HO! for FREE KANSAS!—NEW-YORK STATE COLONY No. 2 will start from Albany June 4, at 7½ o'clock a. m., via New-York Central Railroad, Buffalo to Detroit by Steamboat; thence to Jolietor Chicago and Alton or St. Louis by Railroad; thence to Kansas City by Steamboat, including board from St. Louis. Fare for first-class Tickets, from Albany to Kansas City, $30. The Committee will require satisfactory evidence of the intention of the applicant to become a bona fide resident of Kansas.
Address ISAAC L. WILDE, No. 229 Broadway, Room No. 25, second floor, New-York; Hon. JOSEPH BENEDICT, Utica; RUSSELL HUBBARD, No. 70 James-st., Syracuse; D. ANTHONY, No. 16 Arcade Hall, Rochester; WILLIAM BARNES, Secretary, No. 442 Broadway, Albany.
BRADFORD R. WOOD, President.
WM. BARNES, Secretary.

IMPORTANT INFORMATION sent to married men. Address, with four postage stamps, Dr. A. J. THURDELL, New-York.

IMPORTANT to ALL.—Upon the receipt of 15 cents, Dr. S. D. LARRIMORE will send to any person THREE RECIPES, by which a good livelihood may be obtained. Address, with return postage, Dr. S. D. LARRIMORE, Broadway Post-Office, New-York.

MAYOR'S OFFICE, NEW-YORK, May 23, 1856.
NOTICE is hereby given, that the COMPLAINT Book, opened at this office on the 1st of January, 1855, is still open for the reception of complaints of municipal abuses of all kinds. So far as the Mayor has the power, he will continue to exercise it for the abatement of any such evils when brought to his attention through the Complaint Book or otherwise. The object is to invite all persons to take this method of reporting to him all violations of Corporation ordinances, nuisances or decisions of duty upon the part of the officers of the Corporation, and he will, as heretofore, use all the legal means at his command to see the laws enforced and the interests of the public protected.
By order of the Mayor,
my23 10t ALEXANDER MING, Chief Clerk.

TAX COMMISSIONERS' OFFICE, New City Hall, No. 32 Chambers st.
NOTICE TO TAXPAYERS—The ASSESSMENT ROLLS of the several wards of the City of New-York having been returned by the Assessors to this office, we hereby give notice to all interested Taxpayers that the same will be opened for examination and review, from TUESDAY, the 20th day of May, until WEDNESDAY, the 28th day of June, inclusive. All those interested who are desirous of examining or correcting the same, are requested to make application to the undersigned, between the hours of 9 o'clock a. m. and 4 o'clock p. m., at their office.
J. W. ALLEN, W. J. PECK, A. J. WILLIAMSON, } Tax Commissioners
New-York, May 21, 1856. my21 tjel5

THE attention of Architects, Artisans, Builders, and all interested is invited to an improved system of DRAUGHT, VENTILATION and WARMING, which has been developed after a long time of study, labor and proving by the patentee. The improvements consist of
A Draught and Ventilating CHIMNEY—perfectly fire-proof, self-cleansing, self-preserving, insuring a powerful regulated draught, saving 20 per cent of fuel. It takes warmth and ventilation into and out of rooms.
A VENTILATOR with three powers of action. Secures constant ventilation, wholly excluding snow or rain; cures smoky chimneys, giving them perfect draught.
A Ship and Car SIPHON VENTILATOR—which supplies fresh air (drawing out the foul) to Railroad Cars and the holds and cabins of ships—excluding snow or rain.
A TUBULAR FURNACE or HEATER (portable or fixed)—which supplies to rooms warmed atmospheric air; but no red or injurious heat. No gas or smoke can escape. It is durable, simple, easily managed, makes no dirt and economizes fuel, requiring very little proper attention.
Testimonials and models can be seen at the office of WM. G. WARNER, No. 96 Broadway, up stairs, to whom apply for rights.

TWO HUNDRED and FIFTY DOLLARS REWARD—Will be paid for the recovery of the BODIES of CHARLES W. SINTURN and LEVI PAWLING (a proportionate amount for either), two young men aged about 19 years, supposed to have been drowned by the capsizing of a sail-boat on the evening of the 20th inst., between Gowanus and Fort Hamilton. Apply to
SAMUEL G. WEST, No. 145 Malden-lane,
BABCOCK & MILNOR, No. 45 Broadway.

