HOUSE to RENT.—An excellent three-story HOUSE in 2d st., near 6th av., three rooms deep. Gas Baths, &c. First-rate neighborhood. Rent moderate. Inquire of C. A. DANA No. 99 Clinton-place, or at the Tribune Office.

HOUSE to LET and FURNITURE for SALE.—FURNITURE and CARPETS will be sold at a great sacrifice, or HOUSE will be refurnished. Possession immediate. Apply on the premises, No. 319 Adams st., Brooklyn.

STEAM POWER to LET—A Brick two-story BUILDING, 100 feet by 50, at Elizabethport, N. J. Apply to A. BAIZ, 487 Broadway, or to J. O. NOLSON, Elizabethport.

STEAM POWER.—Several well-lighted ROOMS to LET with Steam Power. Nos. 80 and 82 Gold-st. S. HOF & Co.

TO LET in BROOKLYN—The COTTAGE, No. 163 Sands-st., containing ten rooms; parlors with marble mantles, sliding doors; a ten room basement, four rooms in second story, two attic rooms, large garret and cellar, and good yard. Rent $300 a year. Inquire of S. W. BURLIS, No. 119 Myrtle-av.

TO LET—The STABLE and COTTAGE, No. 202 9th-st. It is fitted up with a variety of conveniences and forms a desirable accommodation for a private stable—for which none is wanted to be let. Apply to TATHAM & BROTHERS, No. 32 Beekman-st.

TO LET with STEAM POWER at No. 15 Vandewater-st., a very large ROOM upon the first floor with any amount of power. C. A. ALVORD.

Real Estate for Sale.

COTTAGE at FLUSHING for SALE.—An elegant Gothic Cottage is one of the most elevated parts of the Village of Flushing, Long Island, with a large garden attached covering the space of eight or nine lots of ground. The House is most substantially built, and fitted in with brick; has fine cellar, kitchen range, &c., and excellent water; is finished in superior manner. The garden is finely laid out, with Summer house in center, and contains many valuable shrubs and trees, among them many rare evergreens and some very choice specimens of the magnolia. Immediate possession can be had. It is handsomely furnished, and may be purchased with or without the furniture, at less than its real value—the owner being in the public service and unable to reside anywhere permanently. Apply to A. J. BLEECKER & Co., No. 7 Broad-st. (285)

FOR SALE.—A LOT in 26th-st., near 11th-av. If improved, the whole amount can remain on mortgage for seven years. Apply to GEO. HANNAH, 69 2d-av. cor. 4th-st.

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 the 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 coast 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 five 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 dark, rich mold, from one to five feet in depth, is generally rolling, and peculiarly fitted for grazing Cattle and Sheep or the cultivation of Wheat, Indian Corn, &c.

For easy 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 other 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 improved and tilled the first, and under a high state of cultivation the second year.

Corn, Grain, Cattle, &c., will be forwarded at reasonable rates to Chicago for the Eastern market and to Cairo for the Southern. The latter yield on the cheap lands of Illinois over the high-priced land 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 laid on the same rates per cord.

Those who think of settling in Iowa or Minnesota, should bear in mind that lands of equal value, along the water courses and for many miles inland, have been disposed of; that for these to avail in the interior there are no conveniences for transporting the produce to markets, railroads not having been introduced there; that to send the produce of these lands one or two hundred miles by wagons to market would cost much more than the expense of cultivating them; and he who government lands thus situated, at $1 25 per acre, are not so good investments as the lands 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 bushel of the produce of these lands is carried either in wagons or in steamboats, which must be borne by the settlers, in the reduced prices of their produce; and to that extent precisely are the incomes from their farms and of course on their investments, annually, and every year reduced.

The great facility of the lands now offered for sale by this Company, and their consequent yield over those of the Eastern and Middle States, is more than sufficient to pay the difference in the cost of transportation, especially in view of the facilities furnished by this Road, and with which it connects, the operations of which were not interrupted by the severe weather 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 lands may be made during the year 1856, upon paying the purchase money to be paid in five annual payments, in manner 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 first price will be deducted for cash. The Company's construction bonds will be received as cash.

