BOY WANTED—In a Wholesale Dry Good Store. Salary $50 the first year. Address Box No. 751 Post-Office.

COMPOSITORS—Six first-class COMPOSITORS can find steady employment at J. A. GRAYS, No. 97 Cliff-st.

CARPET SALESMAN WANTED—In a Carpet Store. None need apply except those acquainted with the business. Address, with real name and reference, to H. C., Tribune Office.

FARMER or GARDENER WANTED—To work on SHARES a small FARM, ten miles distant from the City of New-York. There is a nice little House upon it. The land is pleasantly situated and well adapted to gardening purposes. Address Box No 1,895 New-York Post-Office.

SILVER-CHASERS.—Wanted, a CHASER to take charge of that department in a Factory—one ready at Designing and Modeling. To one of superior qualifications, (and none other need apply,) an advantageous situation is offered. Also wanted, two or three PLATE-WORKERS. Apply to E. C. MOORE, No. 207 Centre-st.

SITUATION WANTED—A BOOK-KEEPER, of large experience and unquestionable ability, wishes a situation in some Mercantile house in New-York. References most satisfactory as to character and ability. Address A. B., No. 71 Trinity Building, Broadway.

THE SOCIETY FOR ENCOURAGEMENT OF FAITHFUL DOMESTICS AND PROTESTANT EMPLOYMENT SOCIETY, No. 7 Carmine-st., near Bleecker, has at all times the best selection of FEMALE SERVANTS.

TWO EXPERIENCED ARCHITECTURAL DRAUGHTSMEN WANTED.—None need apply except those that are competent to perform all the duties of a business office. Apply to SAMUEL SLOAN, Architect, No. 50 South Fourth Street, Philadelphia.

WANTED—By a young Man just arrived from England, a situation as CLERK or ASSISTANT BOOK-KEEPER in a warehouse. Is used to hard work. Being in a strange country, has no reference here, but will place a deposit (as a surety) to the amount of $400 if required. Address till 14th inst., H. P., Tribune Office.

WANTED—A German or American Girl, to COOK, WASH, and IRON. One who well understands her business may apply, with references, at 171 Macdougal-st.

WANTED—A Protestant Girl to do GENERAL HOUSEWORK in a small family. Apply at No. 269 7th-st., between Avenue C and D.

WANTED.—An American who thoroughly understands the management of a Farm is in want of a SITUATION. Apply to R. WESTLAKE, No. 65 Chatham-st., up stairs. The best of reference given.

WANTED—A situation in the GROCERY or SHIP-CHANDLERY BUSINESS by a young Man who is a good Accountant, and who has a thorough knowledge of the German and French languages. The very best of reference given. Apply to ANTHONY J. BLEECKER, Office No. 7 Broad-st., New-York.

Lost and Found.

LOST—A POCKET-BOOK containing a number of Notes, among which was one of $35, drawn by J. B. Hoffman of Albany to the order of N. Coyle, and by him indorsed at 30 days from Jan. 28 last; one of $75, drawn by Eaton, Gilbert & Co. of Troy, to the order of E. R. Pratt, Secretary, at three months from Jan. 28 last; one drawn by Starbuck Brothers of Troy of $75, at four months from Jan. 19 last, to the same order; one of $74, drawn by Garney & Co. of Newark, N. J., at four months from Jan. 1 last, to the same order; one of $69 95, drawn by Wm. B. Dean of Providence, R. I., at 90 days from Jan. 11 last, to the same order—none of which being indorsed. Also a number of other Notes and Papers of no value but to the owner. The public is, therefore, notified not to negotiate for said Notes, payment having been stopped. A liberal reward will be paid for the return of the same.
E. R. PRATT, Secretary Clark's Patent Steam and Fire Regulator Company, No. 208 Broadway, N. Y.

$5 REWARD — GOLD SPECTACLES. — LOST, some weeks since, supposed in the Bowery or 6th-av. cars. Return to E. PARMLY, No. 1 Bond-st.

Chances for Business Men.

COUNTRY BOOKSTORE for SALE—Located in a large and flourishing village, and now doing a thriving business. To any one with a small capital who is desirous of immediate and permanent profit, this offer stands an unusual opportunity. For full particulars address A. ANDERSON, care Waterbury Brass Co., No. 16 Platt-st., New-York.

COAL and WOOD YARD for SALE—Horses, Carts, Shed, good will and five years' lease. An excellent location and doing a fair business which can be increased. Apply at the Yard, corner of Myrtle and Franklin-avs., East Brooklyn. W. PAPE.

CHARCOAL IRON WORKS for SALE.—The celebrated FREEDOM IRON WORKS, situated near Lewistown, Mifflin County, Pa., on the line of the Pennsylvania Canal and of the Pennsylvania Railroad, 167 miles west of Philadelphia, and 185 miles east of Pittsburgh.

