INFORMATION WANTED—Of Young Men that wish to make from $2 to $3 per day selling my CHEAP PUBLICATIONS. The country is open for a business rarely met with. Pawn tickets, Watches, Jewelry and Clothing taken in exchange. Apply to H. H. RANDALL, No. 50 Ann-st.

NOTICE.—Passengers having purchased TICKETS for CALIFORNIA per steamer NORTHERN LIGHT, to sail on the 24th inst., will have their money refunded on presenting them at the office, No. 5 Bowling-green.

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

THE MANHATTAN GAS LIGHT COMPANY hereby give notice that from and after the 1st day of October next the price of their Gas will be REDUCED from $4 to $2 50 per 1,000 cubic feet. S. H. HOWARD, Sec'y.

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 those means, the disasters of our sea coast may be much diminished.

RUSSELL STURGESS, GEORGE W. BLUNT, CHARLES H. MARSHALL, R. P. MORGAN, ROBERT L. TAYLOR, } Commissioners.

March 5, 1856.

THAT BLESSED BABY is SCREAMING AGAIN!

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 description. Terms cash.

THOS. D. STETSON, Mechanical Engineer and Solicitor of Patents, No. 151 Nassau-st., N. Y. Assistance rendered in perfecting, patenting, or making known inventions.

WHERE'S that BLESSED BABY'S PAP?—Ask BURTON.

Board and Rooms.

A GENTLEMAN and his Wife, or single Gentlemen, can be accommodated with BOARD at No. 163 Hudson-st.

BOARD.—One or two single Gentlemen can obtain very desirable ROOMS, with PARTIAL BOARD and the comforts of a home, in a small private family, by calling at No. 134 (not 134½) Thompson-st., a few doors above Prince.

BOARDING at Nos. 45 and 47 East Broadway. Families can now secure pleasant Rooms in advance of May 1; also Rooms for Single Gentlemen.

BOARDING, from the 1st of May, for Gentlemen and their Wives, with rooms on second and third floors, at house No. 217 East Broadway. Inquire at No. 227.

N. B. House has the modern improvements.

BOARD on BROOKLYN HIGHTS.—Pleasant apartments at No. 54 Willow st.

COUNTRY BOARD WANTED for the SUMMER—By a gentleman, for himself and family, in some healthy, pleasant place, not over 60 miles from the City, where, if possible, they would be the only boarders, and where could be had four or five comfortably furnished rooms and a good table. Address, with terms and particulars, J. I. B., box No. 3662 Post-Office, New-York.

FURNISHED ROOMS to LET, with partial board at No. 5 Ludlow-place, (Houston-st).

LADIES and GENTLEMEN wishing BOARD and ROOMS, furnished or not in a private family in South 9th-st., near 4th-st., Williamsburgh—fine house, location unequaled, large yard, grape-vines, peach-trees, three minutes from Peck-slip Ferry—may address A. M., Union-square, or Williamsburgh Post-Office.

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. Apply at No. 147 West 11th-st. near 5th and 6th avs. References exchanged. Cars and Stages every few minutes.

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

WANTED—A GOOD HOME for THREE CHILDREN, aged 3, 6 and 10 years, in a pious family, near this city. Address Box 1,211 Post-Office, New-York, with address, terms and reference.

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.

WANTED—To purchase a neat Brick HOUSE and LOT, not exceeding in price $5,000, or a lot of Ground valued at about $2,000, in a central part of the city, not above 12th-st. or below Houston. Address A. B., Tribune Office, Box No. 161.

Houses to Let.

BOWLING ALLEYS.—To LET—Two Rooms at No. 535 Broadway, adjoining the Prescott House—for Bowling Alleys, Billiard Tables and Shooting Galleries. Call and see them.

COTTAGE at CLIFON, STATEN ISLAND, to RENT.—It has a Parlor, Dining-Room and Kitchen on the first floor, five Bedrooms on the second floor, and two good Rooms in the attic.

