WANTED—A situation, by a respectable young Woman, as COOK, WASHER and IRONER, or to do the WORK of a small private family. Good references given. Call at No. 291 Madison-st.

WANTED—By a steady, respectable Woman, a situation to do PLAIN COOKING, WASHING and IRONING; is a good baker of bread and biscuit; properly understands her business in all its branches; understands milk and butter; has no objection to go to the country; has five years reference from her last employer. Can be seen for two days at No. 209 25th-st., between 1st and 2d-ave., in the rear building, first floor.

WANTED—By a young German Woman, a situation to accompany a family going to Europe as LADY'S COMPANION or CHILD'S NURSE; speaks English, French and German. Inquire at No. 199 West 15th-st.

A GRADUATE of Harvard, who has taught two years elsewhere with success, wishes an engagement as TEACHER. Private pupils preferred. He is permitted to refer to Pres. Walker and Prof. Felton of Harvard College, and to the Rev. Dr. Bellows and Prof. Owen of this city. Address E. J. G., Tribune Office.

A YOUNG MAN, aged 21, is desirous of obtaining a situation as CLERK, BOOKKEEPER, or ASSISTANT. He is a good double entry Bookkeeper, and is willing to make himself generally useful to his employer. Best of reference given. Would prefer to go South or West. Address CLINTON, Newark, N. J., Post-Office.

AGENTS WANTED—To canvass for THE LADIES' COMPANION AND FORRESTER'S PLAY-MATE. Male and Female Agents will find this a good opportunity to make good wages. Inquire of S. A. BANCROFT, No. 8 Spruce-st., rear room, second floor.

BOY WANTED—About 14 years of age; one who goes to Sunday School, and lives with and obeys his parents, and would like a place in a Gentlemens' Furnishing Store. J. F. SANXAY, No. 146 William-st.

EUROPE.—A young man 24 years old, who intends visiting Europe on or before the 1st of June, desires a SITUATION which will make his voyage remunerative. He has been engaged in the Cloth business in Pennsylvania for some years, speaks English, German, and some French. References given in New-York and Philadelphia, as to integrity and business qualifications. Address WASHINGTON BROWN, Tribune Office, which will be answered personally on Monday, 12th inst.

FEMALE TEACHER WANTED—In the Country, 30 miles from New-York City, to take charge of a School of 20 to 30 scholars, of various ages; must be a communicant of the Episcopal Church, and produce satisfactory evidence of capacity and experience. Address T., box No. 2,575 New-York Post-Office, with terms and references.

GARDENER'S SITUATION WANTED—By a French Gardener, is every way qualified to take entire charge of a gentleman's country-seat; has been in this country ten months, and has been permitted to refer to Messrs. J. M. Thorburn & Co., No. 15 John-st., where communications may be sent, addressed to "FRENCH GARDENER."

GOVERNESS WANTED—A Lady capable of Teaching German, French and Drawing, in a family residing two hours' distance from the city. Address CHILDREN, Box No. 964, Post-Office.

NEWSPAPER.—Wanted, a thorough-going Business Man, to COLLECT ADVERTISING for the N. Y. DUTCHMAN. A liberal and permanent arrangement will be made with a suitable person. Apply at the Office, No. 8 Spruce-st., upper floor.

PATTERN MAKER WANTED—One fully competent to make all kinds of metal patterns. Address J. P. OSTROM, Sec. Peconic Manufacturing Co., Southold, Long Island.

PROTESTANT EMPLOYMENT SOCIETY AND SOCIETY FOR THE ENCOURAGEMENT OF FAITHFUL DOMESTICS—Established A. D. 1828, in Chambers-st., now at No. 7 Carmine, near Bleecker-st. The best of Servants always in this office. JOHN YOUNG, Manager.

TO MUSIC TEACHERS.—A Lady of acknowledged ability as TEACHER of PIANO, and who is a good SINGER, may hear of a desirable position by inquiring for ADVERTISER, at Cook & Brother's Music Store, No. 343 Broadway, between 2 and 3 p. m., to-day.

TO PAPER-MAKERS.—Wanted immediately, two good ENGINEERS for a Fourdrinier mill. Apply to JAS. H. BENEDICT & Co., No. 10 Spruce-st.

