Wants.

A FRENCH Girl, recently arrived, wishes a situation as CHILD'S NURSE, CHAMBERMAID or SEAMSTRESS. Cannot speak English. Apply at No. 60 West 19th-st.

A LADY of genteel manners and experience wishes to obtain a situation as LADY'S COMPANION and HOUSEKEEPER, or as NURSERY GOVERNESS. She understands all kinds of Sewing and Embroidery; speaks and writes French and German. Fully competent to superintend the household of a widower and take the entire charge of some children. Best of reference. Address a note to ANNA, Tribune Office, for this week. No objection to leave the city.

A COMPETENT young Woman wants a situation as LAUNDRESS; can do fine French Ironing, and would do Chamberwork and assist in Washing and Ironing; or would make herself useful in a respectable family. The best of city references will be given. Call for two days at No. 175 East 23d-st., second floor, back room No 4.

A SEAMSTRESS is desirous of obtaining a SITUATION in a respectable Protestant family. She is thoroughly capable of doing all kinds of Family Sewing, both plain and fancy; will be found willing to make herself useful otherwise if required; has the very best of city reference; to be seen at No. 87 24th-st., second floor, front room.

A RESPECTABLE Welsh person wishes a situation as LADY'S MAID or to WAIT ON GROWN CHILDREN; understands Hairdressing and doing up fine Muslins and Laces; has no objection to travel; can give good reference. Call at or address No. 107 West 27th-st., between 7th and 8th-avs.

A PROTESTANT German Lady wishes a situation to TRAVEL WITH or WAIT on a SICK LADY. Would have no objection to go South or West. She would also ASSIST in the CARE of CHILDREN, and is capable of instructing them in her own language and in French. She is an excellent Seamstress, and can teach embroidery, &c. Address M. B., No 417 Broome-st., for one week.

A SITUATION wanted by a steady, respectable GIRL, as good COOK, excellent WASHER and IRONER; understands Baking. Would have no objection to do the work of a small private family, or to do the Chamberwork and assist in the Washing. Can give good city reference. Can be seen for two days at No. 152 Elizabeth-st., room No. 3, first floor.

A PROTESTANT German Lady of respectability desires a situation as GOVERNESS to Young Children; speaks French and German, and could also teach the same; can do all kinds of Sewing and Embroidery, and is willing to make herself useful. Also, she plays the Piano. Please call at No. 89 Orchard-st., corner Broome-st., 3d story.

A YOUNG Woman, a Protestant, wants a situation in a small private family as COOK and to WASH and IRON; can give two years' city references. Brooklyn preferred. Can be seen for two days at No. 244 Navy-st.

A RESPECTABLE Protestant Woman wants a SITUATION; is a good Plain Cook and a good Bread and Biscuit maker, and is willing to assist in the Washing and Ironing; has the best of city reference. Can be seen for one day at No. 309 2d-av., between 21st and 22d-sts.

SITUATIONS WANTED—As a good COOK and to WASH and IRON, in the city or country, by a very experienced Girl, with good city references; and as CHAMBERMAID and WAITER, or as WAITER, by a tidy, active young Woman. Call at No. 72 6th-av., in the Bookstore.

SITUATIONS wanted as SEAMSTRES and DRESSMAKER by a respectable Girl who is a nice hand at children's clothing, and as first-rate COOK in a private family or select boarding-house by a very experienced young Woman. Call at No. 72 6th-av., in the Bookstore.

SITUATION WANTED—By a respectable young Woman, to do GENERAL HOUSEWORK; is a good Plain Cook and Baker, and a first-rate Washer and Ironer, and has good city reference if required. Call at No. 159 Bowery.

SITUATION WANTED—By a respectable young Woman, as GOOD PLAIN COOK, and is willing to do the WASHING and IRONING in a small private family. Is a good Baker, and can give good city reference. Call for two days at No. 73 West 17th-st., near 6th-av.

TUITION.—A young Lady, experienced in teaching the English branches, French, Latin, &c., desires EMPLOYMENT in a family or School in New-York or Brooklyn. Address GRADUATE, Schroeder's Bookstore, No. 12 Bible House, Astor-place.

WANTED—By a respectable Protestant young Woman, a situation as CHAMBERMAID and WAITER; is a first-rate Washer and Ironer; the very best of city reference given. Call at No. 314 19th-st., near 10th-av. Can be seen for two days.

WANTED—A situation as good plain COOK and first-rate WASHER and IRONER, by a respectable Girl; understands Bread and Biscuit making. Call at No. 350 1st-av., between 20th and 21st-sts.

WANTED—A situation by a German Girl, to do COOKING, WASHING and IRONING, or CHAMBERWORK and WAITER. The best of city reference. Call at No. 11 Delancey-st., 1st floor, front room.

WANTED—By a young Protestant Girl, with good city reference, a situation to do the WORK of a small family, or as CHAMBERMAID and ASSISTANT WASHER and IRONER. Can be seen for two days at No. 191 East 11th-st., first floor, back room.