This Cottage is situated on Willow-av., about five minutes' walk from Vanderbilt Landing; is surrounded by Forest-Trees, and commands a fine view of the Bay of New-York. Rent $450. Apply to G. S. SCOFIELD, No. 147 Nassau-st., New-York.

HOUSE and an ACRE of GROUND—At Morrisania, ten miles from the City Hall, to LET or for SALE, on easy terms. Apply at THE GAZETTE Office, 5th-st., near the Depot, Morrisania, or to WM. RADDE, No. 322 Broadway.

HOUSE to LET at ELLIOTVILLE, Staten Island, within five minutes' walk of the Snug Harbor Landing, with eight acres of Land attached, well stocked with Fruit, and a Vegetable Garden under a high state of cultivation. The House stands on rising ground, and commands one of the finest views on the north shore of the Island. Apply to JAMES W. BLATCHFORD, No 58 Wall-st., New-York, or W. R. LOTHROP, No 36 Wall-st.

HOUSE to LET and FURNITURE for SALE, No. 256 Clinton st., opposite Rutgers place.—Gas, Water, Range, &c. Furniture in good order and will be sold cheap. Also to let, fire-proof STORE No. 370 South-st. Rents low. Lease of Store for three years. For particulars inquire of M. T. RUNYON, No. 369 South-st. Possession 1st April.

PARK BANK BUILDINGS, formerly Clinton Hall—STORE and OFFICES to LET in said building. Plans may be seen and terms made known by calling on WM. F. EARLE, No. 19 Park-row, or Messrs. HENRY A. HURLBUT, No. 237 Pearl-st., J. G. BYRD, No. 12 Warren-st., and OLIVER HOYT, No. 40 Spruce-st.

STORE to LET—On the north-west corner of Bowery and Bond-st. It has an iron front of 26 feet with rolling shutters, and is one of the best situations on the street for the Dry Goods or any other business. Possession now. HOUSE No. 238 9th-st., near 3d-av.; three stories. See bills.

STORE to LET—No. 585 8th-av. between 41st and 42d-sts., west side, 20 feet front by 80 feet deep. Also, the two-story and Basement HOUSE No. 102 49th-st., between Broadway and 6th av., containing 9 rooms. Rent $250. Inquire of J. G. HANSON, No. 89 West Broadway.

SMALL STORE to LET—No. 94½ Fulton-st., now occupied as a Confectionery—an excellent business location. Also a ROOM on second floor, No. 2 City Hall-place—excellent light. Apply to WM. AILLARTEN, No. 2 City Hall-place, or No. 104 Bank-st.

STEAM-POWER.—Extra, well-lighted ROOMS to LET, with STEAM POWER, in buildings Nos. 38 to 43 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, 467 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.

STEAM-POWER to LET.—Position central; light good; rates low. One First Floor, with from 1 to 50 horse-power. M. GAUDU, No. 102 Water-st.

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

STORE to LET in Clinton Hall, Astor-Place, spacious and well lighted on each street. A lease for a term of years will be given to a good tenant. Apply on the premises, or to EDMUND COFFIN, No. 26 Broad-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.—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—The three-story and basement brick HOUSE No. 79 3d-st., with all the modern improvements. Rent $700. Can be seen from 10 to 12 a. m. and from 2 to 4 p. m. Apply to WM. STEVENS, No. 78 Wooster-st.

TO LET in BROOKLYN.—The full size brick HOUSE, No. 16 Tompkins-place, between Harrison and Degraw-sts. The most desirable location for a private residence. Rent $550. Apply to FRANCIS BLANCHET, No. 290 Sixth-av., before 10 a. m. or after 4 p. m.

TO LET—In the five-story fire-proof buildings Nos. 211, 213, 215 Centre-st., and Nos. 127, 139, 141 Elm-st., large, commodious and well-lighted workshops, with steady steam power. Apply to HARDMAN & OSBORN, No. 167 Walker-st.

TO LET—RENT $250—A good new HOUSE and ELEVEN ACRES of LAND, only three minutes' walk from the Railroad Depot in Rahway, New-Jersey. The house has a large Parlor and eight other rooms; large garret and fine dry cellar. The Garden has an abundance of Grapes, Raspberries, Strawberries, Currants, &c. Apply to J. K. HORA, No. 89 Nassau-st., or W. MANS, on the premises.

