RICHARDS, No. 307 Broadway.

TO LET—The SECOND STORY of a Building on the southwesterly corner of Wall and Broad sts. Inquire of Mr. J R. HALSTED, Law Bookseller, No 19 Wall-st.

TO LET—STEAM POWER, and well-lighted ROOMS, near Broadway, on Canal, Elm and Walker-sts., at low rates Possession immediate, without charge till 1st May. Also the entire corner STORE, No. 13 Canal-st., by Mr. GAUDU No. 102 Walker-st.

TO LET or LEASE—A four-story and basement BRICK HOUSE in Abindon place. House, 25 feet wide, by about 50 feet deep with all the modern improvements. A fine location for a Physician. Rent, $1,200 Apply to ANSEL C. LOOMIS, No 1128 Broadway, near 24th st.

TO LET for ONE or MORE YEARS—A beautiful COUNTRY RESIDENCE, situated at Rossville, Staten Island, with 20 acres of land. The house is brick containing accommodations for a large family, and completely furnished. The situation is commanding and perfectly healthy. For particulars and plan of house, apply to ANTHONY J. BLEECKER, No. 7 Broad-st.

TO LET—Several STORIES of the large building Nos. 26 and 28 Frankfort-st., well suited for any mechanical business Will have a steam-power hoistway, and be warmed by steam. Steam-power will be supplied on reasonable terms, day or night. Will be ready April 1. Apply to CHARLES JENKINS, No. 22 Frankfort-st.

TO LET or LEASE.—The Bull's Ferry Hotel, at Bull's Ferry, New Jersey. Apply to GEORGE HAUSE, Steamboat Flora, foot of Spring st., New York.

TO TAILORS.—A good STAND to LET for a Tailor or Merchant Tailor. Apply immediately to S. M. PALMER, Milford, Pike Co., Pa.

TO LET or LEASE—The large BUILDING, nearly 30x80, No. 109 Bank-st, as a Dwelling, or for some light manufacturing purpose, containing 17 Rooms, with new Range and Baths, well lighted, having an open space on every side; sewer in the street Will be let or leased with or without the office, at which please apply. THEO. J. SEIXAS, No. 109 Bank-st.

TO RENT in ELIZABETHTOWN, N. J., a large STORE on Broad st, in the most central part of the town, suitable for a Bookstore, Dry Goods store, &c. Apply to J. O. HALSEY, at the Bank of New-York.

TWO HOUSES to LET.—Two three-story BRICK HOUSES to LET in Shillman-st., near Park-av., East Brooklyn Rent $200 each. The Myrtle-av. Railroad runs within one block of premises, rendering the locality convenient to those doing business in the city. Apply to C. KNOX, No. 128 Fulton-st.

Houses and Farms Wanted.

WANTED—A first-class brown-stone HOUSE, above 14th-st. and below 27th-st., between 5th av. and Madison-square. Apply to ANTHONY J. BLEECKER, No. 7 Broad-st.

FURNISHED HOUSE WANTED—For the Summer—In exchange the advertiser will take charge of the House and Furniture and see that no harm or loss occurs. The family consists of self, wife and one child two years old. Can give the best city references, and if necessary, security. Address C. Box 2 942 Post Office.

TENANTS removing 1st of May, can save themselves suspense and useless vexation and fatigue, by entering upon our Register a description of the property they would like to secure. The superior facilities of our Central Location will enable us to meet their wishes UNION-SQUARE REAL ESTATE OFFICE, No. 3 Everett House, corner of 4th-av. and 17th-st. REYES & HOAGLAND.

WANTED IMMEDIATELY—The whole or part of a small HOUSE not above 26th st. Rent not to exceed $450 per year for the whole house or $200 for lower half Must contain Croton, bathroom, gas &c, west side preferred Address S S S, No 201 East 23d st

WANTED to PURCHASE—A neat TWO or THREE STORY HOUSE, with all the modern improvements, on the west side of Broadway, above Canal st, and not higher up than the commencement of the avenues in a good neighborhood. Price from $5 000 to $6,500. Inquire at store No. 204 Fulton-st

WANTED to PURCHASE.—A HOUSE and LOT, or two or three Vacant Lots on 3d av. Price must be moderate. Address THIRD-AVENUE, Tribune Office.