Ready Made 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 by where along the road, $150 in cash, exclusive of transportation. Larger buildings may be contracted for at proportionate rates. The Company will furnish all the materials for such buildings over their road, promptly.

Special arrangements with dealers can be made to supply those purchasers 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 in a competent home for all the purchase money becomes due. In the mean time, the rapid settlement of the country will probably have the effect to treble their value four or five fold. When required, an experienced person will accompany applicants to give information and advice in selecting lands.

Circulars, containing numerous instances of successful farming, signed by respectable and well-known farmers living in the neighborhood of the Illinois Central Railroad lands throughout the state—also, the cost of breaking, price of cattle, expense of harvesting, threshing, &c., 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 Railroad Co., No. 51 Michigan-av., Chicago, Illinois.

FOR SALE or EXCHANGE, for Property in the city of New-York or Newark, a beautiful COUNTRY SEAT, situated in Washinsville, New-Jersey. There are about 30 acres of the property, brick Dwelling House, with Stables, Wash House, &c., all in complete order. For further information inquire of HOMER MORGAN, No. 2 Pine st., (3,689) No. 3 Metropolitan Bank Building.

FOR SALE—VALUABLE PROPERTY on LAKE GEORGE.—The subscriber offers for sale the beautifully-situated Property lying on Dunham's Bay, opposite Caldwell, at the head of Lake George, and in the neighborhood of the celebrated Fort William-Henry Hotel from which a steamer departs every day. Said property consists of about 300 acres of land, 100 of which is under cultivation; it has an extensive front on the Lake, commanding the most charming views of that romantic and picturesque locality. The improvements are a new two-story Dwelling House with Barns and other necessary Outhouses. This Property will be sold in whole or in part, together with the Stock, Horses, Farming Utensils, etc., if desired.

Also—FOR SALE, a SMALL FARM of 50 acres, about one mile from the above, in a good state of cultivation, and having on it a good House, Barns and other buildings, and a good Orchard in full bearing. It will be sold with the crops on the place.

For further particulars inquire of Mr. ARCHIBALD at Caldwell, County Clerk of Warren County, of DANIEL LANDER, Dunham's Bay; or of ALEXANDER JOHNSTONE at Flushing, Long Island.

FARM for SALE.—The subscriber offers for sale a FARM of 60 acres of Land situated in a very picturesque and healthy section of country, five minutes walk from the Railroad Station at Chappaqua Westchester County, two hours from New York by Harlem Railroad. This is a rare chance for a gentleman wishing a delightful country residence, as it is a class of property that is very seldom offered for sale. Inquire on the premises. ABRAM QUINBY, Chappaqua, N. Y.

FOR SALE or EXCHANGE for CITY PROPERTY.—A delightfully situated HOUSE, with about eight ACRES of LAND, near Elizabethtown, N. J. Plenty of shade Trees. Fruit of all kinds. There is on the place and to be sold in connection, all the SUMMER CROPS, such as Corn, Oats, Potatoes and Hay. A very fine Cow, Poultry and Farming utensils. Also a large portion of the Furniture now in the House. For further information inquire of LEVI APGAR, No. 75 Dey-st., N.Y.

FOR SALE or EXCHANGE for Improved City Property, an excellent FARM of 72 acres, with good house, &c., four miles from Plainfield, one mile from depot. Apply to D. VAN NOSTRAND, No. 193 Broadway.

HANDSOME COUNTRY RESIDENCE, in Woodbridge township, Middlesex co., N. J., with 20 acres of excellent land, for sale, or exchange for improved city property in New-York, Jersey City or Brooklyn. There is a new double cottage house, built in modern style, with large wing piazzas, &c.; out buildings, extensive and in good order, handsome garden, and fruit in abundance. It is within nineteen miles of New-York. Access unmitted by railroad or steamboat, making it a most convenient and desirable residence for any one doing business in town. Apply to JOSEPH W. ALLEN, No. 17 Cedar-st.