TO LET—The whole, or a portion of the DWELLING, No. 323 Broadway, (from the 1st of May) 2 rooms on the third floor, 4 attic rooms and kitchen will be rented for $350 per annum to a desirable tenant. The whole dwelling would be rented for $950 per annum. Apply on the premises.

TO LET—To a small, genteel Family, the lower part or second story of a first-class HOUSE in 23th-st., near 9th-av. Has gas, bath, &c.; is convenient to cars and stages. Inquire of J. T. WILLIAMS, No. 228 31st st., between 8th and 9th-ave., from 1 to 5 p. m.

TO LET—A FURNISHED HOUSE in Temple-st., New Haven, for 6 months from 1st May next, at $400. Inquire of S. NICHOLS, No. 19 Spruce-st., or address Box 1217, New-Haven Post Office.

TO BOARDING-HOUSE KEEPERS.—To LET—The large and commodious four story and attic brick HOUSE, with an addition in the rear, No. 182 Bleecker-st., containing above 30 rooms. Location unsurpassed for a first-class boarding house. Apply to FRANCIS BLANCHET, No. 290 Sixth-av., before 10 a. m. or after 4 p. m.

TO LET.—The BUILDING No. 113 Fulton-st. and No. 48 Ann-st., 26 feet by 120, will be let all together, or the store floor and basement will be let separately for one or more years. Also, the splendid Offices comprising the whole first floor of the granite basement house No. 15 Centre-st., next to the corner of Chambers-st., suitable for public offices, wholesale merchants, counting rooms, &c. They will be put in complete repair, and let low to a first-rate applicant. The basement is also to let for a respectable business. Apply to GEORGE BRUCE, No. 13 Chambers-st.

TO LET—The four-story brick HOUSE, with a Store underneath, No. 218 7th-av. A very desirable location for any kind of business. Inquire at ANTE. VIGNE'S Saloon, No. 167 Broadway, or of FRANCIS BLANCHET, No. 290 6th-av.

TO LET—On Staten Island, for one or more years, the large MANSION (furnished) of MADAM S. GRYMES, situated on the top of the hill a short distance from the second landing. Also, a large COTTAGE (unfurnished) on the declivity of the same hill; both houses commanding extensive views. For particulars address LOUIS VON HOFFMANN, esq., Post Building.

To be LET—72 LOTS near the Arsenal, making the entire plot of ground lying between 4th and 5th-avs., and 62d and 63d-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 LET—Two small HOUSES in Richmond-road, Staten Island, 10 to 15 minutes' walk from Vanderbilt's Landing. Inquire at No. 71 Broadway.

TO LET—No. 58 East 27th-st., near 4th-av., $700; No. 113 Norfolk, $500; No. 614 6th-av., and store, $600. Houses and Cottages, with one or more lots, Croton, bath, range, &c., at Harlem, $200 to $500 each. For SALE—Houses and Lots; Building Lots in Harlem; Cottages with grounds, farms, &c. Apply to E. H. BROWN, No. 71 Wall-st., from 1 to 3 p. m.

TO LET—ROOMS with STEAM POWER in West 26th-st., between 10th and 11th-avs., Nos. 316, 318 and 320; each room 40 by 50, and the power not over 20 horse. Rooms well lighted and heated by steam. Apply at the office, No. 316 West 26th-st.

FIRST-CLASS BOARDING-HOUSE.—The LEASE and FURNITURE of a first-class Boarding-House, now doing a successful business, yielding over $22,000 a year, for SALE. Apply to CHAUNCEY BARNARD, 98 Broadway.

TO LET—DWELLING PART of No. 912 Broadway; three stories, Kitchen and Cellar; rent $450. Rear of No. 186 Rivington-st.; rent $175. Apply to C. C. PINCKNEY, No. 7 Nassau-st., from 12 to 2 p. m.