TO MERCHANTS.—An American, aged 25, wishes a situation as GENERAL CLERK or LIGHT PORTER. Would be willing to engage on trial. Writes a good hand, understands accounts, &c. Good references given. Address, for one week, MASONIC, Tribune Office.

WANTED IMMEDIATELY—A competent ORGANIST and TEACHER of the PIANO-FORTE—a Gentleman. Salary liberal. Apply in person, or with proper credentials, to Rev. EDGAR PERKINS, Prin. Gloversville Union Seminary.

WANTED—At 766 Broadway, 2 Clerks, 2 Bar-keepers, 2 Porters, 3 Waiters, and 6 Girls for housework. Places procured for book-keepers, salesmen, school teachers, coachmen, men on steamers and railroads, boys for trades and stores, and girls of every description. LOUIS KAUFMAN, Agent.

WANTED—A CLERK in a Lawyer's Office. One who writes a good hand. None others need apply. Address A. E. L., Tribune Office.

WANTED—A CHAMBERMAID and LAUNDRESS, those who fully understand their business and can bring city references, may apply at No. 165 5th-av., before 1 o'clock. Protestant preferred.

WANTED—A neat, active Woman, to COOK and assist in the Washing and Ironing of a private family. Also a Girl as SEAMSTRESS and WAITER. Colored persons preferred. Apply at No. 135 West 14th-st.

Chances for Business Men.

A BARGAIN.—FOUNDERY and MACHINE SHOP, with Engine, Tools, etc.—the property formerly known as the Guilford Manufacturing Company, situated at Guilford, Conn., 80 miles from New-York, accessible by Sound and railroad—is now offered for sale. The property originally cost about Twenty Thousand Dollars. It will be sold for Eight Thousand if application is made immediately to SAMUEL N. JOHNSON, Guilford.

ANOTHER TRIUMPH of AMERICAN GENIUS!—THE EXCELSIOR CORN-SHELLER and SEPARATOR.—THE WONDER of the TIMES!—J. P. SMITH'S Patent, Feb. 27, 1855.—This most admirable and complete HAND or POWER CORN-SHELLER has been pronounced by competent judges—Farmers, Agriculturists and Mechanics—to be the most simple, durable, complete, rapid and powerful Hand Corn Sheller ever invented, or will be for ten years hence. It can be propelled with perfect ease by a boy 12 or 14 years of age, and shell a bushel per minute, and at the same time separating the cobs from the corn, perfectly clean, without breaking a particle of either. Every Farmer should and will have one.

To Dealers in Patents, Manufacturers and Speculators, we would say who wish to make a fortune with a small capital, should purchase a RIGHT at once, as they are rapidly changing hands. There is a pile of money in this monopoly. A few STATE and COUNTY RIGHTS yet for sale, and will be given on such terms as will insure an immense profit.

Call and see it operate. Admittance free, at 327 Broadway (up stairs), N. Y.

AN EXCELLENT BUSINESS for SALE.—The Proprietor offers his BINDERY and PUBLISHING business, of 15 years' standing. Everything is complete and working order. For further particulars inquire of J. F. BALDWIN, No. 113 Fulton-st., Burroughs's Steam-Presses.

FOR SALE—The Stock, Fixtures and Lease of the oldest established DAGUERREIAN GALLERY in Broadway. It is now devoted to the production of Ambrotypes. Everything is in excellent working order. Sold in consequence of other business. Address Room 127 Carlton House.

RARE CHANCE for an ENTERPRISING MAN.—For SALE cheap, the STOCK and FIXTURES of a first-class LADIES' SHOE STORE, handsomely as well as conveniently fitted up, and in one of the best neighborhoods in the city, and doing a good business. Apply to JEFFERS'S, 467 Broadway.

$8,000 TO $12,000 WANTED, and an active BUSINESS MAN, in a Lard, Oil and Provision Establishment of 20 years' standing, the present proprietor not able to attend to all the business. None but men of means need answer this advertisement. Address PROVISIONS, Tribune Office.

To Whom it may Concern.

A RESPONSIBLE PARTY, going West to inspect and locate Lands in Northern Iowa and Southern Minnesota, would LOCATE LAND WARRANTS for others. Can be seen at Florence Hotel on THURSDAY and FRIDAY, from 8 a. m. to 10 p. m. Inquire for W. S. BOOTH.