WANTED—By two very respectable Girls' situations; one as NURSE and SEAMSTRESS, the other as CHAMBERMAID and WAITER. Can be highly recommended. Call at No. 354 7th-av., corner 32d-st.

WANTED—By a repectable young Woman, a situation in a private family to do GENERAL HOUSEWORK. Can furnish good city references. Can be seen for two days, if not suited. Apply at No. 135 West 19th-st., rear building, fourth floor.

WANTED—A situation by a respectable Woman, as COOK and excellent WASHER and IRONER. Best of city reference from her last place. Apply at No. 22 Sullivan-st. Can be seen for two days.

WANTED—A situation by a respectable Woman as COOK. She understands her business in all its branches. No objection to assist in the Washing and Ironing. Good city reference. Apply at No. 53 University-place, second floor, front room. Can be seen for two days.

WANTED—A situation by a respectable Woman, as CHAMBERMAID and LAUNDRESS, or would COOK, WASH and IRON in a small private family. Good city reference. Apply at No. 112 10th-st., between 1st and 2d-avs., first floor, front room.

WANTED—By a respectable Protestant young Woman, a situation as WAITER, or CHAMBERMAID and SEAMSTRESS. She can give good city references. Can be seen for two days at No. 38 East 14th-st. (Union-square.)

WANTED—A situation by a respectable young Woman as CHAMBERMAID and WAITER in a private family; has good city reference. Apply at No. 22 East 23d-st. Can be seen until suited.

WET NURSE.—A young, healthy married Woman, in the country, who has lost her own a few days old, wants a BABY to WET NURSE. Address Dr. STEARNS, Washington-av. and 12th-st., Morrisania.

A MAN 24 years of age, now in the capacity of a Traveler for a Fancy Goods house in this city, being tired of traveling is desirous of obtaining a situation in a Dry Goods house next January, where he can take full charge of the Notion Department, which he fully understands. A No. 1 reference given. Address Box No. 116 Tribune Office.

RETAIL DRY-GOODS SALESMAN WANTED—Of experience in the city trade. Apply to JOURNEAY & BURNHAM, No. 144 Atlantic-st., Brooklyn.

TEACHER.—A Theological Student wishes to engage in a private family or school to TEACH a part of the day or evening. Address STUDENT, Union Theological Seminary, New-York City.

TEACHER WANTED—An Assistant (male) in an Institution sixty miles from New-York. One of considerable experience preferred. Address, stating particulars, J. W. ROUND, Florida Orange county, New-York; or call at the Irving House, New-York, on Friday, Nov. 2, from 11 o'clock till 2.

TO MILLINERS—Wanted, two first-rate TRIMMERS, at Mrs CARTER'S, No. 53 Broadway. None need apply but those thoroughly acquainted with the business.

TO PRINTERS.—Wanted, by an experienced PRESSMAN on the Adams's or Hoe's large cylinder, a situation; he is fully capable of taking charge of a number of Presses. No objection to going out of town. Address VALLANCE, Tribune Office.

U. S. SCHOOL AGENCY AND TEACHERS' UNION, (1847) by E. H. WILCOX & SON, No. 293 Broadway.—*A perpetual Introducer* at 1 per cent, the *People's Savings Bank*, sharing equal *Dividends* with *Check-holders*, $5, $10, $15, $20, &c., filling all orders, vacancies and changes, for those who keep a full investment, suiting nearly every school and family, insuring to all an income of 7 to 50 and 100 Per Cent. No charge to pupils. TEACHERS' MEETING and CORRESPONDENCE DAILY, suiting the *Best Educators of All Nations.*

WANTED—As WAITER in a private family, a Girl of first-rate qualifications. Such a one, bringing city references, may apply at No. 743 Broadway, opposite Astor-place, basement door, between 9 and 12 o'clock.

WANTED—At No. 4 East Broadway School Teachers, Salesmen, Barkeepers, Men on railroads and steamers, Coachmen, Boys for trades and stores, Housekeepers, Beam-screwers, &c. Applicants at a distance may inclose $1, stating particulars, and they will be promptly suited. EDWARD GILLEN.

WANTED—An American or Scotch Woman as CHAMBERMAID, SEAMSTRESS, and ASSISTANT-LAUNDRESS. References required. Apply at No. 124 West 13th-st., between 6th and 7th-avs.

WANTED—A SITUATION is wanted by a Boston young Man, 20 years of age, in a Commercial or Mercantile House, in some capacity in which he would be actively engaged. Has had three years' experience; writes a fair hand; is familiar with accounts, and would devote himself to his employer's interests. Would not object to travel. Satisfactory Boston references given. Address box No. 1,680 P. O., Boston.

WANTED—A MASON that is acquainted with SETTING WALKER'S WARM-AIR FURNACES. No. 77 White-st.

WANTED.—500 young Men wanted, as AGENTS, at a salary of $5 00 per month. For further particulars in regard to the business, inclose postage stamp. Address H. E CARTER, Haverhill, Mass.