Real Estate for Sale.

A BEAUTIFUL COUNTRY RESIDENCE for SALE at YONKERS—The House is situated on elevated ground commanding a view of 20 miles of the Hudson River and near the depôt It is built in Italian style, with Barn, Carriage-House &c The house has all the modern improvements such as furnace, water, bath room, &c., with every convenience for a gentleman's residence The grounds are well laid out in Garden, Fruit-Trees of all kinds, and two groves of Forest Trees, in all, two acres For particulars inquire of GEO. J. W MASEE, No 69 Beaver-st.

AT PRIVATE SALE—In the village of Riverhead, Long Island on the principal street convenient to the Long Island Railroad, and pleasantly located a comfortable DWELLING HOUSE three rooms deep; a good-sized Barn and Stable; also, a separate building, built for an Apothecary Store, (and occupied as such till the death of the former proprietor,) with about two acres of Ground. Will be sold for $1,300. Apply to Dr. S GRISWOLD, 427 Hudson-st N. Y.

AT PRIVATE SALE.—A beautiful Tract of Land of 150 or 200 acres, on the north side of Long Island, with an extensive water front situated at or near Glen Cove. Also, about 60 acres at Glen Wood, with Hotel, Steamboat Dock, &c. The location is well adapted for the establishment of a Shipyard. For price and further particulars, apply to BAKER & WEEKS No. 1 Pine-st. corner of Broadway

A DESIRABLE COUNTRY SEAT for SALE on EASY TERMS.—A large MANSION HOUSE in West Flushing, on the line of the Flushing Railroad, and about 35 minutes' ride from New-York, containing 17 well-finished Rooms, and surrounded with Fruit Trees Two acres of ground attached; more if desired. Apply to BARKER & ELLIOTT, No 3 Nassau st, N. Y

AT PRIVATE SALE—The three-story brick HOUSE and LOT No. 416 Pacific-st, Brooklyn Size 21 feet 6 inches by 44 feet deep; Lot 100 feet. For further particulars and terms apply to BAKER & WEEKS, No. 1 Pine-st, cor. of Broadway

AT PRIVATE SALE—A FARM at West Hackensack, N. J., 1¾ miles from Hoboken, and 1½ miles above Hackensack. It contains about 40 acres, 30 of which is tillable land, balance wood and meadow, with a new House 24 by 35 feet deep finished with marble mantles, &c., &c; also a new Barn, size 25 by 50 feet deep with a large Apple-Orchard, and a great variety of other Fruits, together with a lot of Farming Utensils For terms and further particulars apply at the office of BAKER & WEEKS, Auctioneers, No. 1 Pine-st., corner of Broadway.

A VERY pretty and convenient HOUSE, with two LOTS, each 25x100, may be secured for less than $4 500, well located on Adelphi st, near the Fulton-av. cars, in Brooklyn House—13 Rooms, 3 story and Basement, with Court yard and Piazza. Apply for 3 days to ROSWELL G. PIERCE, Pine-st. corner of Broadway, under Metropolitan Bank.

DOCK PROPERTY in the CITY of BROOKLYN for SALE or to LET—Dairy Lots with 500 feet water front, and bulkhead with 10 to 16 feet depth of water, will be disposed of together or in parcels to suit applicants. This property is very desirable for manufacturing purposes, building material yards, or any business requiring a good water front and dock and easy access to the City of New York, being situated in a central and rapidly improving part of the city. Terms easy. Apply to DANL S. DARLING, No 4 Sand st.

FARM LANDS FOR SALE.

In Lots to suit Purchasers.

Over 2,000,000 of acres of selected Prairie Farm Lands belonging to the Illinois Central Railroad Company.