MECHANICS' AND FARMERS' BANK, ALBANY, April 21, 1856.

THIS is to certify that we are using LINN & DEAN'S HAND-MADE BANK NOTE PAPER, and can most cheerfully say that they manufacture a superior Bank Note Paper. THOMAS OLCOTT, Cashier.
P. S.—Apply to LINN & DEANE, Lee, Mass.

Summer Retreats.

COUNTRY LIFE for CHILDREN.—The advertiser, residing in a village in the country, wishes to receive into his family three or four children, from 7 to 11 years of age. They will be under the constant supervision of kind, careful and intelligent parents, and judicious attention will be paid to their moral and physical development. Terms $2 50 per week. Inquiries may be addressed Box No. 346, Post Office, Hartford, Ct.

LAKE MOHEGAN HOUSE.—A. W. PALMER, Proprietor.
The above house, located about four miles east of the village of Peekskill, Westchester county, New-York, has been throughly refurnished, painted throughout, and will be open for the reception of Boarders on the 15th of April, inst. It is beautifully situated, being surrounded by some of the most picturesque scenery in the State. Refers to Thomas Jones, No. 247 Broadway, (over Ball, Black & Co.'s).
CONVEYANCES WILL RUN DAILY
Between the Hudson River Railroad Depot at Peekskill and the above House
ON THE ARRIVAL OF EACH TRAIN AND BOAT.

LAKE GEORGE SUMMER HOTEL, of the UNITED STATES, containing some 80 Rooms, with 110 acres of Land adjoining, for SALE or to LET. If a good tenant offers, and it is desired, the house will be furnished by the owner. The premises might be available for a Water-Cure establishment. Inquire of DOREMUS & NIXON, No. 21 Park-place.

SUMMER BOARD at OYSTER BAY, L. I.—Families and others can be furnished with good BOARD in the above beautiful village, situated on Long Island Sound, 25 miles from New-York, and easy of access by steamboat or railroad. The house is large, with accommodations, and beautifully located with salt-water bathing convenient. For particulars apply to Dr. WELLINGTON, No. 32 East 12th-st.; or address W. H. A., Box No. 3,679 Post-Office.

LATOURETTE HOUSE, BERGEN POINT.
Will open June 1. Parties wishing can be accommodated before. Boats leave Whitehall 10 a. m. and 1, 4 and 6 p. m. Returning 7, 8 and 10 a. m., and 1 and 4½ p. m.

Board and Rooms.

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 at a FARM-HOUSE.—Families desiring to enjoy the comforts of a farm-house during the Summer and Fall months may secure very desirable rooms upon immediate application to the undersigned, by letter or otherwise. CHARLES UNDERHILL, Glen Cove, L. I.

BOARD—Two or three single Gentlemen may obtain BOARD and pleasant ROOMS at No. 48 West Washington-place, near 6th-av., convenient to the cars and stages. References exchanged. Apply on the premises.

ROOMS with BOARD, either furnished or unfurnished, for gentlemen and their wives or a few single gentlemen, can be obtained at No. 199 East Broadway. References given and required.

BOARD—A Gentleman and Wife, or small Family, can be accommodated with two or three Rooms on the 2d floor at No. 12 Lamartine-place, 29th-st., between 8th and 9th-avs. Home of the first class; location unsurpassed; a private park in front. Best references given and required. Terms moderate. Inquire as above.

BOARDING.—A Gentleman and his Wife, or a few single Gentlemen, can be accommodated with BOARD and ROOMS at No. 177 East Broadway, south side.

BOARD on BROOKLYN HIGHTS.—Pleasant apartments with a private family, between Wall and Fulton Ferries. Inquire at No. 54 Willow-st.

BOARD WANTED.—Permanent BOARD wanted by a Widow Lady, in a respectable, genteel family, where the comforts of a home may be enjoyed. She will furnish her own room. References given. Terms must be moderate. Address W. L. A., Tribune Office.

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

WANTED—A usual-sized ROOM or ROOM and BEDROOM, unfurnished, for a Gentleman, in a respectable private family or boarding-house in New-York. Address LAWRENCE, Tribune Office, stating location and terms, which must be moderate. Reference given if required.

WANTED—BOARD for a Lady at Manhattanville, or in the vicinity. Address Box 3,147 Post-Office.

Houses to Let.