WANTED—In a Refectory, a young MAN as WAITER. Inquire at No. 66 Chatham-st.

WANTED—A few young LADIES to teach on the PIANO, by a young Lady thoroughly versed in the use of that instrument. Terms $15 per quarter. Address GINEVRA, Box No. 114 Tribune Office.

BROOKLYN HIGHTS.—Pleasant ROOMS with BOARD for Gentlemen and Wives or single Gentlemen, No. 99 Cranberry-st., 3 minutes from Fulton and Wall-st. ferries.

To Whom it May Concern.

LOST—THIS DAY, a NOTE made by Mr. HOSKA LAKE, in favor of ANTHONY CIVILL, amount about $58, due about 1st July last. The public are cautioned not to negotiate it. The finder will be suitably rewarded by returning it to A. CIVILL, at No. 85 Chambers-st., Gladstone Depot. Payments stopped. New-York, Oct 31, 1855.

SECRETARY OF STATE'S OFFICE, ALBANY, October 26, 1855.

IN CONFORMITY with sec. 5, chap. 175, of the Laws of 1849, notice is hereby given, that the Clerks of the several Counties in this State will receive subscriptions for the COLONIAL HISTORY OF NEW-YORK from the 1st to the 30th of November next.

This work consists of Documents relating to the Colonial History of the State procured in England, France and Holland, by J. Romeyn Brodhead, Esq., who was appointed Agent for that purpose by virtue of an act of the Legislature of 1853.

This History will be published in ten quarto volumes, four of which are now ready for delivery. The remainder will be published at an early day.

Subscriptions will be received from the different Counties in proportion to their population. If there shall be a less number of subscribers in some counties, and a greater number in others, than they are entitled to, the excess of copies left in the former will be delivered to subscribers in the latter counties.

The price of the work, as established by law, is three dollars per volume.

Subscribers will receive the work at the office of the Treasurer of the County in which the subscriptions are taken, upon payment of the sum above mentioned.

The volumes now published will be ready for delivery to subscribers in the month of December next.

MYRON H. CLARK,
E. W. LEAVENWORTH, Secretary of State.
o29 6t JAMES M. COOK, Comptroller.

THE OLD ESTABLISHED HOUSE.—INDEPENDENT POLICE AND PRIVATE INQUIRY OFFICE.—GILBERT F. HAYS and CHARLES W. MERRITT inform their friends and the public that they have moved their Offices to Rooms Nos. 10 and 11 No. 82 Broadway, where they will be happy to attend promptly and faithfully to any business entrusted to their care. They possess peculiar advantages to collect claims either in the United States, Canada or Europe. They respectfully refer to the Banks in the City of New-York, or to any of the Mercantile Houses of standing in the city, as to their character for promptness and fidelity.

WANTED—Mr. or Mrs. DEMOREST, Ladies' Pattern Cutters, New-York, to come forward before the Fair closes and prove this elegant French Dress-cutting system to be their design; otherwise their opponent, Mrs J. JOSEPHINE GIBBONS, will proceed against them for all favors bestowed on those models by the Lady Judges. The above system of Dress-cutting taught by a mathematical arrangement in the Crystal Palace or at 265 Spring st., by Mrs. JOSEPHINE GIBBONS.

$200 PER MONTH.—On receipt of 25 cents I will send all the famous receipts, new discoveries, secret arts, the lovers's secret, &c.; also the knowledge by which any person can clear $200 per month. Address Dr. JAMES R. DAVENPORT, Philadelphia, Pa.

Lost and Found.

$15,000 REWARD.—On the 8th of September last two BOXES were delivered at the Office of the American Express Company in Buffalo, Iowa, by a certman from the United States Land-Office.

Said Boxes, on their arrival at the Sub-Treasury in New-York, were found to contain buck-shot of the size of 140 to the pound, and pressed balls of the size of 160 to the pound, to the amount of 174 pounds in weight, and 26 pounds of sheet lead, No. 4. The boxes were made of white pine, one inch thick, dovetailed at the corners, about 16½ inches long, 8½ inches wide, and 4½ inches deep, inside measurement. The bottom of one of the boxes was of hemlock. They were strapped once around the middle with one inch hoop iron. It is claimed by the Assistant-Treasurer at Dubuque that the boxes each contained gold coin to the amount of $25,000. They were marked with cards addressed to the "Assistant-Treasurer, U. S., New-York," which cards are admitted by the Deputy Assistant-Treasurer to be genuine.

Now, therefore, for the purpose of discovering where and how this fraud was committed and bringing to justice the perpetrators thereof, the American Express Company will pay $10,000 for the recovery of the money, or in that proportion for any part of it, and $5,000 for the arrest and conviction of the offenders; and they will pay liberally for information relative to the making of said boxes, and furnishing of such lead, balls, shot, &c.

All communications should be addressed to the subscribers.

WELLS, BUTTERFIELD & Co., New-York,
LIVINGSTON, FARGO & Co., Buffalo.
Proprietors of the American Express Company.
Buffalo, Oct. 3, 1855.