These Works consist of a FORGE with seven Charcoal Forge Fires, two Cinder Fires, and the machinery for preparing Cinder. Also, three Tilt Hammers and two Heating Furnaces with Dies for drawing all ordinary sizes of iron. Connected with the Forge is a FARM of 450 acres of superior land, well fenced and in a high state of cultivation. All requisite outbuildings, Mansion, Tenements, Storehouses, &c., and about 6,000 acres of Wood Land convenient for coaling.

Also, GREENWOOD FURNACE, 11 miles from the Forge. In connection with the Furnace are all the necessary outbuildings; a Gristmill with two run of stones; an Ore Bank within two miles of the Furnace, and the well-known Greenwood (pipe) Ore Bank, within five and a half miles of the Furnace. Also, some 20,000 acres of Wood Land. On this property a large amount of land is susceptible of cultivation.

The well-known character of the Blooms and Forgings made at these Works, for wire, steel, boiler-plate, shovels, scythes, forgings, axles, railroad tire, &c., precludes the necessity of any further statement, as any party wishing to purchase would examine the property, when all particulars will be made known.

If desired, the owners will retain a considerable interest.

For further particulars, apply to A. & J. WRIGHT, Vine-st. Wharf, Philadelphia, or to JOHN A. WRIGHT & Co., at the Works, Lewistown, Mifflin Co., Pa.

N. B.—This property is admirably situated, and the Iron peculiarly adapted to railroad tire. To any parties wishing to undertake this branch of manufacture, it offers inducements to be found at no other place.

FOR SALE—The old established NEWS DEPOT, BOOK and STATIONERY STORE, now doing a good business. Satisfactory reasons given for selling. Inquire on the premises, No. 224 Canal-st., corner of Hudson.

FOR SALE or EXCHANGE, IRON, COAL, FIRE CLAY and TIMBER LANDS, in Western Pennsylvania, near railroads and navigable streams, viz: one tract of 14,000 acres; one of 10,000; one of 20,000; one of 700; one of 500; one of 2,000; one of 232; one of 2,200; also two, of 60,000 acres each, in Virginia, and several in New-Jersey from 1,000 to 30,000 acres each, with Water-Power, &c. Terms easy.
B. FRANKLIN CLARK, No. 92 Arch-st., Philadelphia.

INSTRUCTION.—FOR SALE, very low, two BOARDING-SCHOOL ESTABLISHMENTS, in West Chester County. Also one about 175 miles, by Railroad, from the city—all complete and in a fine position. Principals will find great bargains in the above, on application to
M. K. COUZENS & Co., No. 237 Broadway, N. Y.

NOTICE.—For sale, the PATENT RIGHT and GOOD WILL of BLAKE'S FIRE and WEATHER-PROOF PAINT. Agencies are established for the same throughout the United States. Satisfactory assurances will be given as regards the profits and character of the business by applying to JOHN BLAKE, Attorney for estate of Wm. Blake, No. 119 Pearl-st., New-York, or to JOSHUA LIPPINCOTT, jr., Nos. 70 and 72 South Front-st., Philadelphia.

STOVE and HOUSE FURNISHING BUSINESS in BROOKLYN for SALE.—It is well established, and doing a good business, which can be easily increased to a large one. Address M. H., Tribune Office, until Tuesday next.

TO HOTEL KEEPERS.—For Sale, the LEASE of a large BOARDING-HOUSE in the lower part of the city, doing a good business and well located.
HOMER MORGAN, Pine-st., No. 3 Metropolitan Bank Building.

THE GREATEST INVENTION of the DAY.—BUSSER'S PATENT "RAILROAD SIGNAL," for Drawbridges, Curves and Crossings, is now for SALE, and will be on exhibition for several days at the Merchants' Hotel, Courtlandt-st., where the undersigned respectfully invites Railroad officers and travelers to call and see what may be done for their profit and safety. He also invites criticism from scientific Engineers and practical Machinists, as well as those who wish to embark in profitable speculation. The Signal cannot be superseded by simplification or improvement. A. L. GERHART.

$15,000.—Wanted, a thorough Business Man, as ACTIVE PARTNER in a highly respectable CASH BUSINESS that will pay a profit of $36,000 to $50,000 per annum, as can be clearly shown. Only about $5,000 cash required at present, which will be well secured. Address, with real name, E. L. B., Times Office. None others answered.

$2,500.—A PARTNER WANTED to purchase the care, fixtures, and good-will of the one retiring from a cash COMMISSION BUSINESS located on Broadway. A person having an acquaintance among the Dry Goods Importers and Jobbers can make it a very profitable investment. Address COMMISSIONS, Box No. 5,147 Post-Office.

To Whom it may Concern.

ANY young Lady wishing to correspond with a black-eyed Senior of Hamilton College, with a view to MATRIMONY, will please address CLASSMATE, Clinton, N. Y.

ADVERTISING.—A choice selection of the best papers of the whole country may be made, and a judicious system of advertising adopted, at V. B. PALMER'S AGENCY. He explains intelligibly the principle and practical operation.