V. B. PALMER'S ADVERTISING AGENCY. —A CARD—TO THE PUBLIC.—The repeated interruptions and annoyances to which the business men of New-York are subjected by numerous importunate agents and publishers, soliciting cards, advertisements and subscriptions, has become, as I am convinced, an intolerable nuisance. So far as my Agency is concerned, I hereby give PUBLIC NOTICE that in future no canvasser will be employed by me for the newspapers for which I am agent. Advertisers and subscribers are respectfully invited to apply at the Agency, or if desired, they will be waited upon by addressing V. B. PALMER, Advertising Agent, Tribune Buildings, New-York.

Summer Retreats.

BOARDING on STATEN ISLAND.—Four single Gentlemen (members of the Presbyterian Church preferred) can obtain Board for the Summer months in a private family at Clifton, S. I., within a short distance of Vanderbilt landing. No other boarders taken. The house is commodious and is in a beautiful and retired situation. Address N. F. M., Box No. 747 P. O.

CONGRESS HALL, SARATOGA SPRINGS, will open For the reception of company, on Thursday, the 29th.

LEBANON SPRINGS, N. Y.—This fashionable watering place, COLUMBIA HALL and its Cottages, capable of accomodating 500 persons, are NOW OPEN and ready for the reception of the traveling public and families wishing permanent board for the Summer. HENRY HULL.

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.

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 commodious grounds, 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.

Board and Rooms.

A FEW desirable ROOMS, with full or partial BOARD, can now be had in the modern-built brown stone Houses, Nos. 102 and 104 East 14th-st., opposite the Academy of Music.

A ROOM and two BEDROOMS WANTED—Pleasantly furnished, by two single gentlemen, between 26th and 30th-sts., and 3d and 6th-ave. Address, with terms, per month, which must be moderate, ECONOMY, Tribune Office.

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

BOARDING.—A Parlor and Bedroom adjoining, on 1st floor. Also a pleasant Room in 3d story. Location near Wall-st. and South Ferries. Apply at No. 48 Livingston-st. Brooklyn.

BOARDING.—A family of grown persons can be accommodated with board in a family consisting of two ladies. Reference exchanged. Address EPISCOPALIAN, Metropolitan Post-Office, No. 13 Bible House.

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

ONE ROOM.—No other boarders; house small, family quiet and small, and neighborhood first-rate. Room beautifully furnished, with use of gas, privilege of nice parlor, piano, &c. Price $8 a week for one, $12 for two. Address No. 69 East 31st-st.

ROOMS to LET—Furnished, in a Private Family. Breakfast if required, at No. 13 Bond-st.

ROOMS—With or without BREAKFAST and TEA, to LET in the new house No. 47 West 13th-st. Reference required.

TWO elegantly furnished ROOMS to RENT to Gentlemen, with Breakfast and Tea, in St. Marks-place. Rooms contain Gas, Hot and Cold Water, Closets, &c. References exchanged. Direct to Mr. KELLER, Broadway Post-Office.

TO LET—A FURNISHED ROOM and BATH-ROOM, adjoining, to a gentleman; none other need apply. Inquire at No. 68 30th st., near 4th-av., New-York.

45 47, and 49 East Broadway, for Families and single Gentlemen; also Transient Boarders, by the day or week, from $1 to $1 25 per day.

Houses and Farms Wanted.

A SMALL Family of four persons wish to secure a part of a house (the second floor and part of the third preferred) in the Ninth or one of the adjoining Wards, at a rate not exceeding $200 per annum. Address REMPTON, Box No. 2,012.

WANTED—An OFFICE or DESK ROOM, in New-York City, by a Real Estate Broker of Philadelphia. Address Box No. 140 Post-Office, Philadelphia.

Houses to Let.

BROADWAY STORE to LET—The SECOND and UPPER STORIES of the elegant Marble Building No. 504 Broadway, near the Metropolitan Hotel, and nearly opposite the St. Nicholas and Prescott Houses. Splendid Show-Rooms for fine goods of any kind. Apply on the premises.