AN OFFICE.—A large light front Basement to LET for an office only. Apply at No. 20 Rose-st.

FURNISHED HOUSE to RENT, within one block of Union-square; terms reasonable; reference required. Apply from 7 to 9 p. m., at No. 139 4th-av.

FURNISHED COTTAGE to LET in Brooklyn, for six or twelve months, being No. 1 Garden-st., next corner Jordan-st., five minutes' walk from Wall-st. or South Ferries, containing ten rooms. Has Gas, Range, Furnace, Water, &c., with small Garden at back. Rent low to a small family. Furniture is modern and good.

LOFTS to LET.—Light and well ventilated LOFTS suitable for light manufacturing purposes. Apply to HOMER & KETCHUM, Nos. 64 and 66 John-st., corner William, N. Y.

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

STEADY STEAM POWER and LIGHT ROOMS—One Store and Basement on Canal-st., by J. GAUDU, No. 102 Walker-st.

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. O. ROLSTON, Elizabethport.

SKYLIGHT ROOMS to LET—Suitable for Artists, in building corner of Broadway and Houston-st. Inquire of W. DURACK on the premises; or T. H. RODMAN, Jauncey-court, No. 39 Wall-st.

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 spacious and well lighted LOFTS in the new building No. 63 Ann-st., four doors above William. Each Loft 22 by 110 feet, and with 16 windows. Possession immediately. Inquire of LOUIS STRULLER, No. 28 Platt-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—STORES and OFFICES in the Bible House, Astor-place. Apply at the Treasurer's Office, Bible House; entrance 4th-av.

TO LET in BROOKLYN—A neat three-story frame COTTAGE HOUSE, with balcony in front, white marble mantles, and painted throughout. No. 269 Livingston-st. Rent $275. Possession immediately.

TO LET—From the 1st day of May next, the large three-story brick BUILDING, 60 feet front and rear by 94 feet 10 inches in depth, known as Nos. 75 and 77 11th-st., 125 feet east of 2d-av.; cellar extending under the whole Building. Inquire of JOSHUA DAVENPORT, No. 155 Avenue C, or GEO. BOWMAN, No. 25 William-st.

TO LET or LEASE—A small ornamental COTTAGE, and one to three acres of Ground, near Bergen Point, in sight of and easily accessible to the city by omnibus or ferry. Inquire of JEDEDIAH G. LEETE, Attorney and Counsellor-at-law, No. 57 Chambers-st., N. Y.

TO LET—Two genteel COTTAGES at Ravenswood, with Grounds and Stables attached, directly in front of the steamboat landing at Lower Ravenswood. Stages pass the door every hour to Green Point, Williamsburgh and Brooklyn. Apply to HARRIS & Co., No. 29 Peck-slip, or to J. S. HARRIS, near the premises.

TO LET—The Brown Stone, high basement HOUSE, No. 53 West 20th-st., near 6th-av. Beautifully located and just put in thorough repair. Apply to Mr. Clark, No. 24, opposite, or to LUSH & MOON, 4th-av., near 23d-st.

TO LET—PART of a HOUSE; has the latest improvements. For particulars inquire at No. 156 West 27th-st.

TO LET or for SALE—A COUNTRY RESIDENCE in FAIRMONT, near Upper Morrisania, Westchester Co., beautifully situated; commanding a view of the North and East Rivers; fine Garden, Grafted Fruit, Grapes, Currants, &c. Unsurpassed for health. Terms low. S. B. SMITH, No. 77 Canal-st.

TO LET—A Brown Stone HOUSE, in 22d-st., near 7th-av. The House has all Modern Improvements, and is in first-rate order. Apply at No. 194 Front-st.

TO LET or LEASE—A first-class HOUSE near 8th-st., vacated and now ready for a tenant, completely painted within, gas throughout, two baths, and butler's pantry, contains 15 rooms above the basement, most desirable for a large family. Apply to JOHN LLOYD & SONS, No. 15 Nassau-st., or No. 129 8th-st., near Broadway.

THREE very large and well-lighted LOFTS, suitable for almost any kind of Manufacturing Business, to LET or LEASE, in the Marble Building, No. 122 Fulton-st. Possession given immediately. Apply to G. W. LORD, Beekman-st., under the Nassau Bank.