TO SHIPMASTERS.—At a Meeting of the Board of Underwriters, held February 14, 1856, the following resolutions, adopted by the Board of Pilot Commissioners, were read, and it was resolved that the same be approved and earnestly commended to the notice and observance of Shipmasters.
ELLWOOD WALTER, Secretary of the Board of Underwriters.

Resolved, That in the opinion of the Board of Pilot Commissioners, Shipmasters should not give up the control of their vessels until they are within the marks and ranges of the harbor, as they are supposed to be more competent as shipmasters to navigate, where the position of a vessel is to be determined by astronomical observations, or working problems in navigation, and also from practice, understanding the management and discipline of their vessels better than any stranger.

Resolved, That the Board of Commissioners do earnestly recommend, when approaching the coast, the FREQUENT USE OF THE LOG AND LEAD, and comparison of the latter with their Charts, as in their judgment, by these means, the disasters of our sea coast may be much diminished.
RUSSELL STURGESS, GEORGE W. BLUNT, CHARLES H. MARSHALL, E. E. MORGAN, ROBERT L. TAYLOR, } Commissioners.
March 5, 1856.

P. K. DEVO'S CITY ADVERTISING AGENCY, No. 7 Appleton's Building, No. 348 BROADWAY.

TAKE NOTICE—Those about removing, wishing to get their stores fitted up, or any kind of CARPENTERING WORK done, will find it to their advantage to call on J. L. PYETT, No 1 Dover-st., Franklin-square, where all work will be done with neatness and dispatch, by the very best workmen in the city. Also PATTERN-MAKING for Castings of every descriptions. Terms cash.

THOS. D. STETSON, Mechanical Engineer and Solicitor of Patents, No. 191 Nassau-st., N. Y. Aids inventors in perfecting, patenting, or making known inventions.

V. B. PALMER is at his office, Tribune Buildings, where he cheerfully gives his views of a judicious system of ADVERTISING. He may be consulted personally between the hours of 10 a. m. and 2 p. m. and 4 and 6 p. m.

Houses and Farms Wanted.

WESTERN LANDS WANTED in MICHIGAN, WISCONSIN, IOWA, ILLINOIS and INDIANA, to trade for Improved City Property. Some cash will be paid. S. COCKCROFT & A. E. SKELDING, No. 15 Merchants' Exchange, Wall-st., N. Y.

Board and Rooms.

BOARDING—A Gentleman and Wife can find pleasant Unfurnished Front ROOMS, second story, in a private family, at No. 96 McDougal-st., near Bleecker, (St. Clement's-place,) on moderate terms.

ROOMS and BOARD in BROOKLYN—For Families or single Gentlemen. Apply at 48 Livingston-st.

ROOMS to LET. — A handsomely-furnished PARLOR and BEDROOM, fronting on the second floor, to let to a single gentleman, in a private family, in a house with all the modern improvements, near the 5th and 6th-avs. Apply at No. 148 11th-st. References exchanged. Stages and cars every few minutes.

Houses to Let.

COTTAGE to LET in MADISON, N. J.—A neat COTTAGE, with about two acres of LAND, pleasantly situated in Madison, N. J., about five minutes' walk from the Railroad Depot convenient to Schools, Churches, &c. For further particulars apply to R. H. HUNTER, No. 175 Front-st., N. Y.

FACTORY and FOUNDERY BUILDINGS to LET.—The Buildings corner of 6th-av. and 47th-st., with the Foundery in the rear, together with Engine, Flasks, Tools, &c. The Buildings on the 6th-av. are 125 feet front and 4 stories high, with light Cellar under the whole. The Foundery is well adapted to light castings and house work. Apply to FROST & FORREST, No. 146 Pearl-street.

HOUSES to LET and FOR SALE.—A small genteel HOUSE on 26th-st., rent $550. Also 2 three-story HOUSES on 26th-st. for sale, $7,000. Also one on 52d-st., $5,000. Also several to let on 4th-av., $700. Also on Lexington-av., $700, and in other locations, $700 to $900. E. B. KINSHIMER, No. 319 4th-av., 3 to 7 p. m.

HOUSES to LET.—A Four-Story Brown-Stone HOUSE on 26th-st., near 4th-av. $1,100. Also, a nice Cottery Furnished House on West 22d-st. $1,250. Also, other Furnished and Unfurnished Houses, in good locations, at rents from $500 to $2,000. E. B. KINSHIMER, No. 319 4th-av., from 8 to 10 a. m., and 3 to 7 p. m.

STEAM-POWER.—Extra, well-lighted ROOMS to LET, with STEAM POWER, in buildings Nos. 31 to 45 Gold-st., near Fulton. ABM. BARTHOLF.

STEAM POWER to LET—A brick two story BUILDING, 100 feet by 50, at Elizabethport, N. J. Apply to A. BAIZ, 427 Broadway, or to J. H. ROLSTON, Elizabethport.