TO LET—Part of a HOUSE, with all the modern improvements, in West 31st-st., between 8th and 9th-avs. The House is nearly new, and the apartments are well suited for a family of not more than three persons and servant. Rent $325. Can enter 1st of April, if desired. Apply at No. 343 8th-av.

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. 43 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 $130 a year. Inquire at 140 Maiden-lane, of JAMES BARNETT.

TO LET VERY CHEAP—The HOUSE No. 256 West 35d-st., third door west of 9th-av., consisting of 15 Rooms, for $468; 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 large BUILDING, suitable for Store or Manufacturing purposes, in the rear of No. 120 William-st. Also, LOFTS and OFFICES, corner of Maiden-lane and Water-sts. Inquire at No. 120 Maiden-lane of WEST & CALDWELL.

TO LET or LEASE—The large STORE and BASEMENT No. 173 Broadway, recently occupied by the Jerome Clock Company. The Store has an extra entrance in Courtlandt-st. Inquire on the premises.

TO LET—With immediate possession, the FIRST FLOOR, BASEMENT and SUB-CELLAR No. 289 Pearl-st., one door from Beekman-st. This is a fire-proof building and very strongly built, being intended for an iron store. HANNA & BEEBE, No. 27 Beekman-st.

TO LEASE on FAVORABLE TERMS.—THIRTY-FOUR LOTS on the northerly side of 33th-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 LET—The OFFICES for many years occupied by A. S. Foster, esq., in the Seventh Ward Bank Building, corner of Pearl-st. and Burling slip, and directly opposite to the premises to be occupied for the ensuing year by the Fulton Bank.

TO LET—Part of HOUSE No. 86 West 29th-st., consisting of two parlors in one on the first floor, the third-story, front basement and back kitchen, with range. The house is modern and in perfect order; supplied with gas, bath, water closets, &c. May be seen from 11 a. m. till 4 p. m.

WHARF PROPERTY at BROOKLYN, between the Wall-st. and South Ferries, 140 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. 175 Front st., N. Y.

Real Estate for Sale.

BEAUTIFUL COUNTRY SEAT for SALE—At Whitestone, L. I., overlooking Fort Schuyler, East River, and Sound. Large Mansion House, Stables, Ice House, Garden, and fine Lawn sloping to the River. One of the most desirable locations to be found. Accessible eight times a day by Flushing Railroad and by Steamboats from Fulton Market and Peck-slip. Also for sale a few choice VILLA SITES adjoining the above.

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.

COTTAGE at HARLEM FOR SALE—With 4 LOTS, well improved and beautifully situated, between 4th and 5th-avs., on 129th st. Also, 6 lots lying on 128th and 129th-sts., between 5th and 6th-avs. Apply at W. N. SEYMOUR & Co.'s, No. 4 Chatham-square.

COTTAGE in JERSEY CITY for SALE.—A very convenient COTTAGE HOUSE, with two-story back building, No. 108 York-st., about five minutes' walk from the ferry; gas and hot and cold water baths in the house, and in the Yard is a variety of fruit trees, grape vines, and ornamental shrubbery; lot 25 by 100 feet. Will be sold with or without a lot of same size in the rear, fronting on Montgomery-st. Terms easy. Apply to J. C. BRAUTIGAM, No. 65 Beekman-st., N. Y.

COUNTRY HOUSE for SALE—In South Williamsburgh, Long Island, 3½ miles from Peck-slip and Grand-st. Ferries. A two-story double HOUSE, in excellent order, being built two years. There is an acre of Land, with a variety of young Fruit Trees, Shrubbery, Grape Arbor, &c. Situated on Wykoff-av., between Myrtle-av. Plank-Road and Cooper-avenue, near the Cypress Hill Plank-Road. Inquire on the premises or of WM. R. SLOCUM, at Wm. Wall & Son's Rope Walk, Bushwick-av. Possession when required. Price, $4,500.

FOR SALE—A first-class 4-story Brown-Stone front HOUSE and LOT on the north side of West 23d-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 80 feet deep. Inquire of H. SCOTT, No. 217 Water-st.