TO LET—In Broadway, fronting the Tabernacle, STORE and OFFICES, at low rents. Apply on the premises, No. 342 Broadway. PARTRIDGE & BRITTAN.

TO LET—The two modern Brick HOUSES No. 97 and 99 17th-st., between 3d-av. and Irving-place. Baths, Ranges, Gas, &c. Rent moderate. Possession immediately. Apply to E. H. BROWN, No. 71 Wall-st., from 1 to 3 p. m.

TO LET—The two brick DWELLING HOUSES Nos. 113 and 115 Norfolk-st., on the corner, and next to the corner of Rivington-st. Are being painted and put in order. Have Croton. Rent cheap. Apply to E. H. BROWN, No. 71 Wall-st., from 1 to 3 p. m.

TO LET—The PARLORS on the first floor of No. 7 Bond-st., well calculated for business or other purposes. Inquire of GEO. W. FARNHAM, No. 513 Broadway.

TO LET—Two neat Two-story, Attic and Basement HOUSES in 54th-st., near 2d-av. Rent $150 a year. Inquire at No. 140 Maiden-lane, of JAMES BARNETT.

WAREHOUSE to LET.—A WAREHOUSE in Fletcher-st., near Water-st., four stories and cellar, 25 feet wide by 62 feet deep. Four years' LEASE of the above for sale. Apply at No. 170 Water-st.

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 80 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. 170 Front-st., N. Y.

Real Estate for Sale.

A FARM, of 28 acres, in Bloomfield Township, Essex Co., N. J., three miles from the depot, and eight miles from Newark. House, 1½ story; Barn, Wagon-House and Granary all in first-rate order and condition. About five acres oak and chestnut wood. Land rolling. Price, $3,500. Terms easy. For further particulars inquire of or address JOHN PRICE, Real Estate Agent, No. 174 Market-st., Newark, N. J.

A RARE CHANCE.—For SALE, a large and beautiful HOME, with 21 acres of LAND in a high state of cultivation, bounded by a public road on the four sides. It is handsomely located in the Town of Greenwich, Conn., about 15 minutes' ride from Greenwich Depot, and 5 minutes' walk from Cos Cob Depot, and one hour's ride from the city. The house was built in modern style for and under the supervision of the owner. A large Barn and other Outbuildings, all new, good Water, and a variety of Fruit. Also another LOT with DOCK and new HOUSE at Cos Cob Landing, one of the best places between there and New-York to carry on any Mechanical business or for a Coal Yard. There are three market boats running regularly to New-York every week. For further information inquire of the subscriber on the premises. WM. WHITE.

A CAPITAL INVESTMENT in WESTERN LANDS.—30,000 Acres of first quality selected FARMING and GRAZING LANDS, lying on and near four prominent Railroads in operation in the healthiest and most rapidly improving part of the State of Illinois, are offered for sale in one or more large parcels. A great bargain. Title perfect. Such Lands as these are daily rising in value. Secured an opportunity for the profitable investment of capital is now rarely offered. For particulars address EDW. R. JONES, South Third-st., Flatbush.

A COUNTRY RESIDENCE or BOARDING-HOUSE for SALE, or to LET, situated in the village of Oyster Bay, Long Island, 25 miles from New-York, and easy of access by steamboat or railroad. The house is large and well arranged, and ready furnished. The grounds contain nine acres, with suitable Out-Buildings, &c. The location is beautiful and healthy. For particulars apply to Dr. WELLINGTON, No. 32 East 12th-st., and S. C. H. BAILEY, No. 43 Trinity-buildings, or address W. H. A., Box 3,679, Post-Office.

COUNTRY HOUSE for SALE—In the village of Flushing, a dwelling-house in the Italian style, now occupied by Samuel B. Parsons, 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.

DESIRABLE BUILDING SITES for SALE at FLUSHING, on White Stone-av., being a part of the Howland Farm, commanding a fine view of the East River, in plots from five to fifteen acres each, in one of the best neighborhoods in the vicinity of New-York. Railroad and steamboats almost hourly. Apply to E. HANFORD, Front office, No. 5, over the Park Bank, Beekman-st.; Or to A. C. UNDERHILL, on the premises.