STEAM POWER.—Several well-lighted Rooms TO LET with Steam Power, Nos. 29 and 31 Gold-st. R. HOE & Co.

SHOP ROOMS to LET—Well lighted Shop Rooms, with or without Steam Power. Apply to SMITH & CRANE, No. 74 Wooster-st.

TO LET—STORES and OFFICES in the Bible House, Astor-place. Apply at the Treasurer's Office, Bible House; entrance 4th-av.

TO LET in BROOKLYN.—One half of the elegant four-story BASEMENT HOUSE, No. 69 Henry-st., within five minutes' walk to Fulton Ferry. Rent moderate to a small family. Inquire on the premises, or at No. 25 Fulton-st., New-York.

TO LET.—A suite of OFFICES, in the Bible House, Astor-place, now occupied by the New-York Society Library, to let from 1st of May next. Apply at the Treasurer's Office, Bible House; entrance 4th-av.

TO LET—In the five-story fire-proof buildings Nos. 211, 213, 215 Centre-st., and Nos. 137, 139, 141 Elm-st., large, commodious and well-lighted workshops, with steady steam power. Apply to HARDMAN & OSBORN, No. 137 Walker-st.

TO LET—Rooms with steady Power. Position central; light good; rates low. One 1st Floor, with from 1 to 50 horse power. M. GAUDU, No. 102 Walker-st.

TO be LET—72 LOTS near the Arsenal, making the entire plot of ground lying between 4th and 5th-avs., and 52d and 53d-sts. Also, the PREMISES No. 20 Pearl-st., now used as a Stable, but suitable for a Carpenter's or Boxmaker's Shop. Apply to GEORGE JONES, North corner of Broadway and Warren-st.

TO LEASE—A LOT fronting on Rivington-st., between Norfolk and Suffolk and 100 feet deep. Apply in the Coal Office corner Rivington and Suffolk-sts., No. 45 Gold, or No. 275 Pearl-st. SAM. THOMPSON & NEPHEW.

TO LET—Three neat Two-story, Attic and Basement HOUSES in 54th-st., near 2d-av. Rent $190 a year. Inquire at 140 Maiden-lane, of JAMES BARNETT.

TO LET VERY CHEAP—The HOUSE No. 256 West 23d-st., third door west of 9th-av., consisting of 15 Rooms, for $400; or the lower part of the House, consisting of 10 Rooms, for $370. The House is 25 feet front, 50 feet deep; has bath-room, sliding doors, good yard, &c. Apply on the premises.

TO LET—The two-story HOUSE No. 151 Wooster-st. Also, four HOUSES with STORES on Canal-st., east of Broadway. Four ROOMS—one with a skylight, entrance on Broadway. Apply at No. 127 Greene-st., before 9 o'clock a. m., or after 5 p. m.

TO LET—And possession given before the 1st of May if desired, the FIRST FLOOR of that large new and extra strong building No. 15 Vandewater-st., a few doors from Frankfort-st.; suitable for any heavy mercantile business, or would be LET for any manufacturing business not extra hands, steam and power supplied from a large engine on the premises. The room is 60 feet by 90, and will be warmed by steam pipes. Inquire of C. A. ALVORD, No. 29 Gold-st.

TO LET—A COUNTRY RESIDENCE, partially furnished, 20 miles from the City Hall and 11 miles from the Hudson River Railroad Station and Steamboat Landing, consisting of a pleasant and convenient Country House, with Barns, Coach House, Cow, Poultry &c. The Grounds are extensive, well laid out and supplied with Fruit and Shade Trees, Grapevines, Shrubbery, &c. Possession immediately. Apply to L. H. PIGNOLET, No. 187 Greenwich-st., North River Bank Building.

TO LET in BROOKLYN—A SUITE of ROOMS on the first floor, with glass sliding doors. Each floor is accommodated with water from a cistern at the roof; the location is unsurpassed, and admirably adapted for a Dentist. Will be let low to a good tenant. Also, the UPPER FLOOR of same house, to a small genteel family. Apply at the Ladies' Fancy Trimming Store, 154 Atlantic-st., Brooklyn.

TO LE—PART of HOUSE No. 86 West 29th-st., consisting of two Parlors in one, on the first floor, the third story, front basement and kitchen, with range. The House has all the modern improvements, Bath, Water-closets, Gas, &c., and a good under-cellar. Rent $450. May be seen from 11 a. m. to 4 p. m.

TO RENT and FURNITURE for SALE—A pleasantly situated two-story HOUSE, complete with modern improvements. Rent $600. Possession given April 10 sooner if necessary. For further particulars address F. E. M., Box No. 400 New-York Post-Office.

TO LET—DWELLING PART of No. 912 Broadway, comprising second, third, and fourth stories, Kitchen and Cellar, Gas, Bath, Water-closet. Rent $450. Can be seen from 3 to 4 p. m. Apply to C. C. PINCKNEY, No. 7 Nassau-st., from 12 to 2 p. m.