FURNISHED COTTAGE to LET at YONKERS—For the Summer, viz: From the first of June to the first of November, located a short distance from the Railroad Depot; pleasantly situated, with Shade Trees, Garden, Fine River View, Front and Rear Piazzas, Ten Rooms, besides Pantries. Climate and Cellar good. Well of Water, &c. The house is two stories and basement; lot 75 by 200 feet; the furniture, house and grounds in good order. Apply at No. 142 Water-st., N. Y., up stairs.

FINE SUITES of OFFICES to LET.—A number of superior OFFICES, suitable for Bankers and others, in suites, connected by folding doors and with separate entrances, at the upper part of the new marble-front Building Nos. 57 and 59 William-st., near Pine-st. Apply to
S. B. SCHIEFFELIN, No. 170 William-st.

HOTEL and PIC-NIC GROUNDS to LET.—A HOTEL and GROUNDS at Glen Wood, Hempstead Harbor, L. I. It has on said premises a fine A Grove for Pic-Nic parties, as can be found at any place within the same distance of New-York City. The steamer Croton plies daily between it and New-York City. For terms apply to BAKER & WEEKS, Auctioneers, No. 1 Pine-st.

HOUSE to RENT—An excellent three story HOUSE in 23d st., near the avenues; three rooms deep; Gas, Bathe, &c. First rate neighborhood. Rent moderate. Inquire of C. A. DANA, No. 90 Chatham-place or at The Tribune Office.

LARGE BANKING-ROOM to LET—Suitable for a Bank or large Insurance Company, or might be divided to suit two Companies, in the new marble front Building Nos. 57 and 59 William-st., near Pine-st. Apply to
S. B. SCHIEFFELIN, No. 170 William-st.

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.

OFFICES in WALL-ST. to LET.—Commodious Offices to Let at No. 49 Wall-st. Terms very moderate. Possession given immediately. Inquire of JNO. REDMOND & SON, No. 49 Wall-st.

OFFICE to LET—At No. 102 Nassau-st., second floor front, No. 1. It is one of the best offices on the street, has three windows on Nassau-st. and five on Ann-st., and will be let low to a good tenant. Apply to
S. M. PETTENGILL, No. 119 Nassau-st., N. Y.

STEAM POWER to LET—A Brick two-story BUILDING, 100 feet by 50, at Elizabethport, N. J. Apply to A. BAIZ, 486 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.

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.

TO LET or LEASE—A neat, two-story basement and attic BRICK HOUSE, in complete order, with Gas and Gas Fixtures, (the Mirrors and Carpets would be sold low if wanted,) in 17th-st., between 7th and 8th-ave. Rent to a small, desirable family, $250 for this year. Also, the three-story and basement BRICK HOUSE No. 127 West 16th st., in complete order, with all the modern improvements. Rent $300 for this year. Also several other HOUSES and PARTS of HOUSES. Apply to J. & W. DENHAM,
Office corner of 8th-av. and 16th-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—At South Brooklyn, No. 240 Court-st., the upper part of a pleasant three-story HOUSE, partially furnished, to a quiet, respectable family of grown persons; the lady who had it would board a part of the rent if it would be agreeable. It is in complete order, Gas, &c.

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

TO LEASE for a TERM of YEARS—The favorably situated Five-Story Brick BUILDING No. 81 West-st., entire, or the Store, Cellar and Loft, each seperate. Inquire on the premises, third floor, rear office. Load Pipes, Iron Bath Tub, Copper Boiler, &c., for sale there at a low price.

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—Two small HOUSES in Richmond-road, Staten Island, 10 to 15 minutes' walk from Vanderbilt's Landing. Inquire at No. 71 Broadway.

TO LET—For the year or season, a COTTAGE on Staten Island, with or without furniture; rent reasonable; location half a mile below Quarantine Dock, near Episcopal Church, retired and pleasant. Inquire of Mrs. BUTLER on the premises, or at No. 51 Chambers-st., 3d floor, New-York.

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.

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. 176 Front-st., N. Y.

Real Estate for Sale.