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 land 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 these 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 prices 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 six 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 bedrooms, and will cost complete, set up on ground chosen anywhere along the road, at $150 in cash, exclusive of transportation. Larger 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 the Company's lands with fencing materials, agricultural tools, and 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—About EIGHT ACRES of GROUND, situated in WESTCHESTER COUNTY, near King's Bridge, on the Yonkers road, and 15 miles from the City Hall. The improvements consist in part of a fine Gothic Cottage, containing 15 rooms, an ice-house well filled with ice, barn, carriage and gardener's house, cow stable, hennery, &c., ornamental and fruit trees of many varieties, strawberries, raspberries and blackberries in abundance, good asparagus bed, and over three hundred bearing grape-vines, forming a most desirable and profitable residence for any person. To one doing business in the city the location is easily accessible by the Hudson River or Harlem Roads, being about three-fourths of a mile from the nearest station, and on a good and unobstructed road to the city. Good water and perfectly healthy. Apply to T. A. HOWE, at Rayner's Bookstore, No. 76 Bowery, or to B. F. HOWE, at No. 432 Broadway.

FARM for SALE or EXCHANGE—A handsome Country Residence near Mohegan Lake, five miles from Peekskill Railroad Depot, consisting of modern House with ten rooms, fine Lawn in front, large Barn and Outbuildings, Orchard of choice fruit, and 36 acres of excellent Land. $4,000 or more can remain on mortgage. Apply to THOS. JONES, No. 247 Broadway.

FOR SALE—A very desirable and healthy place on the west bank of the Passaic, near Newark; 9 acres of land, good buildings, ice-house filled, dock on river, an abundance of fruit, shrubbery, flowers and evergreens. Price $7,000. Terms easy. Inquire at the Anatomical Museum, No. 360 Broadway, New-York, or of B. GOULD, No. 195 Plain-st., Newark, N. J.

FOR SALE CHEAP—A first-class three-story, high basement and sub-cellar brown stone HOUSE, No. 70 East 31st-st. Possession immediately. Built in the best manner by days' work, containing all the modern improvements; House 22x50 feet; Lot 22 by half the block. Part of the money can remain for a term of years. Inquire on the premises of JOHN C. SARES.

FOR SALE or EXCHANGE for CITY PROPERTY—A pleasant RESIDENCE in Westchester County, one mile from Williams Bridge, with about 1½ acres of LAND attached. Two-thirds of the purchase money can remain on Bond and Mortgage. Inquire of EDWARD F. CLARK, Attorney and Counsellor, No. 136 Broadway, New-York.

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

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FOR SALE—TWENTY-TWO ACRES of LAND, about 3½ miles from HOBOKEN, adjoining the property of Francis Price, esq., on the Palisadoes, near the contemplated ferry to New-York; a desirable place for a Country-seat or for building lots. For further particulars inquire of ROBERT ANNETT, Fort Lee, New-Jersey, by letter or steamboat Flora, from the foot of Spring-st., New-York.

SPLENDID COUNTRY SEAT for SALE.—On the banks of the Hudson, near Newburgh, belonging to the estate of WM. THAYER, deceased, with ten, thirty or fifty-five acres of LAND. House built of quarried stone, with wings. Choice Fruit Trees, Fish Pond, and a Vineyard of 2,000 Grape Vines in full bearing, adjoining the beautiful Country Seats of W. S. Delano and F. J. Betts, esqs. Apply to A. J. BLEECKER & Co., No. 7 Broad-st., New-York, or by mail to JOHN S. THAYER, at Newburgh.

THE undersigned offer for SALE on reasonable terms several PLOTS of GROUND beautifully situated at Elizabethtown and Elizabethport, on the Central Railroad of New-Jersey. The above plots are admirably situated for immediate improvement, and adapted for manufacturing purposes. For terms, &c., apply to BAKER & WEEKS, Auctioneers, No. 6 Pine-st.

2 FINE FARMS in Bergen Co., N. J., for SALE cheap and on easy terms—25 miles from New-York, 3½ miles from Suffern's Station, at which all the trains stop (Erie Railroad) and 3 miles from Ramsey Depot. The Farms contain 167 and 122 acres, with abundance of fine Fruits and suitably divided into meadow, plow and pasture land. Barns, Stables, Carriage-houses, Granaries, &c., and a Well-finished Farmhouse on one and a Stone Cottage on the other. The Ramapo River runs through both and affords fine fishing. The scenery in the neighborhood is of the most beautiful description. The soil may be seen to be appreciated. P. C. BULKLEY, No. 43 Wall-st., basement Insurance Buildings.