$3,000.—FOR SALE—A HOUSE and three LOTS of Ground with Bakery, Store, Stable, &c., situated in South Bergen, three-fourths of a mile from Jersey City Ferry. A great chance for a baker to make a fine one in a short time. Apply to Dr. L. WILLIAMS, No. 1 Pine-st. Metropolitan Bank building, N. Y., or No. 213 Barrow-st., Jersey City.

Instruction.

BOYS' BOARDING SCHOOL—At Little Ferry, nine miles from Hoboken, N. J. Stages from Hoboken pass the School every 15 minutes daily. Pupils received any time. Terms—Board and Tuition, from $120 to $140 per year. For Circulars with particulars, address, A. B. WINANT, Principal.

COTTAGE HILL SEMINARY, Poughkeepsie, New-York.—MILO P. JEWETT, Principal and Proprietor.

In the COTTAGE HILL SEMINARY it is proposed to conduct the careful and thorough training of a limited number of Young Ladies, constituting a SELECT FAMILY SCHOOL.

Able and experienced Instructors are employed in all Departments, and the number of Teachers is large in proportion to the pupils.

It is the aim of the Institution to give to all its members a solid, practical and useful education; adding every pleasing accomplishment.

No location can be more suitable for the purposes contemplated than the City of Poughkeepsie—a town surpassed by none in beauty of situation, salubrity of climate, and the intelligence and refinement of its citizens.

Especial attention is given to the health of the pupils. The agencies relied on are, exercise in the open air; a liberal use of water, cold and tepid; an abundant supply of wholesome food; and perfect system, order and punctuality in all School and Family duties. In addition to daily walks among the beautiful environs of Poughkeepsie, and recreation in the play-grounds of the Seminary, Gymnastic and Calisthenic exercises are regularly practiced under the direction of the Teachers.

Boarders are never permitted to visit confectionery saloons.

The next Academic Year will commence on the 22d of September. There will be a recess during the Holidays.

Pupils may enter for one Quarter only; all bills for each being payable in advance. Those who enter for the Scholastic Year will pay one-half at the time of admission; the remainder on the 1st of March.

EXPENSES.

Members of the family of the Principal will be charged for board, per quarter, $50. This includes furnished Rooms, Fuel, Light and Washing. Young Ladies are expected to provide themselves with the usual articles for personal use, including Towels, Napkins, Silver Dessert Fork and Spoon, and Napkin Ring. TUITION PER QUARTER.

For the Regular Course, including English, Latin, French and Vocal Music, $25.

Pupils not pursuing the Regular Course are charged as follows: English, $10; French, $10; Latin, $10; Piano-Forte and use of instrument, $15; Guitar, $15; Harp, $25; Drawing, $10; Painting (water colors), $10; Painting in Oil, $20; Vocal Music (required of all pupils), $2 50.

Catalogues furnished on application to M. P. JEWETT.
Poughkeepsie, July 5, 1856.

FIVE CHILDREN TAKEN to EDUCATE and BOARD in a fine, healthy situation in Brooklyn. Address or apply in Cortland-av., one door from La Fayette-av., and one block from the Fulton-av. cars. S. M. AIKEN

MR. EATON'S COMMERCIAL BOARDING INSTITUTION—Established in Worcester, Mass., A. D. 1836.—Young Men are thoroughly fitted in Double Entry, Book-keeping, 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, $18. A good pleasant home in the family of the Proprietor, with Board, $3 per week. Persons testing 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.

MRS. OKELL'S BOARDING and DAY SCHOOL will be reopened on TUESDAY, Sept. 9. Circulars can be obtained at her residence, Nos. 5 and 10 Clinton-place, 8th-st.

POUGHKEEPSIE FEMALE ACADEMY.—The next session of this Institution will commence MONDAY Sept 2. The Principal, Mrs. C. W. FOOKER, is assisted by six Professors and Teachers. The French department will be under the charge of a Parisian lady, who will reside in the Institution. It is intended, as far as possible, to make French the language of the family. A commodious Gymnasium will be in readiness for pupils at the commencement of the next term. Circulars may be obtained of the Principal, or of H. D. Varrick, Secretary.