Chances for Business Men.

ANY ONE can make money who has, or can get but a few dollars to buy the EXCLUSIVE RIGHT for a Town to insert the new Patent Oil-Sockets and Axle-Cleaners into all kinds of Carriage-wheels; or for a County or State, to sell again. This is a lucrative business everywhere. Address Dr. A. C. GARRATT, the patentee, No. 39 State-st., Boston.

A CHANCE for any one RETIRING from BUSINESS.—A FARM of 75 acres, near Ithaca, ten hours from this city, will be exchanged for any respectable productive BUSINESS, either store or manufacturing, in this city. Apply to HOWES & FROBISHER, No. 84 Nassau-st.

FOR SALE—A LUMBER BUSINESS, one of the best stands in the city of Brooklyn, with good Stock, Sheds, Racks, &c., all complete, and now doing a first-rate business. To any person desirous of engaging in the business, a chance is here offered seldom met with. For particulars apply to THOMAS & STREET, No. 34 Pine-st.

HARDWARE STORE for SALE.—The Stock and Good-will of a HARDWARE and TOOL STORE, long established on the east side of the city. The stock is light, well assorted, and in perfect condition, and will be sold on reasonable terms—thus offering a chance seldom to be met with to one desirous of entering into a good profitable business. Perfectly satisfactory reasons given for selling. Address HARDWARE, Tribune Office.

IRON FOUNDERY for SALE, including a good Dwelling and Out-Houses, Planing Machine, attached to Foundery. Machine new, and in successful operation. A rare chance for business. Owner has other business engagements. For further particulars, apply to WILLIAMS & SMITH, Agents, No. 84 Nassau-st., N. Y.

MANUFACTURING BUSINESS for SALE—To locate in any city in the Union; in New-York and Boston the business is paying from $5,000 to $7,000 per year. This is a rare opportunity for persons with a small capital. A full explanation given upon an interview or by letter. Address G. G. H. & Co., Box No. 117, Tribune Office.

MILLS for SALE.—Two RUN of FRENCH BURR-STONES and GEARING in running order. Apply at No. 499 Water-st.

PAPER MILL for SALE.—The subscribers offer for sale their PAPER MILL situated at ANDOVER, Connecticut, on a good stream of water, near the railroad between Hartford and Willimantic. The Mill is nearly new, in excellent running order, has three iron engines, with driving power for a fourth; a 62-inch Fourdrinier machine, with all the modern improvements, for the manufacture of White Paper. Annexed to the Mill are 75 acres of LAND, with three large commodious dwelling-houses, with barn and outhouses. Apply to HUNTER & HILL, Andover, Ct., or to FOOT & COLE, No. 32 Beekman-st., New-York.

PARTNER WANTED—With a Capital of from $5,000 to $6,000, to take an interest with a Brewer in an established Lager-Bier Brewery, where his personal services will be required to take charge of the books, &c. Address BREWERY, Tribune Office.

WANTED—As PARTNER, or otherwise, an active BUSINESS MAN, with some capital, in a respectable, pleasant business which will, with moderate exertions, clear $3,000 to $4,000 per annum. A gentleman fond of traveling a few months in the year would find this a desirable opportunity. Address L. WINTERBOTHAM, Tribune Office.

$5,000 to $10,000.—Wanted, a PARTNER with $5,000 to $10,000 in a good paying and well established business in this city. Address, with real name, B. F., Box No. 1,872 Post-Office, New-York, and information will be given where an interview may be had.

$2,000.—THE advertiser has $2,000, which he desires to invest in some PAYING BUSINESS. Parties who wish to make some arrangement can address EMPLOYMENT, at the office of this paper. All communications will be strictly confidential.

$5,000.—WANTED—A PARTNER with this cash capital to take an interest and control the finances of an important cash business, having an unlimited demand for the produce of the factory, and is now realizing a fortune. Unexceptionable references. Apply, from 9 till 12 o'clock, at No. 229 Broadway office No. 8.

Hotels.

EVERETT HOUSE, north side Union-square, New-York.
This establishment is now open for the accommodation of Transient and Permanent Boarders.
CLAPP & JOSLIN.

THE SMITHSONIAN HOUSE,
On the European plan,
BROADWAY, corner of HOUSTON-ST.
This new and large Hotel, newly Furnished and in thorough order, heated through out by steam-pipes, and with all the appointments of the highest-priced Hotels, offers to travelers and the public, including families, unsurpassed accommodations at lower rates than attainable at any other first-class Hotel.
A few desirable single rooms will be let for the Winter to Gentlemen at from $2 50 to $5 per week.
SIDNEY KOPMAN.

Board and Rooms.

A YOUNG professional Gentleman requires FURNISHED ROOM and BOARD within half an hour of the City Hall, at $4 to $6 per week. Address, at once with particulars, D. V. E., Tribune Office.

BOARD.—A Lady whose family consists of three persons would be happy to accommodate a Lady and Gentleman, or two Gentlemen, with FULL or PARTIAL BOARD. Those desiring the comforts of a complete home will call on or address Mrs. O., No. 124 Tillary-st., Brooklyn, the third house from Bridge-st. Ten minutes' walk from any of the ferries.