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 SEAT for SALE—Situated on PLYMOUTH HILL, Dutchess County, overlooking Dover Plains, and about one mile from the Railroad Depot, containing 160 acres of land, beautifully laid out and having thereon a handsome Dwelling-house, Barns and Outhouses, nearly new. On the premises are about 200 apple, 600 pear, and 400 other Fruit Trees, of the choicest kinds. Beauty of location, and facility of access, unsurpassed. For further particulars apply to H. H. BARROW & SON, Nos. 128 Front-st., New-York, or to LAWRENCE & BARROW, Hart's Village, Dutchess County.

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 northwest 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 for this work are 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 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 communication, 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 coupon 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 24 feet, divided into one living and three bedrooms, and will cost complete, set up on ground chosen anywhere along the road, at $170 to 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 farming implements, agricultural tools, and other 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 to 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 to Land Commissioner of the Illinois Central R. R. Co., 193 Michigan-st., Chicago, Illinois.

FOR SALE—A beautiful COUNTRY RESIDENCE, situated 34 miles south of the City of Poughkeepsie, and half a mile from the Hudson River and Wappingers Ferry Depot, containing seventy acres—the soil a deep, rich, sandy loam, perfectly free from stone. On the place are four acres of Antwerp Raspberries, three-quarters of an acre of Asparagus, an acre of Grapes, half an acre of Pharmices and Lawton Blackberries, beside a choice variety of other fruit. There is a large spring of pure water, which supplies the house and outbuildings, discharging in the driest time sixty gallons of water a minute, and which could easily be converted into ornamental ponds. On the premises is a substantial Farmhouse, with ample Outbuildings, new and convenient. Five acres contain superior Molding Sand. For further particulars, inquire of J. B. BREWSTER, No. 120 Bowery, New-York; or on the premises, of VALENTINE H. HALLOCK, Poughkeepsie.

FARM for SALE—Situated at South Huntington, Suffolk County, Long Island, one mile west of Babylon, on the South road, upon which is a good House, two Barns, and other outbuildings, all in a good state of repair. Said farm is composed of about 54 acres of good upland and 6 acres of salt meadow. A creek runs up within a short distance, that leads to the Great South Bay. Possession can be had immediately. Apply on the premises to JOHN C. MINTURN, or to
M. M. PARKS, No. 63, Wall-st., New-York City.

FOR SALE—A beautiful COUNTRY PLACE of about nine acres, on the river, half a mile south of Rahway, N. J., on the road to Woodbridge. The House is modern built, in complete order, and contains 16 rooms. The Grounds are beautiful, and have a great variety of Ornamental Trees and Shrubbery, with a full assortment of Fruit Trees and a very fine Garden. The situation is high and healthy, easy of access from the city, and is believed to be one of the most desirable places that can be found within 20 miles of New-York. Apply to PICOT & SHOTWELL,
No. 63 Maiden-lane, New-York.

FOR SALE or EXCHANGE for CITY PROPERTY—A neat and well-built COTTAGE, with about one acre of LAND, in the quiet and retired Village of Rye, four minutes' walk from the Depot. The House is two-story, with a superior Basement, and built in the most substantial manner, and is in excellent order. Garden, Shrubbery and abundance of Grapes, with fine young bearing Fruit Trees, an excellent Ice-house and connected with the same a large Store-room and Cellar; a new Barn with Stables and other buildings. Schools and churches conveniently accessible. Distance from New-York 20 miles, with facilities of communication six times a day each way. Apply to J. LODER, No. 7 Wall-st.

FARM FOR SALE—372 acres, in Lumberland Village, that will cost about $100. There is 355 acres, 3,000 cords of wood will nett $2,600; mill power and one acre is worth $400; 20 acres of cleared land, with shop, barn and house, is $275 at least. Price as it stands is $3,300, $1,000 cash. Buy it, manage right, and you will get it almost or quite gratis, after cutting a little work in selling wood. 50 other farms very cheap; 50, 100 or 500 acres, extra good land, $2 50 to $3 per acre. Apply at J. VANDERBILT'S, No. 57 Fulton-st. Office open from 8 a. m. to 8 p. m.

FOR SALE or to LET—The first-class four-story stone-front DWELLING HOUSE No. 8 West 17th-st., first house west of 5th-av. Apply to HOMER MORGAN, Pine-st., No. 3 Metropolitan Bank Building.