TO LET—The STORE and BASEMENT No. 4 East Broadway, adjoining and under the Chatham-square Post Office; also, the entire SECOND STORY of the same building, having a fine front on both East Broadway and Chatham-square. Inquire of W. N. SEYMOUR & Co., No. 4 Chatham-square.

TO LET.—Several ROOMS well adapted for various business purposes TO LET at a low rent from the present time, or the 1st of May next, on the second, third, fourth and fifth floors of the new marble front building No. 677 Broadway, a few doors below Bleecker-st. There is a hoist-way through the building, with access by an alley from Mercer-st. These rooms are all well lighted and fitted with gas, Croton and glass partitions. The upper loft will be arranged in studies for artists. Apply to H. COLBURN, No. 637 Broadway.

TO LEASE on FAVORABLE TERMS.—THIRTY-FOUR LOTS on the northerly side of 52th-st., between 10th-av. and the Hudson River; suitable for Lumber, Coal or Lime Yards. Apply to FRANKLIN F. RANDOLPH, No. 74 Wall-st.

TO GAS-FITTERS or HOT-AIR FURNACE DEALERS.—To Let, part of a first-class Plumbing Store. Reference must be undoubted. Address C. G. W., Tribune Office.

WORK SHOPS to LET and POSSESSION IMMEDIATELY—In the new Buildings Nos. 37, 39, 41 and 43 Greene-st., near Grand-st., with or without Steam Power. Also, a STORE to Let, with Work Shops attached. Apply to A. & G. W. BRADY, No. 41 Greene-st., 4th sto y.

WHARF PROPERTY at BROOKLYN, between the Wall-st and South Ferries, 149 feet front on the river, and running back 435 feet to Furman-st., with 30 feet depth of water, at present occupied by the Delaware and Hudson Canal Company. Also several LOTS opposite, between Furman and Columbia-sts., to Let or Lease. Apply to JOHN SCHENCK, No. 56 Remsen-st., Brooklyn, or No. 174 Front-st., N. Y.

Real Estate for Sale.

AT PRIVATE SALE—A LOT of GROUND in the beautiful Village of Greenfields, (Flatbush,) L. I., situated on Franklin-st., between 1st and 2d-sts., 91 feet front and rear by 103 feet 7 inches in depth. Inquire of JOSEPH HEGEMAN, Auctioneer, at the Central Sales Rooms, corner of Willoughby and Pearl-sts., Brooklyn.

A BEAUTIFUL RESIDENCE for SALE on Staten Island near Port Richmond, on the shore road leading from Port Richmond to New Brighton, and in a few minutes walk from Port Richmond or Factoryville Ferry Landings. The HOUSE is two stories, basement and attic; columns in front, and piazza. The House is filled in throughout. Stable for two horses, &c. Fine spring water in the Kitchen, with sewer. The PLOT of GROUND is 66 feet front, 45 feet rear and 230 feet deep, and fronting on three streets. The GARDEN contains fruit trees and shrubbery of various kinds, and is in all respects a desirable residence for a gentleman doing business in the city as the steamboats leave almost hourly to and from the city. A Map of the place can be seen at our office, and full particulars given. Price $4,000. COLE & CHILTON, (650) No. 45 Nassau-st.

COUNTRY HOUSE for SALE.—In the village of Flushing, a dwelling-house in the Italian style, built very thoroughly in 1854 for the owner's use, and furnished with every modern convenience of furnace, bath-room, water closet, laundry, &c. It contains a drawing room, library, dining-room, seven sleeping-rooms, and a kitchen above ground. Each sleeping room is furnished with two ventilating registers, opening into a shaft connecting with the kitchen chimney. The grounds are ornamented with deciduous and evergreen trees and shrubs, and the garden with fruit trees. The vicinity of Flushing to New-York City is accessible by railroad in less than an hour. Its celebrated schools and gardens, its healthiness, and the beauty of its surroundings, render this house very desirable for any one who wishes a pleasant country residence. Apply to J. B. PARSONS, No. 29 Wall-st., basement.

COUNTRY RESIDENCE at ORANGE for SALE, near the South Orange Depot—A handsome property on the ridge fronting the Orange Mountains; fourteen acres; air pure and healthy, and one of the most desirable locations to be found. Everything in good order, and will be sold a bargain. Terms easy. Address Box No. 233, Jersey City, or call at No. 43 Montgomery-st., Jersey City.

COTTAGE at HARLEM FOR SALE—With 4 LOTS, well improved and beautifully situated, between 4th and 5th-avs., on 128th-st. Also, 6 lots lying on 127th and 128th-sts., between 5th and 6th-avs. Apply at W. N. SEYMOUR & Co.'s, No. 4 Chatham-square.