FOR SALE—Three new first-class four story brown-stone front HOUSES, with high stoops and counter cellars, with all the modern improvements, and finely located in 29th-st., between 4th and Madison avenues, and built in the best manner. Inquire of WM. RYER, or JOHN W. FIETILER, on the premises.

FOR SALE or to LET—Two three-story BRICK HOUSES, Nos. 58 and 59 5th-st., near 2d-av. The Houses are 21 feet 6 inches by 42; the Lots 96 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 $3,000. Also a beautiful Plat of Ground at Tarrytown—about 2 acres, near the Depot; price $2,500. For further particulars apply to JOHN L. DEEN, No. 78 Water-st.

FARM in MERCER COUNTY, N. J., for SALE—A handsome FARM, of about 100 acres of good land, situate on the New-York Turnpike-road, about 5 miles above Bordentown, and within a few hundred yards of the CAMDEN AND AMBOY RAILROAD. The situation is remarkably fine, and well calculated either for a comfortable farm, homestead or a pleasant Summer residence for a family, being approachable by a ride of about 90 minutes from Walnut-st. wharf. For terms, &c., apply to L. NICHOLSON, 24 South 12th, Philadelphia.

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 or 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 and 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 relation to the lands in Kansas and Nebraska, for although vacant lands may be found nearer the water courses, 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 at 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 of the 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 following valuable and productive REAL ESTATE in the Village of LITCHFIELD, Conn, viz:

The MANSION HOUSE and appurtenances, formerly kept by the undersigned, and now occupied by Wm. H. Crossman as a Hotel, and subject to a lease to him for two and a half years, which can be bought in and possession given by the first of May, if desired.

The STORE adjoining and west of the Mansion House, occupied by Spencer & Adams.

The PHELPS HOUSE, so called, formerly a hotel, now occupied by Rufus Smith as a Boarding-House.

This property, situated in the center of the county seat, is too well known to require a particular description. It is sufficient to say that there is none in the county more to be desired by a Hotel or Boarding-House keeper or merchant. The property will be sold low, together or in parts, to suit purchasers, and one third of the purchase money may remain on mortgage. If the property is not sold by the 1st of April next it will be leased. Litchfield, Conn., Jan. 7, '56. SYLVESTER SPENCER.

FOR SALE CHEAP—A nice COTTAGE HOUSE and LOT, with Croton Water, Shrubbery, &c. Price $2,700. $1,000 can remain on mortgage. Inquire at No. 264 West 36th-st., near 8th av.

FOR SALE—Twenty acres of LAND in one of the most beautiful locations in Westchester County for a country residence, within half a mile of the Mount Vernon Depot, and three quarters of a mile of a depot on the Harlem Railroad. Inquire of J. STEVENS, No. 57 Fulton-st., on Thursday or Friday. Also, HOUSES, LOTS and FARMS for SALE. J. S.

FARM WANTED—With good improvements and free from incumbrance. For one that suits, a liberal EXCHANGE will be made for good, improved, productive city property. Apply to D. ELSTON, No. 38 Barclay-st.

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—In a pleasant village of easy access, about 12 miles from New-York, a neat and comfortable HOUSE and STORE, in good order, with good Garden, together with a well-selected small stock of Groceries, and the good-will of a long established Grocery business, now doing a fair trade, that might be easily increased. The proprietor is compelled to relinquish it by his advanced age. Price, without the goods, $1,700, part of which may remain on mortgage. Apply to GEO. F. SPENCER, No. 125 Maiden-lane.

FOR SALE—The elegant four-story English Basement and Choice HOUSE, No. 62 East 16th-st., on the west side of Stuyvesant-square, containing all modern improvements, and opposite St. George's (Dr. Tyng's) Church. Apply to HOMER MORGAN, Pine-st., No. 3 Metropolitan Bank Building.

FOR SALE—The three-story and Basement brick front HOUSE No. 212 East 18th-st., completely modern. Price $9,000. Possession 1st of May. Apply to HOMER MORGAN, Pine-st., No. 3 Metropolitan Bank Building.