FOR SALE at ASTORIA—Elegant RESIDENCE near the country seats of Rapelye, Riker, Herrick and Pike, jr., about one mile from the village. The House is large and nearly new, with Stable, Carriage-house, and out buildings, with two acres of ground, beautifully laid out, with a large variety of fruit and ornamental trees. Terms easy. Apply to CHARLES W. WARD,
No. 64 Front-st., or No. 21 Washington-terrace, Hoboken.

FOR SALE—An excellent FARM in Connecticut, 16 miles east of New-Haven, on the line of the New-Haven and New-London Railroad. Inquire of RANDOLPH LINSLEY, No. 57 Maiden-lane.

FOR SALE—12 LOTS, south-east corner of Union-av. and Stagg-st., Brooklyn, late Williamsburgh—a good location—and offered cheap to close an estate. Apply to B. B. SCHOLES, Bedford-av., corner of Rose-st.

ILLINOIS, NORTH-WEST.—For SALE or EXCHANGE for New-York or Brooklyn City Property, a TOWN PLOT of 14 acres, beautifully situated for building purposes; 500 feet on Rock River, 200 yards from the Chicago and Mississippi Railroad, one mile from the City of Dixon and Illinois Central Railroad. Inquire of J. ROBINSON, No. 156 Grand-st., at 10½ a. m. or 3½ p. m.

SPLENDID COUNTRY SEAT for SALE.—On the banks of the Hudson, near Newburgh, belonging to the estate of W. M. 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 improvements, and adapted for manufacturing purposes. For terms, &c., apply to
BAKER & WEEKS, Auctioneers, No. 6 Pine-st.

TO PROPERTY OWNERS.—GEORGE S. HICKOK, House Agent (5 years with E. H. Brown), solicits employment in that capacity. Personal attention to all property intrusted to him, and prompt returns in all cases. For SALE, the productive TENEMENT PROPERTY No. 182 Lindlow-st. Office No. 192½ Allen-st., 7 to 9 a. m., 12 m. and 3 to 7 p. m.

$8,000.—COUNTRY SEAT for SALE.—Offered for Sale a COUNTRY SEAT in Irvingson, Westchester County, near the Hudson River and the Railroad Depot, one hour's ride by Railroad from 31st-st., consisting of a nice and commodious Gothic Cottage, Stable-room, &c. The grounds are nicely laid out. Part of the purchase money may remain on bond and mortgage. For particulars, inquire at No. 33 Broad-st., (up stairs,) New-York.

Instruction.

ARITHMETIC, BOOKKEEPING, WRITING. Students enter DOLBEAR'S ACADEMY, No. 863 Broadway, THIS DAY or EVENING and be qualified for good situations before July 4. An accomplished practical bookkeeper is employed to give a practical finish, without extra charge, to gentlemen wishing to become head bookkeepers.

E. DE LARA, LL. D., formerly Director of National Education in Spain, and during thirteen years Professor of Continental Languages and Literature in the Royal and the Mechanics' Institutes, the Library and Scientific Institution, and the High School at Liverpool (England,) continues to give instruction in the FRENCH, SPANISH, GERMAN, ITALIAN, PORTUGUESE and DUTCH LANGUAGES.
By his peculiar method any person is enabled to correspond and converse correctly in an exceedingly short time. CLASS-ROOMS at No. 75 Nassau-st.

FAMILY and COLLEGIATE INSTRUCTION in PARIS.—A French Gentleman, after ten years' professorship in a Protestant College, has taken a house near the Lycée Bonaparte, and will receive into his family TWELVE PUPILS, who can pursue the course of STUDIES of that Institution under his tuition and superintendence. The best testimonials furnished, and no pupils received without sufficient assurance of their good character and deportment. Terms, 2,500 francs (=$500) per annum, which includes not only Board, Washing, Fire, Lights, &c., but the Lycée charges for Tuition, Books, &c. For particulars, apply to the Rev. R. W. BELLOWS, D. D., All Souls' Parsonage; MARCUS SPRING, No. 22 Broad-st., New-York, or to E. F., No. 34 Rue Blanche, Paris.

MADAME BERGIER'S French and English BOARDING and DAY SCHOOL for Young Ladies, No. 182 Madison-av., between 31st and 32d-st. A stage is attached to the establishment for pupils at a distance.

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