FARM LANDS for SALE.—The ILLINOIS CENTRAL RAILROAD COMPANY is now prepared to sell over

TWO MILLION OF ACRES
of
FARMING LANDS,
IN TRACTS OF FORTY ACRES AND UPWARD,
ON
LONG CREDITS
And at
LOW RATES OF INTEREST.

These Lands were granted by the Government to aid in the construction of this Railroad, and include some of the richest and most fertile Prairies in the State, interspersed here and there with magnificent groves of oak and other timber. The Road extends from Chicago on the north east to Cairo at the south, and from thence to Galena and Dunleith in the north west extreme of the State; and as all the lands lie within fifteen miles on each side of this Road, ready and cheap means are afforded by it for transporting the products of the lands to any of those points, and from thence to Eastern and Southern markets. Moreover, the rapid growth of flourishing towns and villages along the line, and the great increase in population by immigration, &c., afford a substantial and growing home demand for farm produce.

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 or the cultivation of Wheat, Indian Corn, &c.

Economy in cultivating and great productiveness are the well known characteristics of Illinois lands. Trees are not required to be cut down, stumps grubbed, or stone picked off, as is generally the case in cultivating new lands in the older States. The first crop of Indian Corn, planted on the newly-broken sod, usually repays the cost of plowing and fencing.

Wheat sown on the newly turned sod is sure to yield very large profits. A man with a plow and two yoke of oxen will break one sod a half to two acres per day. Contracts can be made for breaking, ready for corn or wheat, at from $2 to $2 50 per acre. By judicious management the land may be plowed and fenced the first, and under a high state of cultivation the second year.

Corn, Grain, Cattle, etc., will be forwarded at reasonable rates to Chicago for the Eastern market, and to Cairo for the Southern. The larger yield on the cheap lands of Illinois over the 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.

Bituminous coal is mined at several points along the Road, and is a cheap and desirable fuel. It can be delivered at several points along the Road at $1 50 to $4 per ton. Wood can be had at the same rates per cord.

Those who think of settling in Iowa or Minnesota should bear in mind that lands there of any value, along the water courses and for many miles inland, have been disposed of; that for those located in the interior there are no conveniences for transporting the produce to market, railroads not having been introduced there; that to send the produce of these lands one or two hundred miles by wagon to market would cost much more than the expense of cultivating them, and hence Government lands thus situated, at $1 25 per acre, are not so good investments as the land of this Company at the prices fixed.

The same remarks hold good in re ation to the lands in Kansas and Nebraska, for although west ern lands may be found nearer the seaboard than those of the Illinois Central, yet for the great mass of emigrants the distance to market is far greater, and every hundred miles the produce of those lands is carried either in wagons, or interrupted water communications, increases the expenses of transportation, which must be borne by the settlers, in the reduced price of their Products; and to that extent precisely are the incomes from their farms, and of course on their investments, annually and every year reduced.

The great fertility of the lands now offered for sale by this Company, and their consequent yield over those of the Eastern and Middle States, is much more than sufficient to pay the difference in the cost of transportation, especially in view of the facilities furnished by this Road, and others with which it connects, the operations of which are not interrupted by the low water of Summer or the frost of Winter.

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 1856, stipulating the purchase money to be paid in five annual installments. The first to become due in two years from the date of contract, and the others annually thereafter. The last payment will become due at the end of the sixth year from the date of the contract.

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

As a security to the performance of the contract, the first two years' interest must be paid in advance, and it must be understood that at least one tenth of the land purchased shall yearly be brought under cultivation. Longer credits, at 6 per cent per annum, may be negotiated by special application. Twenty per cent from the credit price will be deducted for cash. The Company's construction bonds will be received as cash.

Ready-framed Farm Buildings, which can be set up in a few days, can be obtained from responsible persons.

They will be 12 feet by 20 feet, divided into one living and three bed-rooms, and will cost complete, set up on ground chosen anywhere along the road, at $150 in cash, exclusive of transportation. Large buildings may be contracted for at proportionate rates. The Company will forward all the materials for such buildings over their road promptly.

Special arrangements with dealers can be made to supply those purchasing tree Company's lands with fencing materials, agricultural tools, and an outfit of provisions in any quantity, at the lowest wholesale prices.

It is believed that the price, long credit, and low rate 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. In the mean time, 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.

Circulars containing numerous instances of successful farming, signed by respectable and well-known farmers living in the neighborhood of the Railroad lands throughout the State—also, the cost of fencing, price of cattle, expense of harvesting, threshing, etc., by contract—or any other information—will be cheerfully given, on application, either personally or by letter, in English, French or German, addressed to JOHN WILSON, Land Commissioner of the Illinois Central R. R. Co., No. 52 Michigan-av., Chicago, Illinois.

FOR SALE.—The subscribers offer for sale the SHAWNEE FURNACES, located in the borough of Columbia, Lancaster County, Pa.