The price will vary from $5 to $25, according to quality, location, &c. The purchase money may be payable in five equal instalments the first to come due in two years from date of contract; the others annually thereafter, giving six years to pay for the Land, with a charge of only 2 per cent. per annum interest

The first two years' interest payable in advance.

The Company's Construction Bonds received at cash. Apply to CHAS M. DUPUY Jr., Land Agent, Illinois Central Railroad Co., No. 84 Lake st., Chicago, Illinois.

FARM for SALE—In Orange County, New York, ten miles from Newburgh in the town of Montgomery 100 acres; good House and Out-Buildings, well fenced, with great variety of Fruit Trees

Also for sale good HOUSES in desirable locations LOTS up town to exchange for good tenement property Apply to MACFARLAN & MERRITT, Auctioneers, No 3 Nassau st. or No 49 3d av.

FARM FOR SALE, at SOMERVILLE, N. J., late the property of R Martin, deceased containing one hundred acres, the whole under the highest cultivation. For particulars inquire, on the premises, of JOHN MARTIN, or of either of the subscribers JANE MARTIN Administratrix, Somerville, N. J. JAMES JENKINS Administrator Elizabethtown, N.J.

FARM for SALE or EXCHANGE—In Westchester County, containing 43 Acres, 22 miles from the city, on the line of the New-York and New-Haven Railroad, 15 minutes walk from the Station. All the buildings are in complete and perfect order One of the finest locations in the country for a gentleman doing business in the city Has a fine view of the Station, and an extensive view of the Sound. Apply to ANDREW EADIE, No 117 Fulton-st.

FARMS for SALE—Eight small FARMS, superior land for Gardening purposes, within 5½ miles of Williamsburgh ferries from 5 to 8 acres each, without buildings; one of about 9 acres, good buildings; Farm of 37 acres, with buildings Huntington, L. I; one of 12 acres at Hyde Park, L. I., with good new buildings. Also, a Farm of 20 to 40 acres, near Jamaica good land. CHAS R. MILLER, No. 195 Broadway.

FARMS for SALE.—One of 20 acres, near Newark fine Buildings and superior Land; price, $3,000. One do. of 16 acres; price $2,500 One of 8 acres; superior improvements; in Morris-co., near railroad station. Two Farms, 40 acres each good Buildings in Westfield, N J, One do. of 13 acres Also, Farm of 50 acres; superior Land and Buildings; in West Bloomfield. CHAS. R MILLER, No. 195 Broadway.

FARM for SALE.—The very desirable FARM, 2½ miles from RAHWAY, N. J., on the road leading from Rahway to Plainfield, containing 160 acres of land (20 of which is wood land,) in a good state of cultivation; Dwelling and Out-buildings good There are on the place two apple orchards, and a variety of other fruit Railroad communication with New-York from Rahway several times a day. For further particulars, inquire of J. C. HULL, No. 108 Cliff st; or, on the premises, of EDWARD H. WOOD.

FOR SALE—A pleasant COUNTRY PLACE of 17 acres of CHOICE LAND, under a high state of cultivation, situated 2½ miles south of the City of Poughkeepsie, on the Highland Turnpike, or old post road, leading to Fishkill, and in the vicinity of the country seats of Mr. Ellsworth, Mr. Jerome, Professor Morse, Mr. Macy, &c. The dwelling is a square brick cottage, containing some eight rooms, with cemented cellar under all There are two barns on the place, one just finished for horses and carriages and admirably arranged The place is beautifully shaded and fruited also well watered by a brook running through the whole property Price of the place $7 000 Apply to JAMES SERGEANT, Real Estate Agent, at Poughkeepsie

FOR SALE—A beautiful COUNTRY SEAT and FARM of 36 acres of choice Land at Clinton, New-Jersey, two miles from Newark, and near the residence of Capt. Ezra Nye. On the Farm are a large modern-built Dwelling, large Barn, Carriage-house, Granary, Stables, &c., &c., all new and built in the best manner It commands a fine view of New-York, Staten Island, Newark Bay, &c., &c., and is considered one of the most pleasant and healthy locations in the State; it is within less than an hour's ride of New-York; is well watered and fenced, and will be sold low for cash Part of the purchase money can remain, if desired, at 7 per cent For particulars, apply to H A SPAFFORD, No 50 Wall-st.