BOARD in CATHARINE-ST.—Several Gentlemen can be accommodated with BOARD at No. 1 Monroe-st., (corner of Catharine-st.) Terms moderate.

BOARD.—A pleasant Parlor and Bedroom may be obtained at Mrs AUSTIN'S, No. 74 East 16th-st., near Union-square; also a single Room. Dinner at 6 o'clock. The house has all the modern improvements.

BOARDING.—Gentlemen with their Wives may obtain pleasant and desirable ROOMS, with Bedrooms and Pantries attached, with all the modern improvements, at No. 194 East Broadway. Two or three single Gentlemen may obtain separate rooms.

BOARDING.—One or two single Gentlemen can obtain ROOMS, with partial BOARD, in a private family where the comforts of home would be enjoyed. House and location pleasant. Inquire at No. 134 Thompson-st.

BOARDING.—A Gentleman and Wife can obtain good BOARD, in a private family, with an unfurnished front Room, at No. 56 McDougal-st. (St. Common's place), near Bleecker.

BOARD in BROOKLYN.—Three or four single Gentlemen can be accommodated with pleasant ROOMS and partial BOARD in a private family. House new and pleasantly located, within five minutes' walk of either the Wall-st. or Fulton Ferries. Apply at No. 98 Clark-st., near Fulton-st.

BOARD in BROOKLYN.—A Gentleman and his Wife, and a few single Gentlemen, can be accommodated with good BOARD and PLEASANT ROOMS by applying at No. 56 State-st., corner of Garden, three minutes' walk from the South and Wall-st. Ferries.

BOARD in BROOKLYN.—A Gentleman and his Wife can be accommodated with a LARGE FRONT ROOM on the second floor handsomely furnished, with BOARD, in a private family. Location pleasant and near the Ferry. Terms reasonable. Apply at No. 46 Sands-st.

BOARD in BROOKLYN.—A large ROOM on second floor to RENT with BOARD, suitable for a Gentleman and Wife, or two Single Gentlemen. Also, Extension ROOM on first floor. Location very desirable, being convenient to Wall-st. and South Ferries. Apply at No. 240 Henry-st., between Congress and Amity-sts.

ROOMS to LET—To single Gentlemen, with BREAKFAST in a private family. Bath-room, &c., at No. 13 Bond-st.

TO LET—A large FURNISHED ROOM on the second floor, to two Gentlemen; or to Gentleman and Wife, with a privilege in the kitchen for cooking, at No. 55 West 21st-st.

TO LET—To a single Gentleman in a French private family, a FURNISHED FRONT PARLOR and BEDROOM on the second floor of a House situated at No. 36 Walker-st., between Broadway and Church-st. Apply as above. Terms $16 a month.

WANTED.—A French Gentleman desires to find BOARD and LODGING in a family where Lessons in French and Fine Arts will be considered an equivalent or taken as part payment. Unexceptionable reference given. Address M. O. L., Box No. 121, Tribune Office.

Houses to Let.

AT CARMANSVILLE and FORT WASHINGTON—To LET—Several new and well built DWELLINGS, with modern improvements suitable for merchants, clerks and others. Apply to JNO. C. GRAFF, Carmansville, or W. T. GRAFF, Nos. 119 and 121 Nassau-st.

BAKERY to LET or LEASE.—The old established Stand No. — 6th-av. Also, BASEMENT, corner 6th-av. and 21st-st. For Sale, LOTS on Broadway, between 41st and 42d-sts. 75 per cent on bond and mortgage. Apply to W. H. RAYNOR, cor. Broadway and 35th-st., or 19 West 24th-st.

HOUSE to LET—The very neat three-story and basement brick HOUSE, No. 150 West 30th-st., between Broadway and 6th-av. Inquire of D. T. MACFARLAN, No. 49 3d-av.

OFFICE to LET.—The well-lighted and eligibly situated front corner office in the second floor of No. 102 Nassau-st., corner of Ann (being one of the best in the street,) will be rented to a good tenant on very reasonable terms. Apply to GEO. C. THOMPSON, at S. M. Pettingill & Co.'s, No. 119 Nassau-st.

PIANO-FORTE MAKERS—Or others requiring large, well-lighted Rooms, with or without Steam-Power, can obtain a LEASE of BUILDING centrally situated in this city, and on favorable terms. The Building is four stories high, lighted on three sides, and substantially built. Apply to J. F. BUTTERWORTH, No. 88 Merchants' Exchange.

STEADY STEAM POWER.—Large ROOMS, well-lighted, running through from Water to South-st. Apply at No. 429 Water-st., between Pike and Rutgers slip.

For Sale—A 12-foot TURNING LATHE, 22 inch Swing.

TO LET—At reduced rents, to small American families, Floors through, consisting of five Rooms, with Bath, Croton Water, &c., in the new Houses in West 19th-st., bet. the 7th and 8th avs. Apply at the Office, on the premises, No. 140 West 19th-st., from 3 to 5 o'clock, P. M.