This property consists of two Anthracite Furnaces, complete in every respect, with all the appurtenances of engines, tools, cars, &c.; Mansion House, valuable Lots in the Borough, a railroad connecting the Furnaces with the river, and 160 feet river front.

Also, a FARM in York County, within 2½ miles of the York and Wrightsville Railroad, containing 138 acres, on which is a most valuable Ore Bank, lying near the surface, and can be raised at a low price. The facilities about these Furnaces for obtaining supplies of Ore from other banks, if desired, are very great. The advantages of the location are so well known that it would be superfluous to narrate them. The Furnaces are now in successful operation. Any party wishing to purchase can receive more definite information by applying to A. & J. WRIGHT, Vine-st. Wharf, Philadelphia.

FOR SALE—At Paterson, N. J., within Corporation limits, a beautiful COUNTRY SEAT and FARM, containing 65 acres, fronting on the river and extending upon high ground, with 20 acres of wood.

The house commands fine views, is 46 by 34 feet, in good repair, and cost $7,000 about twelve years ago. The out-buildings consist of a large barn, carriage-house, wood-house, ice-house, &c. There are 200 apple trees in bearing, several hundred young peach trees, and pears, plums and small fruits in abundance. Apply to HOMER MORGAN, Pine-st., (2,056) No. 3 Metropolitan Bank Building.

FOR SALE, to LET, or EXCHANGE—Near Clinton-av., at prices and terms to suit, an eligible RESIDENCE, with Arched Parlors, Sliding-Doors, Tea-Room Extension, and Marble Mantles. Gas in street and house. The property will speak for itself. From one to four extra Lots. A Farm wanted; also Railroad First Mortgage Bonds. Apply to JOHN BRAINERD, Wall-st. Ferry, Brooklyn.

FOR SALE—A nice COTTAGE HOUSE and LOT, with Croton Water, Shrubbery, &c. Price $2,700; $1,000 can remain on mortgage. Inquire at No. 254 West 35th-st., near 8th-av.

FOR SALE—A first-class 4-story Brown-Stone front HOUSE and LOT on the north side of West 22d-st., between 5th and 6th avs. For terms and particulars apply to BAKER & WEEKS, Auctioneers, No. 6 Pine-st.

FOR SALE—PROPERTY, known as St. Philip's Church, in Centre-st., between Leonard and Worth-sts., 66 feet front by 70 feet or 66 feet deep. Inquire of H. SCOTT, No. 217 Water-st.

FOR SALE or to LET—The large 6-story STORE and LOT No. 281 Pearl-st., near Fulton-st. The upper stories are well lighted, suitable for a printer, bookbinder, or other machinery. Apply on the premises.

FOR SALE, EXCHANGE, or to LET—At Fordham, on the Harlem Railroad, 60 minutes' ride from the City Hall, a COUNTRY SEAT, consisting of Dwelling, Carriage house and two acres of ground, stocked with a variety of Fruit and Evergreen Trees. It is eminently situated, and for health, prospect and convenience of access is unsurpassed. Full particulars may be obtained by applying to HENRY MILLER, Register's Office, New-York City.

FOR SALE at RYE NECK—A COUNTRY RESIDENCE, with from three to four acres of ground; the House is beautifully shaded with forest trees, and the place is well supplied with all kinds of fruit and ornamental shrubbery; it is half a mile from the New-York and New-Haven Railroad, near Long Island Sound, and 28 miles from New-York. Also a new GOTHIC COTTAGE, adjoining the above, for sale or to let. Apply at the Office of R. HOE & Co., Nos. 29 and 31 Gold-st., N. Y.

FOR SALE—12 acres of LAND beautifully situated on the Shell Road from Newtown, L. I., to the Penny Bridge, and about ¼ of a mile west of the village of Newtown or the Flushing Railroad Depot. The improvements consist of a good frame house, stable and carriage-house, and a number of fruit and ornamental trees. There is a never-failing spring of water on the premises. The place can be reached in 35 minutes from Fulton Ferry, New-York side. Apply to WM. P. STORMS, No. 294 Bleecker-st., N. Y.

FOR SALE or to LET—Two three-story BRICK HOUSES, Nos. 53 and 59 5th-st., near 2d-av. The Houses are 21 feet 6 inches by 42; the Lots 95 feet. Two thirds of the purchase money can remain on bond and mortgage. Inquire of FRANCIS O'BRIEN, No. 51 5th-st.

FOR SALE—A COTTAGE, with three Lots of Ground, at Carmansville. Choice Fruit Trees on the place. Price $5,000. Also a beautiful Plot of Ground at Tarrytown—about 2 acres, near the Depot; price $2,500. For further particulars apply to JOHN L. DERN, No. 91 Water-st.

FOR SALE CHEAP, in North Castle, Westchester Co.—A large new 2-story HOUSE, with 2 acres of LAND beautifully situated on the main road from Porchtown to Bedford, and about 3 miles from Armonk Village; 50 per cent may remain on bond and mortgage. P. C. BULKLEY, No. 49 Wall-st., basement, Insurance Buildings.

