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 farming portions of the State. Interspersed here and there with these Prairies lie the Woodlands, which are almost entirely from Chicago on the north east to Cairo at the south, and from thence to Galena and Dunleith, in the northwest, and from the State of Indiana to the Mississippi River, and as all the lands lie within different 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, &c., 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 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 had at the same rates per cord.

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

The same remarks hold good in relation to the lands in Kansas and Nebraska, for although vacant lands may be found nearer the water courses, the distance to market is far greater, and every hundred miles the produce of those lands is carried either in wagons, or interrupted water communications, increases the expense 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 Western 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-frame 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 any where along the road, $130 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, the 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 Railroad Co., No 58 Michigan-av., Chicago, Illinois.

STATEN ISLAND—At Clifton, ten minutes walk from Vanderbilt's Landing—For SALE, a neat COTTAGE in excellent order, in a good neighborhood with half an acre of ground highly cultivated, with choice Fruit and Flowers. Price $6,500 cash. Address P. O. box No 274.

TANNERY SITES for SALE.—Five thousand two hundred and fifty acres of LAND, situated within four miles of a proposed railroad with Water Power, Hemlock Bark and Timber for tan, Tannery, Grist Mills, Saw Mills, and four hours from New-York City. Title perfect. Terms easy and price low. Inquire of V. B. PALMER, Tribune Building.

Instruction.

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

BERNARD & REDFIELD'S BOARDING and DAY SCHOOL for YOUNG GENTLEMEN, No. 128 West, corner of St. Mark's place. The Ancient and Modern Languages and Literature, the Elementary and Advanced Mathematics, the Exact Sciences, a thorough Commercial and Collegiate course. A Primary Department has been organized. The 12th Academic year of this Institution will commence on MONDAY, the 8th of September. Circulars may be obtained at Messrs. H. T. KIERSTED & SON, No. 529 Broadway, corner of Spring st.

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 exercises combine the use of 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 direct care of the Teachers.

Boarders are never permitted to visit confectionery saloons.

The next Academic Year will commence on the 11th of September. There will be a recess during the Holidays.

Pupils may enter for one Quarter only, all bills for such 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.

FAIRHAVEN SEMINARY—A Family Boarding School for 15 Pupils, is pleasantly located 1 mile east of New Haven, Conn., has been in successful operation 5 years, and is now close to be filled. Next term begins Aug 28. Circulars at SHEPARDS', No 132 Fulton-st., or address, the Principals, THOS. G. SLOAN, Fairhaven, Conn.

FRENCH INSTITUTE for YOUNG GENTLEMEN, No. 6 East 14th st., near Madison Park.—Commercial and Classical Boarding and Day School. Spanish and German languages. Prospectus, containing full particulars, testimonials, references, &c., to be had.

Prof. ELIE CHARLIER of Paris.

GEO. S. PARKER'S SELECT SCHOOL for BOYS (formerly G. P. Barnes) will REOPEN SEPT. 8. Thorough Departments—Senior, Middle, and Primary, with distinct Courses for physical training. Circulars may be had at LOCKWOOD'S Bookstore, or at the School rooms, No. 37 Bond-st., corner of Lafayette.

JOHN KRUGER, LL.D., informs the public of New York that, having been engaged for several years as a teacher in this country, he now intends to settle in this city, where he will receive private scholars and enter upon engagements with families for teaching modern and ancient languages, history, and the branches of a classical and higher English education. References unexceptionable. Please to apply to Messrs. WATTS & BRINSWIG, No. 115 Liberty-st., N. Y.

MRS. HOWLAND and DAUGHTERS will reopen their FRENCH and ENGLISH BOARDING and DAY SCHOOL for YOUNG LADIES, Murray Hill, No. 40 East 30th st., on Monday, September 15. Circulars and further information may be obtained at the residence of the Principal, the office of "The Home Journal," or Mr. Crowen's Bookstore, No. 308 Broadway.

MADAME NAPOLEON'S FRENCH and ENGLISH BOARDING and DAY SCHOOL for young Ladies, will be reopened on MONDAY, September 8. Circulars to be obtained at her residence, No. 56 West Baltic-st., Brooklyn.

MRS. COMEGYS'S BOARDING SCHOOL for Young Ladies, No. 15 East 31st-st., between 5th and Madison-avs., reopens Sept. 15.