TO RENT in BROOKLYN—A first-class brown stone THREE-STORY and BASEMENT HOUSE situated on Dean-st. The Furniture, which is nearly new, can be purchased at a fair valuation. Possession immediately if necessary. Rent low, $360. For Cards to view and further particulars, apply to S. HONDLOW, Montague-st., near Court.

TO LET—The first-class BRICK STORE, No. 112 Warren-st.; between Washington and West-sts. Inquire on the premises.

TO MANUFACTURERS.—Steady Power, with large and small Rooms, on Canal, Elm and Walker-sts., by M. GAUDU, No. 102 Walker-st.

TO LET—The FIRST FLOOR of No. 153 Goerck-st. It consists of two Rooms and two Bedrooms. Price $12 a month in advance. R. M. STREBEIGH, Tribune Office.

TO LEASE.—The large spacious STORE, No. 162 Fulton-st., one door from William-st. 25 by 82 feet, with a large skylight in the rear, now occupied as a clothing store. It is one of the best stands for a retail Fur, Clothing or Hardware business in the city. The fixtures are nearly new and for sale cheap. Possession given immediately if required. Apply to T. SMITH, Jr., No. 122 Fulton-st.

WORKSHOPS to LET—At No. 62 White-st., only three doors west of Broadway. Fine, airy Rooms, well-lighted front and rear. Very central and desirable location. Rent low. Inquire on the premises in the front store of J. G. PLIMPTON.

Real Estate for Sale.

THE ILLINOIS CENTRAL RAILROAD COMPANY
IS NOW PREPARED TO SELL OVER TWO MILLIONS OF ACRES OF SELECTED
PRAIRIE, FARM AND WOOD LANDS,
IN TRACTS OF 40 ACRES AND UPWARD,
To suit purchasers, on long credits and at low rates of interest.

They were granted by the Government to encourage the building of this Railroad, which runs from the extreme north to the extreme south of the State of Illinois. It passes, from end to end, through the richest and most fertile Prairies of the State, dotted here and there with magnificent Oak Groves. The recent opening of nearly 600 miles of this road throws open the lands for cultivation. They are scattered from one to fifteen miles on each side of it, through its entire length.

The soil is a dark, rich mold, from one to five feet in depth, is gently rolling, and peculiarly fitted for grazing cattle and sheep, and the cultivation of wheat, Indian corn, &c.

The first crop of Indian corn planted on the newly broken prairie usually pays the cost of plowing and sometimes fencing. Wheat sown on new turned sod is sure to yield very large profits. One man with a plow and two yoke of oxen will break one and a half to two acres per day. Contracts can be made for breaking, ready for corn or wheat, at $2 to $2 50 per acre. By judicious management farms may be broken and fenced the first, and under a high state of cultivation the second year.

The larger yield on the cheap lands of Illinois, over high-priced lands in the Eastern and Middle States, is known to be much more than sufficient to pay the difference of transportation to the Eastern market. The rapid increase and growth of flourishing towns and villages along the line of this road afford a growing home demand for farm produce.

Coal and wood are delivered along the road at different points, at from $1 50 to $4 the cord or run.

Parties having in view Iowa, Kansas, Nebraska, or Minnesota for their future home should take into consideration that the country west of the Mississippi is destitute of railroads; that the conveniences of transporting grain and produce from farms on the line of the Illinois Central Railroad, direct to the great Eastern market, is sufficient of itself to pay the investment at from $10 to $15 per acre higher than in government lands in Iowa. In other words, that it costs so much more to get produce from the interior of the country west of the Mississippi to the Eastern market, that the farmer will find it much more profitable to locate on the line of this railroad.

PRICE AND TERMS OF PAYMENT.

The price will vary from $5 to $25, according to location, quality, &c. Contracts for deeds may be made during the year 1855, stipulating the purchase money to be paid in five annual installments—the first to become due in two years from date of contract, the others annually thereafter. The last payment will become due at the end of the sixth year from date of contract.

By the 22d section of the Act of the Legislature, approved 10th February, 1851, these lands are free from taxation until they are paid for and a deed of conveyance granted to the purchaser.

INTEREST WILL BE CHARGED AT ONLY TWO PER CENT PER ANNUM.

As a security for the performance of the contract, the first two years' interest must be paid in advance, but it must be understood that one-tenth of the land purchased shall yearly be brought under cultivation. Longer credits at six per cent per annum may be negotiated by special application. Twenty per cent from the credit price will be deducted for cash, in which case the Company's Construction bonds will be received as cash.

It is believed that the price, long credit, and low rates of interest charged for these lands, will enable a man with a few hundred dollars in cash, and ordinary industry, to make himself independent before all the purchase money becomes due. Meantime the rapid settlement of the country will probably have increased their value four or five fold. When required, an experienced person will accompany applicants to give information and aid in selecting lands.