FOR SALE—A FARM near the Hudson, at Croton Point, Westchester County; contains 82 acres, within a half mile of the Railroad station; has a view of the river from Stony Point to Fort Washington; will be sold cheap, or exchanged for city property, previous to the 22d inst., when, if not disposed of, it will be sold at auction. For particulars inquire of J. M. MILLER, No. 81 Maiden-lane.

FORSYTH-ST. PROPERTY for SALE.—Two LOTS between Grand and Hester-sts., about 5x100, at a bargain. Apply to BENEDICT & Co., No. 15 Nassau-st., corner Pine-st.

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., (2,656) No. 3 Metropolitan Bank Building.

TWO COUNTRY SEATS for SALE—100 yards apart.—Two of the most desirable, two-story, handsomely finished, and commodious residences in Westchester County, in a beautiful and healthy village, about 20 miles from the city, ten minutes' walk from the Railroad Depot, accessible eight times a day, and 7 acres of Land with each. Also, for sale, an established Boarding School. Inquire of J. P. PRALL, No. 9 Spruce-st.

WILLIAMSBURGH HOUSES.—For SALE by S. COCHCROFT and A. E. SKELDING, No. 15 Merchants' Exchange, Wall-st., N. Y., and No. 72 South 7th-st., Williamsburgh: Cottages at $1,800 and $2,000; one with Stable, $2,600; 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.

WESTERN FARMS for SALE CHEAP.—Over 600 acres of rich and beautiful Land, well timbered and watered, near St. Paul, Minnesota, in parcels of 40, 80 or more acres, to suit purchasers. Address M. O. RANDALL, Brockport, N. Y.

Instruction.

COOPERSTOWN SEMINARY and FEMALE COLLEGIATE INSTITUTE.—The Spring Term opens April 9, 1856. Expenses for Term of 14 weeks, including Board, and Tuition in Higher English, $34 50. The instruction in every department of education is thorough. In Ancient and Modern Languages, Painting, Music, and Wax-work, we challenge comparison with any institution in this country. For particulars address ELIHU PHINNEY, Pres. of Trustees, or P. D. HAMMOND, Principal.

ARITHMETIC, BOOKKEEPING, WRITING.—Mr DOLBEAR, No. 699 Broadway, being assisted by an accomplished practical Bookkeeper, guarantees to qualify gentlemen for business in the shortest possible time. Applicants may rely on receiving the best instruction, and being qualified to fill any situations as head Bookkeepers.

DAILY NORMAL SCHOOL.—The DAILY NORMAL SCHOOL of the BOARD of EDUCATION for FEMALES will be open for the reception of Pupils, and will commence its regular daily sessions on MONDAY, the 17th inst. The School will be open on the usual school days, commencing at 9 a. m.

The registration of Pupils for the MALE NORMAL SCHOOL will proceed on WEDNESDAYS and SATURDAYS, at 4 p. m., at the same place.

All persons residing in the city, of 14 years of age and upward, if females, and 16 years and upward if males, who intend to pursue the profession of teaching, may present themselves for examination.

WM. H. NEILSON, WM. S. SEE, J. DAVENPORT, WM. ALLASON, B. R. WINTHROP, JEDEDIAH MILLER, DAVID WEBB, Executive Committee on Normal Schools.

FAMILY SCHOOL for BOYS in FAIRFIELD, Conn.—Number limited to twelve. The advertiser, who has now a few pupils residing in his family, intends removing with them into the country on or before May 1, when there will be four vacancies. Parents wishing a thorough education as well as a comfortable home for their sons can secure one by addressing the advertiser at his present residence, 1 East 33d-st.

IRVING INSTITUTE, Tarrytown, N. Y.—The next session of this CLASSICAL and COMMERCIAL SCHOOL will commence May 1, 1856. Circulars may be obtained at Ivison & Phinney's, No. 321 Broadway; C. H. Leyon & Brother's, No. 25 Beekman-st.; Geo. C. Allen, No. 11 Wall-st., or of the Principal. D. S. ROWE, Principal.