SCHOOLS and FAMILIES in want of first-class TEACHERS are invited to consult the Register kept at the AMERICAN SCHOOL INSTITUTE, Appleons' Building, No. 346 Broadway, New-York. TEACHERS in want of situations should call at the Institute, or forward their address to E. B. CHAPMAN & SMITH.

Piano-Fortes and Music.

A SEVEN-OCTAVE fine PIANO for $225, made by Ladd & Co.; less than one year used. A Hallet, Davis & Co. 6-Octave for $125; Haller & Allen, for $150; 3 at $40 each. Pianos and Melodeons to let, low, and rent applied on purchase. T. S. BERRY, No. 441 Broadway.

AEOLIANS, GRAND and SQUARE PIANOS, with "Patent Suspension Bridge," "Improved French Action" "Composition Bearings," and other new improvements from Hallet, Davis & Co.'s celebrated Manufactory, in every variety of style, with 6½ to 7½-octaves, from $250 to $1,000, constantly on hand and for sale at Factory prices, wholesale and retail, by S. T. GORDON, successor to Berry & Gordon, No. 297 Broadway, sole Agent for this city.

"It is now generally acknowledged that the Pianos manufactured by Hallet, Davis & Co. are unrivaled in America, if not in the world, for brilliancy and purity of tone." [Boston Daily Times.

CHAMBERS'S PIANO-FORTES, 385 Broadway, N. Y.—A fine assortment of superior Pianos, warranted in every respect. Also, a few second hand Pianos, of different makes. Chickering's, Gibbe's, Stodart's &c., for sale at $50, $75, $100 and $150. Pianos to hire and exchanged. T. H. CHAMBERS, No. 385 Broadway, near White-st.

GOLD MEDAL PIANO-FORTES—Manufactured by STEINWAY & SONS, Nos. 84 and 86 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.

GREAT IMPROVEMENTS in PIANO-FORTES.—Messrs. LIGHTE, NEWTON & BRADBURNS, 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.

RAVEN, BACON & Co., successors to BACON & RAVEN, PIANO-FORTE MANUFACTURERS, Warerooms No. 185 Grand-st., near Broadway, where a full assortment of INSTRUMENTS may be found, exclusively of our own manufacture. Warranted in every respect.

SUPERIOR GUITARS—Manufactured by the undersigned, from Spanish models, and warranted to stand in any climate, sent by express, carefully packed, at the following prices: No. 1, made of mahogany, in excellent wood case, with extra strings, $15; No. 2, made of rosewood, with case and strings, $18; No. 3, made of rosewood, with case and strings, $22; No. 4, made of rosewood, with case and string, $25; No. 5, made of rosewood, very handsome, $35; No. 6, made of rosewood, very elegant, $50. Just published, all of the songs from "Il Trovatore," and all of the latest Ballads, arranged for the Guitar. Sent by mail, postage paid, on receipt of from 18c. to 25c. for each piece.
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PORTABLE STEAM ENGINE of about 12-horse power two cylinders 6 in. diameter, 16 in. stroke, proved with hoisting drum and water tank, mounted on a strong wagon with iron axles. For SALE by HALBRICHT & PARISH, No. 80 Beaver st.

STEAM-BOILER for SALE.—One FLUE-BOILER, 21 feet long, 36 feet diameter, with two 14-inch flues. Also one 12-horse LOCOMOTIVE BOILER, in perfect order and good as new. Can be seen at No. 333 Canton-st.

Cutlery, Hardware, and Iron.

ADIRONDAC COLD BLAST CHARCOAL PIG IRON, by the Company's Agent, JOHN W. QUINCY, No. 98 William-st.

AMERICAN SHEARS, SCISSORS, &c., of the celebrated stamp of "H Wendt." Warranted superior to any other made. A full assortment constantly on hand at the Depot, No. 81 John-st., New-York.