MR. C. M. NAIRNE'S SELECT SCHOOL for BOYS will be reopened at No. 14 West 13th st., between 5th-av. and Broadway, on Monday, the 15th Sept. next. Circulars at LOCKWOOD'S and CROWEN'S.

MADAME BERGIER respectfully informs her friends and the public in general, that her BOARDING and DAY SCHOOL for young Ladies will be reopened on WEDNESDAY, September 10. Circulars can be obtained at her residence, No. 182 Madison-av., N. Y.

MR. TYNG'S SCHOOL will resume its duties at No. 61 East 16th-st on the SECOND TUESDAY of September.

MRS. OKILL'S BOARDING and DAY SCHOOL will be reopened on TUESDAY, Sept. 9. Circulars can be obtained at her residence, Nos 7 and 10 Clinton-place, 8th st., or at Mr. T. N. STANFORD'S bookstore, No. 337 Broadway.

MADAME MARTINET'S FRENCH and ENGLISH BOARDING AND DAY SCHOOL for YOUNG LADIES, No. 32 West 21st-st., between 5th and 6th-avs., will re-open on TUESDAY, Sept. 9.

MR. & MADAME CRUCY'S FRENCH and ENGLISH BOARDING and DAY SCHOOL for YOUNG LADIES, Nos. 207 and 209 Henry-st., Brooklyn, will reopen as usual on the 8th of SEPTEMBER.

MRS. BENEDICT'S BOARDING and DAY SCHOOL for YOUNG LADIES will commence Sept. 17. No. 4 West 37th st, second door from 5th-av.

NEW FRENCH and ENGLISH CLASSICAL SCHOOL.—Mr. LOUIS ERNST, long favorably known as an able and faithful instructor, would respectfully announce that he proposes from the 8th of SEPTEMBER NEXT, to take charge of the EDUCATION of a few BOYS at his own residence. Parents anxious to secure to their children the comforts of home instruction, together with the advantages of select association, will find this an excellent opportunity, as Mr. E. intends to keep to the same method of teaching and discipline which he has pursued with such success as a private tutor in some of the most distinguished families here.

TERMS—For Board and Tuition, $500 a year; for Day Scholars, $100; Primary Department, $75. For further particulars call or address LOUIS ERNST, No. 47 West 26th-st., between Broadway and 6th-av., New-York City.

RUTGERS FEMALE INSTITUTE, No. 264 MADISON-ST., NEW-YORK.—This Institution has continued in successful operation for a period of 18 years, and is still under the supervision of the Rev. D. C. VAN NORMAN as Principal. The course of instruction embraces a thorough and substantial education, and in the departments, where practicable, is illustrated by an ample apparatus.

Pupils in the city are conveyed to and from the Institute at a small extra expense to the parents.

The next Academic Year will commence on MONDAY, Sept. 8.

Further information may be had at the Institute, or of either of the following gentlemen, who constitute the Board of Trustees: Rev. JOHN M. KREBS, President.

J. W. C. LEVERIDGE, Secretary. E. D. BROWN, Treasurer.

Joseph Hoxie,	George M. Cleveland,
Thomson Price,	John Gray,
James E. Holmes,	Benj. W. Clapp,
James Horn,	Samuel Milbank,
D. B. Keeler,	Wm. K. Hinman,
Thos. Williams, Jr.,	Samuel Raynor.

THE MISSES ROHR respectfully inform their friends and the public that their BOARDING AND DAY SCHOOL will be reopened MONDAY, Sept. 15. Circulars can be obtained at their residence, 159 West 34th st., or at Messrs. Appletons' Bookstore, 346; Lockwood, 411, and Carter, 530 B'y.

THE Misses BRITTAN'S BOARDING and DAY SCHOOL, situated in Clifton-av., one of the most lovely and healthy localities in Brooklyn, will reopen on the 1st of September.

YOUNG LADIES' INSTITUTE, Goshen, Orange County, N. Y.—The next term of this Boarding School will commence TUESDAY, September 2. This School can be reached in two and a half hours from the city, per New-York and Erie Railroad. Terms—$180 per year for Board and Tuition in all English branches; Music and Modern Languages extra. For circulars or other information, address the principal, D. L. FOWLE, A. M.