Large Plats, showing the precise location of the lands throughout the State, may be seen at the office. Small pocket Plats, as a guide to any part of the company's lands, and Pamphlets, containing interesting information, accompanied by numerous letters from respectable farmers throughout the State, may be had on application at the office of the Company, No. 52 Michigan-av., Chicago.

CHARLES M. DU PUY, Jr.,
Land Agent Illinois Central Railroad Company.

AT PRIVATE SALE—The following HOUSES and LOTS, viz: The 2-story and attic brick House and Lot No. 49 4th-st.; also, two Houses and Lots on north side of East 26th-st., near Lexington-av.; also, two Houses and Lots on south side of East 28th-st., near 4th-av.; also, the 4 story brown-stone front House and Lot on 19th-st. and Lexington-av.; also, the 4-story brown-stone front House and Lot on West 14th-st. near 5th-av.; also, the 4-story brown-stone front House and Lot on East 16th-st., near Irving place; also, the 2-story and attic Houses and Lots known as Nos. 51 and 53 Franklin-st.; also, the two 2-story and attic Houses and Lots known as Nos. 68 and 70 Varick-st.; also, the 3-story brick House and Lot No. 274 East Broadway; also, the 3-story brick House and Lot No. 105 West 13th-st. For terms and further particulars apply to BAKER & WEEKS, No. 6 Pine-st.

FOR SALE—The FARM and RESIDENCE of the Subscriber, pleasantly situated 1½ mile from the center of the City of AUBURN, being without the corporation limits and on a plank road. The farm contains about 120 acres of good land, all under cultivation with the exception of 10 acres of valuable wood. It is well watered and fenced, having some 300 rods of new board and picket fence built with the best of yellow cedar posts. The buildings are all in good order, having been entirely rebuilt two years since. The house is of brick, finished in modern style, and arranged internally with due regard to substantial comfort and good taste. The outbuildings consist of a large horse-barn and carriage house, grain-barn with basement, sheds, tool-house, corn house, hog house, poultry house, smoke house and ice house, conveniently arranged, and the whole constituting a complete and well-furnished farm and homestead. The orchard contains about 130 apple trees, mostly of the best grafted fruit. There are, beside, a few peach, pear, plum, cherry and quince trees. The garden is well stocked with raspberry and currant bushes, and strawberries. The farm might be advantageously divided, carting with the dwelling house as much land as the purchaser may desire, and appropriate buildings upon each part. A little piece of two acres, with a good story-and-a-half house, adjoining the farm, will be sold with or without it. The stock and tools (a good assortment) are also for sale. Address or inquire of the subscriber, on the premises.

Auburn, N. Y., Nov 1, 1855. (Signed) H. W. DWIGHT.

FARM and COUNTRY SEAT for SALE—19 miles from the city, and 5 minutes' walk from the village and railroad depot, where the cars leave every hour for New-York—75 acres of land in the very highest state of cultivation; good House with water supply of out buildings of every description; all kinds of fruit in abundance; only three-quarters of an hour's ride to this city. Sales this year, $3,000. Terms easy and Title perfect. Apply to HOPPOCK & GREENWOOD, No. 67 Dey-st.

FOUR LOTS for SALE.—Four beautiful LOTS for SALE on 84th-st., North River. These Lots are delightfully situated for a cottage; will be sold cheap and three-quarters of the money can remain on bond and mortgage. Inquire of S. P. TOWNSEND No. 37 Nassau-st., up stairs.

20,000 ACRES of TEXAS LANDS for SALE, or Exchange for Real Estate, or Goods suitable for the Southern market. 1,500 Acres of ULSTER and DELAWARE COUNTY LANDS for Sale or Exchange; for a first-class House, some cash would be advanced. Apply at No. 16 Wall-st. to SYLVESTER LAY, Commissioner for all the States.

Instruction.

BERKSHIRE FAMILY SCHOOL for BOYS, Stockbridge, Mass.—The Winter Session will commence on the first of November. Circulars to be had at the bookstore of B. WESTERMANN & Co., No. 290 Broadway, New-York.

BOARDING SCHOOL for BOYS at Greenwich, Conn. LEWIS HOWE, A. M., Principal. Number limited to twenty. The Winter Session will commence MONDAY, Nov. 5, and continue 22 weeks. Circulars containing full information may be obtained on application to the Principal.

BOYS' SCHOOL.—Mr. TYNG'S SCHOOL, at No. 81 16th-st., will reopen on the SECOND TUESDAY in September. Terms $100 per year. Number limited to 25.

DANL. P. BACON'S SELECT SCHOOL for BOYS, No. 228 4th-st.—There are Vacancies in the Primary Department.

DRAWING and PAINTING.—A Class for young Ladies will be opened by Prof. C. FALLER, pupil of the celebrated Paul Delaroche, on MONDAY (the 5th inst.), at Madame ARPIN'S, No. 44 Irving-place, (near Union-park,) where applications are received.

EVENING DRAWING-CLASS for Business Men and Mechanics, from 7 to 9. Drawing from plaster casts, &c., by S. SCHUSTER, Professor, No 484 Broadway.