GARDEN and HAY RAKES, SCYTHES, SNATHS, GRASS HOOKS, SCYTHE STONES, RIFLES, &c. HAY SPADING AND MANURE FORKS, SHOVELS, HOES, SPADES, PICKS, HACHETS, AXES, PRUNING SAWS, SHEARS and CHISSELS, HAND-PLOWS, GARDEN TROWELS, &c. For sale by CHAS. S. LITTLE & Co., Nos. 33 and 34 Fulton-st.

HORSE-SHOE NAILS.—We invite the attention of the trade to the improved HORSE-SHOE NAILS, manufactured by the American Horse Nail Company of Providence, R. I., from the best quality Norway Iron, and sold by us, their only Agents.

The reputation of these Nails has now become very favorably established, and the demand for them is constantly increasing.

They are packed in kegs of 25, 50 and 100 lb. each.
Sizes, 5, 6, 7, 8, 9, 10.
BUSSING, CROCKER & DODGE, No. 32 Cliff-st., New-York.

HAMMERED SALISBURY IRON—From cold blast charcoal Pig, and wholly worked in charcoal. Is of extraordinary strength and quality. On hand 1 to 4 inches square. Other size made to order. JOHN W. QUINCY, No. 98 William-st., Agent of the Napanoch Iron Co.

HUDSON PIG IRON is excellent for Foundery and Forge purposes. The No. 1 Extra is warranted to mix more scrap and to be superior for all purposes to any Scotch Pig. JOHN W. QUINCY, No. 98 William st., Agent for the Hudson Iron Company.

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Block Tin,	Old Copper,	Old Lead,
Antimony,	Ingot Copper,	Pig Lead,
Babbitt,	Brazier's Copper Sheet Lead,	
	ALSO:	
Cut Nails,	Files,	Axes,
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Nuts, Washers,	Bellows,	Picks,
	ALSO:	
Engine Oil,	Cast Steel,	Fink's Crucibles,
Lard Oils,	German Steel,	Hardware Paper,
Whale Oils,	Iron Wire,	Manila Paper,
London Emery,	Brass and Copper do.	Bellows Pipes,
Refined Borax,	Sheet Brass,	Bellows Nails.

Spelter, Solder, Pig Iron, Pump Chain, Wagon Axles, Blasting Fuse, Horse-Shoes.

For sale at low rates by DELAPIERRE & LOCKWOOD, Nos. 31 and 33 Dey-st.

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THOMAS PIG IRON—Soft, free, strong and a warranted substitute for Scotch Pig. JOHN W. QUINCY, No. 98 William-st.

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WIRE ROPE.—For all kinds of Hoisting, including SUGAR HOUSES, MINES, INCLINED PLANES, &c. Also for STANDING RIGGING for vessels of every description, and SASH WEIGHTS for WINDOWS. ASHCROFT'S STEAM GAUGES, DUDGEON'S HYDRAULIC JACKS, ALLEN & MOYES'S METALLIC PACKING, &c., for STEAM VESSELS, ENGINE BOILERS and MACHINERY bought and sold on commission. Also, PLANS and SPECIFICATIONS prepared. CHARLES W. COPELAND, Consulting Engineer, No. 66 Broadway, New-York.

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SECURITY FIRE INSURANCE Co., No. 31 Pine-st., (Great Western Buildings.) Cash Capital $300,000, all paid in. The Company, having all its capital paid in and in process of investment, is now ready to receive applications and to issue policies of Insurance on Merchandise, Buildings, Ships in port and other property on favorable terms. JOSEPH WALKER, President.

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THE HOPE FIRE INSURANCE COMPANY. OFFICE NO. 25 WALL-ST. NEW-YORK. MECHANICS' BANK BUILDING.

This Company, with a cash capital of $150,000, insure buildings, merchandise, household furniture, vessels in port and their cargoes and personal property generally, against loss or damage by fire, on the most favorable terms.

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THOMAS GREENLEAF, Secretary.

Furniture.

COTTAGE and ENAMELED FURNITURE.—Sofas from $25 upward, at the manufactory, 634 Broadway, below Bleecker-st. Goods packed to so out of the city.