MR. EATON'S COMMERCIAL BOARDING INSTITUTION—Established in Worcester, Mass., A. D. 1851.—Young Men are thoroughly fitted in Double Entry, Bookkeeping, Business Penmanship, Mercantile Arithmetic and other kindred branches. Each student will be warranted to be made competent in from six to eight weeks to perform with perfect satisfaction to himself or employer, the duties of any Counting Room whatever. Individual Instruction, no classes. Tuition for the Commercial Course, $12. A good pleasant home in the family of the Proprietor, with Board, $3 per week. Persons desiring information as to the merits and references of this Institution, can be assured of its high standing by sending for a copy of his Annual Circular and Catalogue. Address, WM. H. EATON, Principal and Proprietor, Worcester, Mass.

SELECT BOARDING SCHOOL for BOYS—two miles north of Middletown, Ct. E. W. BECKWITH, Principal.

Dancing Academies.

A. DODWORTH'S PRIVATE DANCING ACADEMIES—No. 806 Broadway, New-York; No. 197 Montague-place, Brooklyn; will continue open until the 1st of June, enabling those who commence at the present time to complete a full quarter. The classes are so arranged that beginners can enter at any time with equal advantages.

Piano-Fortes and Music.

BARGAINS.—New round-corner 6½-octave PIANOS, with iron frames, for $150; second-hand do. for $90, $160 and $175; MELODEONS for $25, $35 and $60. PIANOS and MELODEONS to LET at low rates, by S. T. GORDON, No. 297 Broadway, Agent for Hallet, Davis & Co.'s Pianos and Mason & Hamlin's Melodeons and Harmoniums.

GREAT IMPROVEMENTS in PIANO-FORTES.—Messrs. LIGHTE, NEWTON & BRADBURYS, No. 421 Broome-st., respectfully invite attention to their PIANO-FORTES, constructed with the Patent ARCH WREST PLANK, which is undoubtedly the most substantial improvement ever introduced into this popular instrument.

GRAND Diagonal 7-octave rosewood PIANO-FORTE, in elegant case, made by best maker, and cost $450; will be sold for $250. Has been used a few months. Can be seen at No. 124 West 22d-st., from 10 a. m. to 3 p. m. Considered by best judges to be superior to any other Piano made.

GOLD MEDAL PIANO-FORTES—Manufactured by STEINWAY & SONS, Nos. 84 and 88 Walker-st., near Broadway, New-York. These Pianos have received THREE FIRST PREMIUMS within the last year in competition with Pianos made by the most celebrated makers of Boston, New-York, Philadelphia, and Baltimore. Prices low.

HARMONIUMS of ALEXANDRE of PARIS.—A few of these splendid Instruments just received. They are the best substitutes for the Organ yet known, and are admirably adapted for the use of small Churches. Prices from $80 to $335, according to size and number of stops. Illustrated Price List, with full description of the instrument, forwarded free on application to THOMAS BAKER, No. 327 Broadway, New-York. Pianos to Rent, and rent allowed on purchasing.

HAINES BROS.'S CELEBRATED IRON-FRAME PIANOS.—Large assortment at the Music Store of COOK & BRO., Agents, No. 343 Broadway. "I am happy to say that I have used Haines Bros.'s Pianos at Musical Conventions, and find them excellent instruments"—GEO. F. ROOT. "For purity and fullness of tone and elasticity of touch, they deserve the highest praise"—I. B. WOODBURY. "During an experience of forty years in the musical profession, I have seldom met with instruments which have pleased me so much in all respects"—JULIUS METZ.

PIANOS, ÆOLIANS and MELODEONS.—Boston and New-York PIANOS with and without Æolians, bought for cash, and will be sold very low. 6½-oct., $200; 7-oct., $240. Melodeons, cheap; Second-hand Pianos from $25 to $125. Pianos and Melodeons to rent. T. S. BERRY, 441 Broadway.

RAVEN, BACON & Co., (successors to Bacon & Raven,) Piano-Forte