FRENCH LANGUAGE.—Mme. NOEL BERGIER announces that she is opening a Course of French Language for Ladies and Young Ladies, in the afternoon, from 3 to 5 o'clock, at her residence, No. 300 24-av., between 19th and 20th sts. Terms, $10—four persons in each class. To commence on MONDAY, Nov. 5.

FRENCH and CLASSICAL INSTITUTE for YOUNG GENTLEMEN, No. 48 East 24th-st., (formerly H. Peugnet's School.) ELIE CHARLIER.

H. GEBHARD & P. GRAU'S NATIONAL GYMNASIUM and FENCING ACADEMY, No. 655 BROADWAY, between Houston and Bleecker-sts., N. Y., will be open on THURSDAY, November 1, for proper and systematic Physical Exercise, in order to the preservation of good general health, for both sexes and of every age. To Professor Dr. LING'S celebrated system. Classes and Schools will be admitted more favorably than on the regular terms. Gymnasium open from sunrise to 10 o'clock, P. M.

IRVING INSTITUTE, Tarrytown, N. Y.—A select family Boarding School for Boys. The next session will commence Nov. 1. Circulars may be obtained at E. H. WILCOX & SON'S U. S. School Agency, No. 293 Broadway, or by addressing DAVID S. ROWE, Principal.

M. L. DEZARNAULD, late an Editor of an important Journal in France, announces that he has resumed his LESSONS in the FRENCH LANGUAGE and LITERATURE—Evening Classes. Private pupils attended to. Apply at his residence, No. 625 Broadway.

MRS. J. T. BENEDICT'S BOARDING and DAY SCHOOL for YOUNG LADIES, reopened Sept. 17, at No. 4 West 37th-st., second door from 5th-av.

MOUNT WASHINGTON COLLEGIATE INSTITUTE, No. 218 4th-st., on Washington-square (entrance No. 156 Macdougal-st.), OPENS its THIRTEENTH SCHOLASTIC YEAR on MONDAY, Sept. 10. Pupils from 7 years of age and upward are received in the Junior, Middle and Senior Departments. CLARKE & FANNING, Principals.

MOUNT PROSPECT INSTITUTE, WEST BLOOMFIELD, N. J., in a delightful, healthy location, prepares young gentlemen for business or college. A new session commences on Nov. 1. For circulars, &c., apply to B. Westerman & Co., No. 290 Broadway; L. W. Schmidt, No. 191 William-st.; or the Principal, AUG. F. NITCHY.

PRESCOTT SEMINARY, TARRYTOWN, N. Y.—BOARDING and DAY SCHOOL for YOUNG LADIES—Will open on MONDAY, Nov. 5. Circulars may be obtained at the Bookstores of Messrs. T. J. Crowen, No. 699, Stanford & Swords, No. 637, Appleton, No. 346, and Thomas O. Davis, No. 1,090 Broadway or by addressing Mrs. ELIZA S. SHAW Principal, Tarrytown, N. Y.

PAULDING INSTITUTE, a BOARDING-SCHOOL for BOYS, Tarrytown, N. Y.—Winter Term will commence on MONDAY, Nov. 5. Circulars at J. T. Crowen's, No. 699; Stanford & Swords', No. 637 Broadway, and Clark, Austin & Smith's, No. 3 Park row, New-York.
WM. G. WESTON, A. M., Principal.

PARENTS will find a progressive select BOARDING SCHOOL for BOYS at the OCTAGON, on Prospect Hill, 2½ miles north of Middletown, Conn. E. W. BECKWITH, Principal.

ROSE HILL SEMINARY for YOUNG LADIES, DANBURY, Connecticut, will reopen on MONDAY, Nov. 5. For circulars and references, apply to F. C. WELLS, No. 115 Franklin-st.; or HALL & SON'S Music STORE, No. 239 Broadway. Mrs. C. M. WHITE, Principal, can be seen Monday, 29th, and Tuesday, 30th, between the hours of 3 and 5 P. M., at No. 826 Greenwich-st., New-York.

SCHOOL for YOUNG LADIES—Cedar Glen, Sing Sing N. Y., MISS FOSTER, Principal.—Terms, $150 a year. Reference, D. P. BACON, Esq., No 228 4th-st., N. Y. THOMAS SMULL, Esq., No. 5 Ferry-st., N. Y.

TARRYTOWN INSTITUTE—The WINTER TERM will commence November 1. Circulars containing Terms, References, &c. can be obtained of C. Shepard & Co., No. 152 Fulton-st.; E. H. Wilcox, No. 293 Broadway, N. Y., or by addressing A. NEWMAN, Principal.

THE MISSES ROHR respectfully inform their friends and the public that their DAY and BOARDING SCHOOL, No. 151 West 34th-st., was reopened on THURSDAY, Sept. 13. Circulars can be obtained at their residence.

THE CLASSICAL GYMNASIUM, Bible House, Astor-place, J. F. BINGHAM, Rector.