ENAMELED FURNITURE.—H. F. FARRINGTON has now ready for sale an extensive assortment of rich ENAMELED CHAMBER FURNITURE, all patterns and colors, and elaborately decorated in landscapes, figures and flowers, at the Manufactory Warerooms, Nos. 46 and 48 Wooster-st., between Broome and Grand-sts.

EARTHENWARE and CHINA—150 crates Booth's "Sydenham shape" White Granite. 100 crates Common Goods. 46 crates "Blue Willow," plain shape. 20 hhds. Gold Luster Jugs. 50 hhds "Bridgewood's" China. For sale to the trade in original packages only by BURGESS, DALE & GOODARD, No. 76 Pearl-st. Agents for the Manufacturers.

SCHOOL FURNITURE.—CIRCULARS SUPPLIED ON APPLICATION By R. PATON, No. 24 GROVE-ST.

SPLENDID SUITES of ENAMELED FURNITURE, Wholesale and Retail. WARREN WARD, No. 33 Canal st.

Paints, Oils, Glass, &c.

EXTRA QUALITY REFINED LARD OIL—Very pure, burns brilliantly and as long as sperm, and never coats the wick, being free from gum; it is very superior for machinery. Also, COBURN'S PURE TALLOW OIL, superior for burning, will stand colder weather, and will outwear the best sperm oil. Barrels 30 to 46 gallons. Only agent JOHN W. QUINCY, No. 98 William-st.

KEROSENE OILS NOT EXPLOSIVE. SECURED BY PATENTS. KEROSENE ILLUMINATING OIL. THE ECONOMY OF THIS OIL IS UNRIVALED. $1 10 of KEROSENE gives as much light as $9 of Rapeseed Oil; $12 of Whale Oil, $26 47 of Sperm Oil, and $29 of Burning Fluid. It burns in all the Argand button-top Lamps, including camphene and silvic oil lamps without the usual tendency to smoke.

KEROSENE LUBRICATING AND BINNACLE OIL. The effect of this Oil on machinery is found to be perfectly magical; it removes the gum caused by the use of impure oils, wears equal to best Sperm Oil, and does not coagulate at a low temperature. For Binnacle Lamps, Signal and Show-print Lanterns, this Oil is unsurpassed. It will burn forty-two nights without gumming or crusting the wick, a great desideratum for shipmasters, and gives a light equal to best Sperm Oil. It also burns in all the Solar and Hand Lamps.

The attention of Engineers, Ship Chandlers, and Ship Captains is particularly requested to the certificates to be seen at the office of JUSTENS, Agent of Kerosene Oil Company, No. 50 Beaver st.

THE NEW-JERSEY ZINC COMPANY, by improved process of manufacture, are now prepared to offer their WHITE OXYD of ZINC, superior in whiteness to any other manufactured in this country. Sale, either dry or ground in oil, by H. AITKEN & Co., Agents, No. 165 Washington-st.

Building Materials.

ENCAUSTIC TILES—For Vestibules, Halls, Hearths, Dining-rooms, Conservatories, &c. GARNKIRK CHIMNEY-TOPS, DRAIN-PIPES, &c. For sale by MILLER & COATES, No. 279 Pearl st., N. Y.

LEAKY ROOFS—LEAKY ROOFS. OSBORN'S ROOFING CEMENT is the cheapest, best, and by far the most durable ROOFING used. It is impervious to water—weather and age improve it; it resists the most intense heat. LEAKY TIN ROOFS CEMENTED and made equal to new. A. L. OSBORN, Mason and Builder, No. 147 Canal st.

ROOFS, ROOFS, ROOFS.—The cheapest and best articles for covering roofs is TAR ROOFING PAPER, which we keep constantly on hand, and will sell in large and small quantities to suit purchasers. JAS. T. DERRICKSON & Co., No. 36 Beekman-st.