FOR SALE—One new four-story HOUSE, 20 by 55 feet in the block of five, all alike, No. 46 East 24th-st., between Lexington and 4th avs. This is a very desirable House and the only one to be had in the block. Possession immediately. Apply at No 44 East 24th-st., or between 1 and 2 o'clock at No. 44 Wall-st., to CHAS H. SMITH.

FOR SALE, or EXCHANGE for CITY PROPERTY—Twelve Acres of LAND, with a fine House and Outbuildings, situated at ELIZABETHTOWN, New-Jersey, one-quarter of a mile from Mulford's station on the Central Railroad, and 1½ miles from Elizabethtown. The buildings are large, and built in the best manner. Communications by railroad twenty-four times per day. For price, and further particulars apply to BAKER & WEEKS, No. 1 Pine-st., corner of Broadway.

FOR SALE—In Elizabethtown, New-Jersey, the large and commodious DWELLING HOUSE, the late residence of Stephen P Britten, deceased, with about two Acres of valuable Land attached The property is in thorough order with commodious Barn and other Out-buildings, an excellent Garden well stocked with the choicest fruit trees. It is slightly situated in one of the best parts of the town and within a few minutes' walk of the Railroad Depôt, with good pavements leading thereto Terms easy For price and other particulars, apply to WILLIAM DE GROOT, No. 4 Broadway; or to W F DAY Elizabethtown.

FOR SALE, EXCHANGE, or to LET—On the Boston Postroad, at Rye Neck, on high ground, to full view of the sound half a mile from the Mamaroneck Station a COUNTRY SEAT of about four acres, with abundance of shade and fruit trees and every requisite convenience fishing, bathing, &c. Apply to Mr E L VAN KEUREN, on the premises, or F W LAMBERSON, No 79 Nassau st, N Y.

FOR SALE—The first-class superior built HOUSE in Westchester County, 16½ miles from the City Hall, and three minutes' walk from the Harlem Railroad or New-Haven Railroad. The Garden is laid out with Box-wood and Fruit Trees; the Lot is 81 feet 6 inches by 132 feet. Apply to WM GEE, No. 52 Fulton st. third floor; or to THOMAS WOOD No. 158 Nassau st Price, $5 000 Terms easy

FOR SALE—The three-story and attic BRICK HOUSE and LEASE (Conger's, with renewals,) No. 130 East Broadway, between Jefferson and Clinton-sts. House 26 feet by 48 Apply on the premises, or of F S HOFFMAN, No. 79 Nassau st or S. S BROWN, No. 13 Wall-st.

FOR SALE—In this city—173 HOUSES; also, 467 LOTS. Also, many in Brooklyn, Williamsburgh Hoboken, Jersey, Staten Island. Also, a large number of FARMS, in various locations. If you desire to purchase or sell Real Estate, you will save time by applying to R. D. GOODWIN, cor. 8th-st and Lafayette-place.

FOR SALE in JERSEY CITY.—Six new brick DWELLING HOUSES—3-story and basement, 20 by 46, with ten room, gas, water, and hot air fixtures, marble mantles, &c all complete, in Grand-st, three minutes' walk from the Ferry

Six similar HOUSES in Grove-st., five minutes from the Ferry. One 4-story and basement brick HOUSE in Barrow st, 25 by 55 feet, with gas water, hot air fixtures, &c.

Also, a COTTAGE HOUSE and GROUNDS, in the eastern slope of Bergen Hill, a very desirable country residence; stable, shrubbery, garden, with an uninterrupted view of New-York Bay A large part of the purchase money can remain on head and mortgage. Apply to WM. WHITE, Railroad av., or E. B. WAKEMAN, Hudson County Bank, Jersey City.