FARM for SALE, in NEW-JERSEY, of 92 acres, good Buildings, and well fenced; one hour's ride from New-York by New-Jersey Railroad; near a depot. Apply at No. 30 Courtlandt-st., N. Y.

HOUSE for SALE, or EXCHANGE for DRY GOODS.—A three-story, English Basement HOUSE in 34th-st., between 8th and 9th avs., with all the modern improvements. Inquire in C. MOWBRAY'S, No. 289 Grand-st.

PERMANENT INVESTMENT.—FOR SALE—a good HOUSE, containing 16 Rooms, with Coach-House and Stable, and 15 BUILDING LOTS having 240 feet front on Fulton-av., the Broadway of Brooklyn, situate at the north-east corner of Washington and Fulton-avs., Brooklyn. For terms apply on the premises; to ROBT. ISBOTSON, No. 243 Pearl-st., New-York; or to R. SARGEANT, No. 7 Jauncey-ct., Wall-st.

WILLIAMSBURGH HOUSES. For SALE by S. COCKCROFT and A. E. SKELDING, No. 15 Merchants' Exchange, Wall-st., N. Y., and No. 72 South 7th-st., Williamsburgh: Cottages at $1,200 and $2,000; one with Stable, $2,800; one do., $4,000; Brick Houses, $3,500 and $4,000; one with lot 140 feet deep, $6,000; No. 14 2d-av., $4,500; Corners for grocers, two Drug Stores, Cottages and two lots on South 9th-st., $7,500. Cottages and Houses to let.

WESTCHESTER PROPERTY for SALE or EXCHANGE or to LET for Property in this City or Brooklyn—Eight acres of fine LAND, a two and a half story HOUSE, BARN, fine well of water, good orchard, cherries, plums, and currants, in the Town of Yonkers, half a mile from Hunt's Bridge, on the Harlem Railroad, 16 miles from the city. Inquire of JOHN McNIFF, No. 712 5th-av.

YONKERS.—COTTAGE and GROUNDS for SALE on EASY TERMS—Situated on Warburton-av—a fine two-story wood cottage, neat, substantial, and convenient in every particular, and at present in perfect order. The grounds (about one acre) are beautifully laid out and ornamented with shade and fruit trees, and shrubbery of many choice varieties. Any person desiring a complete and finely-located house, at a moderate price, with easy terms of payment, can be suited. The Furniture and Carpets (all nearly new) will be disposed of, if wanted. Possession given as soon as required. Apply to C. C. GARDINER, No. 190 Fulton-st., New-York.

$14,000.—VALUABLE PROPERTY for SALE to CLOSE an ESTATE—To FARMERS, TANNERS and MILLERS.—There is now offered for sale the HOMESTEAD FARM of JAS. WHEELER, deceased, consisting of 114½ acres of excellent land, situated in the heart of one of the most beautiful, healthy and fertile valleys in the State, two miles from Warwick village, ten miles from Chester, on the New-York and Erie Railroad, three-and-a-half hours from New-York, with daily stage to and from railroad. On said Farm there are: A large and splendid Dwelling, Store House, two Tenant Houses, Ice-House, and all necessary Out Buildings, with an abundance of choice Fruit. Also, a splendid Water-Power, a Flouring Mill with three run of stones, drawing a large country custom, a good Saw Mill, a new Tannery, 45x65, three stories high, containing thirty Bark Vats, with all necessary leach, lime and water vats, all under cover; bark ground and pumping done by water; bark in abundance to be had at $5 for hemlock, and $6 per cord for oak. Hides plenty at about 5¼ cents per lb. Title indisputable. Terms very easy. This is a rare opportunity for investment for a business man. It will be sold cheap if purchased by April 1st, when possession will be given. For particulars, inquire of WM. H. FALLS, Esq., President of Tradesmen's Bank, J. J., or D. C. WHEELER, 2 Hunter, Buckley & Co's, 31 Vesey-st., or GRINNELL BURT, Esq'rs., Warwick, Orange county, New-York.

$14,000.—For SALE, furnished or unfurnished, the substantially-built, first-class, four-story and Basement HOUSE, having the modern improvements, No. 50 East 15th-st., third house from Union-square. Title perfect. Possession immediately. Price, (unfurnished,) $14,000, half on mortgage at 6 per cent. Furnished, $17,000.

84TH-ST. near 9th-av.—For SALE or to LET, on very reasonable terms, a new three-story and basement BRICK HOUSE, built by days' work, in the best manner. The Manhattanville Stages run within two squares of the house. Inquire of HAMPTON & DRUMMOND, No. 85 Canal-st.

CHARLES M. DUPUY & Co., LAND AGENTS,
CORNER OF MICHIGAN-AV. AND SOUTH WATER-STS., CHICAGO, ILLINOIS.

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