ROOFING, ROOFING. WARREN'S IMPROVED FIRE AND WATER PROOF FELT AND COMPOSITION ROOFING. JAMES H. JOHNSON & Co., MANUFACTURERS, No. 45 Pine-st., New-York. Old and leaky Metallic Roofs covered with a permanent and elastic Coating.

Copartnership Notices.

DISSOLUTION of COPARTNERSHIP—New-York, July 18, 1856.—The Copartnership heretofore existing under the style and firm of HESS & HOAGLAND is this day dissolved by mutual consent. Mr. HESS, who will continue the business in his own name, will attend to the settlement of all accounts. GEO. H. HESS, No. 448 4th-av. J. CALVIN HOAGLAND.

THE SUBSCRIBERS having purchased the interest of Mr. E. C. Evans, in the firm of HARRIS, EVANS & CO., the business will be continued as before under the firm of HARRIS & KUHN. JOHN HARRIS, CHARLES KUHN. New-York, July 22, 1856.

New-York City Business Directory

THE FOLLOWING LIST consists of prominent Houses in each line of Business:

Berlin Wool, Embroidery Silks, Fringes, Gimps, Buttons, Ladies' Dress Trimmings, Gold and Silver Articles for Regalias.
KOHLSAAT BROS., (Importers and Jobbers) No. 48 John-st.

Advertising Agents.
S. M. PETTENGILL & Co. ..... No. 119 Nassau-st.

Fresco Window and Picture Glass.
J. H. POILLON & Co. (Importers and Dealers) .. 68 Murray-st.

Grate and Fender Makers.
WM. H. JACKSON, (formerly W. & N. Jackson & Sons) No. 591 Broadway, 1 door above 19th-st.

Iron, Metals, &c.
BUNTING, BEAN & Co., (Brokers) ..... No. 60 Wall-st.

Boat and Oar Bazaar.
From 500 to 800 Boats always on hand. A liberal discount allowed to those who buy to sell again—INGERSOLL & SON, No. 200 South-st.

Lightning Rods.
A. M. QUIMBY & SON, offices 152 E. 27th-st. and 119 Nassau-st.

Lithographer.
GEO. HAYWARD ..... No. 120 Water-st.

Ship Brands and Checkers.
CRASTUS TITUS & Co. ..... No. 323 Washington-st.
JOHN T. WILSON (formerly Taylor & Wilson) 73 Fulton-st.

Window and Plate Glass (French and English.
F. HOPKINS & BROTHERS, (Importers) No. 63 Barclay-st.

*** Any additions to the above List should be brought to the Office of S. M. PETTENGILL & Co., No. 119 Nassau-st.

Sales by Auction.

F. COLTON, Auctioneer.

ADMINISTRATOR'S SALE of ROSEWOOD and MAHOGANY PIANO-FORTES, TAPESTRY, VENETIAN, INGRAIN CARPETS, MIRRORS, BEDS, MATTRESSES, CHAIRS, PARLOR FURNITURE, &c.—F. COLTON will sell THIS DAY (Thursday), July 24, at 10½ o'clock, at the Auction rooms, No. 59 Beekman-st. and No. 58 Ann-st., the entire furniture of an uptown establishment, by order of the Administrator. The sale will include nine Piano-Fortes—three rosewood and two mahogany—two of which were made by Stodart of this city, one by Lincoln, a 4 octave old English made, all in good order. Also at the same time, 30 full pieces of Brussels Carpet; 300 yards Ingrain, very little used; two or three Parlor Suites, in brocatelle and velvet; Victoria and carved Chairs all patterns; French plate and Oval Mirrors; Wardrobes; Bookcases, Dressing and other Bureaus; Hair Mattresses; 20 Feather Beds; Bolsters and Pillows; together with about 60 dozen oak, black walnut and painted maple Chairs; Cottage Bedsteads, Second-hand Furniture, &c. N. B.—The sale will be large and afford a very favorable opportunity to dealers as well as others. Goods must be removed this day and to-morrow.