FOR SALE or to LEASE—The substantial Three-story and Basement HOUSE No 261 10th st; size, 25x50; Lot, 100. Was built several years since in the best manner. Paid in two rooms deep with mahogany doors. Apply to ROSWELL G PIERCE Pine st, corner of Broadway.

FOR SALE—A fine RURAL RESIDENCE, with large Garden and a choice variety of young bearing Fruit Trees, conveniently situated to Railroad, a few steps from the Depôt For particulars, apply at No 149 Nassau st.

HOUSES for SALE or to LET in BROOKLYN.—Nos 83 85 and 87 State st, three-story brick, and very desirable residences, being near the Ferry. Terms easy. Apply to HENRY PHILLIPS, No. 228 Henry-st, Brooklyn.

HOUSE for SALE or to RENT.—The three-story attic and basement HOUSE, No 69 Irving place, with all the modern improvements Can be seen from 10 to 4 o'clock. Apply to O. S. TWEEDY, No. 11 West 16th st., or No. 12 Vesey-st.

IN GRAND-ST., BROOKLYN, (late Williamsburgh) two fine 3-story and Basement BRICK HOUSES, with Stores—one 24 by 40 and one 22 feet 6 inches by 70; lots 100 feet deep. Also one 2-story and basement COTTAGE HOUSE. Will be sold cheap to close a concern. Inquire of JOHN W. FORGIE, Real Estate Agent, basement Farmers' and Citizens' Bank, Peck-slip, Williamsburgh.

LOTS for SALE—Two splendid Lots on 34th-st., near the 5th av. 12 Lots on 44th-st. between the 5th and 6th-avs., and 3 Lots on 42d st. Inquire of S. P. TOWNSEND No 82 Nassau st.

STAMFORD PROPERTY.—For Sale, several beautiful COUNTRY RESIDENCES situated on Henry, Willow and Atlantic-sts. Stamford, Conn., about five minutes' walk from the dépôt and about the same distance from the Sound and Steamboat Landing. The Houses are each large, and built in beautiful style, with the modern improvements, &c. The grounds are very tastefully laid out, abounding in fine shade trees, fruit, grape, arbors, shrubbery, circular walks, flowers in great variety, with fine gardens, out buildings &c. This property has a splendid and commanding view of the Sound and surrounding country, and is every way suitable for first class country residences. For price, terms, and further particulars, apply to ANTHONY J. BLEECKER, No 7 Broad-st, where a lithograph view of the property can be seen

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A LADY who has studied Singing under the first masters in Europe, and who is thoroughly qualified to TEACH, being compelled to make use of her acquirements from adverse circumstances, desires to procure PUPILS. Would also give instruction in the higher branches of an English Education Terms moderate. Address MUSIC, or apply at No. 261 East 23d st

A FRENCH GENTLEMAN, Mr. FABREYOU, will begin a Course of his own Native Language, for gentlemen, on MONDAY EVENING, from 7 to 9. He could give, also some private lessons. The best references. No. 144 Waverley-place.

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MUSIC MADE EASY and INTERESTING, by Prof DUMSDAY No. 265 Grand-st., Teacher of the Piano-Forte, Guitar, Singing, Accordeon and Violin. Terms at his Academy, $6, in advance, for 12 lessons. Nice Piano-Fortes for sale or to let cheap.

PUBLIC NOTICE is hereby given that the new SCHOOL HOUSE in 17TH-ST, near 8th av, in the 16TH WARD, is now completed, and ready for the admission of Pupils

Parents and guardians are invited to send their children for examination and classification.

The Principals of the various Departments will be in attendance for this purpose from 9 to 3 o'clock.

The Public Ceremonies of the opening of the School will take place at the school House on the 13th day of March, commencing at 2 o'clock P M, when several Addresses will be delivered, and other interesting exercises will take place. The public are invited to attend.—New-York, Feb 26, 1855.

JOHN DE LAMATER, JEREMIAH E CARY, B C. WANDELL, } Committee.

THI