Instruction.

BOARDING SCHOOL for BOYS, at STAMFORD, CONN.—Circulars can be had at RAYNOR'S Bookstore, No. 76 Bowery, or by addressing the Principal, L. B. NICHOLS.

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. Lyon & Brother's, No. 28 Beekman-st.; Geo. C. Allen, No. 11 Wall-st., or of the Principal. D. S. ROWE, Principal.

FIRST-CLASS FAMILY SCHOOL for BOYS, Hartford, Conn. Address the Principal N. L. GALLUP.

MADAME CHEGARAY'S BOARDING and DAY SCHOOL for YOUNG LADIES.—A report having become current that Mme. Chegaray was about to give up her school, she respectfully informs her friends and the public that it is her intention to continue her establishment, with its present organization. Mme. C.'s niece, Mme. Prevost, (formerly Mlle. Louise Bérault) will reside with her and take an active part in the direction and supervision of the establishment. Mme. C. is prepared to receive pupils during the Summer. Those whose parents reside at a distance will pass the vacation at Mme. C.'s country residence, situated in one of the healthiest and most pleasant parts of New Jersey. The School will close July 1, and will reopen, as usual, on THURSDAY, the 11th of September.

OCEAN INSTITUTE.—A BOARDING SCHOOL for BOYS, at Ocean Port, New-Jersey, three miles from Long Branch. Daily Steamboat communication with New-York. For circulars containing particulars, address CHARLES COTHREN, Principal.

SELECT SCHOOL for BOYS.—Mr. GEORGE S. PARKER, Principal of the University Grammar School, will open, April 28, a School, in two Departments—Senior and Primary—with gymnastic apparatus for physical training, at No. 922 Broadway, entrance on 21st-st. Mr. Parker may be seen at the University, or at No. 7 5th-av., or will call on any parent who shall request it by note. Circulars may be obtained at Lockwood's Bookstore, No. 411 Broadway.

SCHOHARIE ACADEMY charges only $125 per year for BOARD, WASHING, and TUITION in CLASSICS. Parents in search of a first-rate School in a place of remarkable health and beauty, should call at CLARK, AUSTIN & SMITH'S, No. 3 Park-row, or send to A. J. JUTKINS, Schoharie, N. Y., and get a Catalogue.

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The Autumn Session will commence on WEDNESDAY, Sept. 17. Young ladies desiring to enter either class of the COLLEGIATE DEPARTMENT will be expected to be prepared for its distinctive studies by a thorough knowledge of the previous branches.
The distinctive studies of the COLLEGIATE DEPARTMENT are in general:
FOURTH CLASS—Algebra, Natural History, the English Languages Synonyms, French, Latin, Vocal Music, Composition, the Bible, &c.
THIRD CLASS—Geometry, Natural Philosophy, Rhetoric, Geology, Botany, Languages, Vocal Music, &c.
JUNIOR CLASS—Mental Philosophy, Elements of Criticism, Philosophy of Rhetoric, Chemistry, History, Ancient, Modern, of England, of the United States, Languages, Vocal Music, &c.
SENIOR CLASS—Moral Philosophy, Logic, Natural Theology, Evidences of Christianity, Butler's Analogy, English Literature, Astronomy, Languages, Music, &c.
Young ladies with satisfactory testimonials from their Pastor or previous teacher, or both, may be received to any class for which they are thoroughly prepared. GORHAM D. ABBOTT, Principal.

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THE Misses ROHR'S BOARDING and DAY SCHOOL, No. 159 West 34th-st.

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A SPLENDID grand diagonal PIANO-FORTE, 7-octave, in an elegant rosewood case with metallic frame, made by the best maker and warranted. Cost $450; will be sold for $265. Can be seen at No. 141 9th-st., from 10 to 2 o'clock. Been used a few months. Must be sold; the owner leaves the city.

A 6½-Octave, New, Round-Cornered PIANO, for only $150. Gilbert rosewood Piano, only $100. 3 new 7-octave square and, round rosewood Pianos to LET at low prices. 3 second-hand do. at $3 50 per month. Boudoirs for small rooms at $5 per month. Melodeons $2 to $4 per month. S. T. GORDON, No. 297 Broadway.

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