AUCTION NOTICE.—Eighty GOLD and SILVER WATCHES, fine GOLD JEWELRY, &c.—SAMUEL OSGOOD & Co., Auctioneers, will sell at No. 81 Nassau-st., TO-MORROW (Friday), at 10½ a. m., by order of an English importing house), over eighty valuable Gold and Silver Watches, together with 200 lots of fine Gold Jewelry, &c. Every article fully warranted. Particular in catalogues.

ASSIGNEES' SALE—STOCK of HARDWARE TOOLS, PLATED WARE, CUTLERY, &c.—JNO. E. VAN ANTWERP will sell on THURSDAY, July 24, at 10 o'clock, at No. 373 Bowery, by order of Assignees, the entire STOCK of HARDWARE, TOOLS, PLATED WARE, HOUSE-FURNISHING ARTICLES, &c., contained in the above store. Also 60 Patent 6-barrel Revolvers, 12 cases of "H Collins" Axes. For full particulars see Catalogues now ready. Terms 9 days.

AT AUCTION.—JAMES M. MILLER, Auctioneer, on TUESDAY, July 29, at 12 o'clock, will sell without reserve, for cash, at the Merchants' Exchange, a beautiful COTTAGE RESIDENCE, with three-quarters of an acre of land, the buildings, handsomely inclosed, situated one-quarter of a mile above High Bridge, beautifully located for a gentleman's residence. JAMES M. MILLER.

A. M. MERWIN, Auctioneer.

BY BANGS, BROTHER & CO.—Trade-Sale Rooms No. 13 Park-row.

THE REGULAR FALL TRADE SALE will be commenced on TUESDAY, September 9, at 8 o'clock a. m. Consignments of Books, Stereotype Plates, Stationery, Bookbinders' Materials, &c., solicited. The Catalogue will be put to press early in July.

GREAT SALE at KILBOURN CITY, in Columbia County, State of Wisconsin. There will be offered at public Sale, by the proprietors, on MONDAY, August 18 1856, and during the entire week, ONE THOUSAND to TWO THOUSAND CITY LOTS, situated in different parts of the plat, suitable for business and residences.

TERMS OF PAYMENT

Will be made easy, by a small amount in hand, and the remainder in long time, with a low rate of interest and a liberal discount to all persons who shall make valuable improvements within a reasonable time from the time of purchase, or to those who may prefer to pay in hand.

KILBOURN CITY

Is situated on the Wisconsin River, immediately below that romantic spot known as THE DELLS, and in the midst of a rich agricultural country and of the boldest and finest scenery in Wisconsin. The site of the city itself is beautiful and healthy in the extreme, being an elevated plain, rising smoothly and evenly from a bluff elevation of 80 feet above the river, which flows around its western boundary, to an elevation of about 250 feet, where it meets the table land at its eastern boundary, two miles distant from the river.

At this point the LA CROSSE and MILWAUKEE RAILROAD crosses the Wisconsin River, affording easy communication between the eastern and western portions of the State and the country beyond.

Also, at this point one of the largest water-powers in the State is in process of being erected, by the Wisconsin River Hydraulic Company, under a charter granted by the State. The Wisconsin is the largest river in the State, and its water power will be the lowest down on the river of any that can be improved, thereby giving to it peculiar advantages, which will speedily invite the erection of MILLS and MANUFACTORIES of every description. JOHN S. VLIET, Pres't of the Wisconsin River Hydraulic Co.
Kilburn City, July 1, 1856.

JOSEPH BEGEMAN, Auctioneer.

FRIDAY, July 25, at 10½ o'clock a. m., at the Central Salesroom, corner of Willoughby and Pearl-sts., Brooklyn.—Regular Weekly Sale of HOUSEHOLD FURNITURE FRIDAY, July 25, at 10½ o'clock p. m., in consequence of contemplated alterations, be the entire stock of fashionable customable FURNITURE, of late styles and of unexceptionable workmanship, in the Warerooms of A. C. Humbert, No. 80 Fulton-st., between Henry and Hicks-sts. These rooms are a general assortment of Parlor, Chamber, Hall, Library, and Dining-room, including Sofas, Tete-a-t