Piano-Fortes and Music.

BENNETT, SENIOR & Co.
PREMIUM PIANO-FORTES.
Manufactory and Warerooms,
No. 431 Broome-st., third door east of Broadway.
Pianos TUNED, REPAIRED, and SECOND-HAND INSTRUMENTS taken in exchange. Pianos to hire.

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

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

HAZLETON BROTHERS,
PIANO-FORTE MANUFACTURERS,
No. 209 Centre-st., New-York,
Where may be found a fine assortment of PIANOS in plain and ornamental cases.
WARRANTED UNSURPASSED IN STRENGTH AND PURITY OF TONE.

MELODEON, at a Great Sacrifice—An excellent six-octave Pianoforte-case Melodeon, made by Carhart & Needham, will be sold at a great sacrifice. Apply to A. WEBER, No. 103 West Broadway.

PIANO-FORTES.—Great bargains can be made at the manufactory of WM. MILLER (Manufacturer of the CELEBRATED MODERN IMPROVED PIANO), as he has a fine assortment of the above Pianos, which he now offers to the public at GREATLY REDUCED PRICES. These instruments only need to be seen to be admired. Pianos to let and rent allowed on purchase. Old Pianos taken in exchange for new ones. Second-hand Pianos constantly on hand. For sale cheap. WAREROOMS No. 159 and 155 East 21st-st., between 2d and 3d ave.

PIANO FORTES.—Superior Circular Scale at very low prices. Iron Frame 7-octave $225; one second hand 6½ octave $130; one 6½ octave $90. AMBLER & Co. No. 359 Bowery.

RAVEN, BACON & Co., successors to BACON & RAVEN, PIANO-FORTE MANUFACTURERS, Warerooms No. 135 Grand-st., near Broadway, where a full assortment of INSTRUMENTS may be found, exclusively of our own manufacture. Warranted in every respect.

Machinery, &c.

A PORTABLE ONE-HORSE STEAM ENGINE and BOILER for SALE CHEAP, at the New-Haven Depot, corner of Centre and Franklin-sts., room No. 17.

Cutlery, Hardware and Iron.

ADIRONDAC COLD BLAST CHARCOAL PIG IRON, by the Company's Agent,
JOHN W. QUINCY, No. 93 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 CHISELS, HAND-PLOWS, GARDEN TROWELS, &c. For sale by
CHAS. S. LITTLE & Co., Nos 55 and 57 Fulton-st.

GAS STOVES and RANGES—W. F. SHAW'S PATENT.—These elegant and economical STOVES, universally used in the New-England States for COOKING and HEATING on the only true principle of economy and safety. Just received at the Stove Warerooms of
GEO. I. CANSON No. 466 Broadway.

HAMMERED SALISBURY IRON—From cold blast charcoal Pig, and wholly worked in charcoal. Is of extraordinary strength and quality. On sand ½ to 4 inches square. Other sizes made to order. JOHN W. QUINCY, No. 93 William st., Agent of the Nanatuck Iron Co.

HUDSON PIG IRON is excellent for Foundery and Forge purposes. The No. 1 Extra is warranted to make more scrap and to be superior for all purposes to any Scotch Pig. JOHN W. QUINCY, No. 93 William-st., Agent for the Hudson Iron Company.

O. AMES & SON'S SHOVELS and SPADES—For sale by JOHN W. QUINCY, No. 93 William st.

SPELTER, ANTIMONY, BANCA TIN, CUT NAILS, for sale by JOHN W. QUINCY, No. 93 William-st.

THOMAS PIG IRON—Soft, free, strong and a warranted substitute for Scotch Pig.
JOHN W. QUINCY, No. 93 William st.

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, DODGSON'S HYDRAULIC JACKS, ALLEN & NOYES'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.

Furniture.

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

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

SPLENDID SUITES of ENAMELED FURNITURE, Wholesale and Retail,
WARREN WARD, No. 38 Canal-st.

Groceries.

MACKEREL.—1,000 barrels of shore No. 1 Mackerel selling for ..... $8 per barrel.
1,000 barrels No. 2 large do ..... 7 per barrel.
600 half barrels No. 2 do ..... 4 per barrel.
Also, Georgia Bank Cod $7 50 per quintal, Herring, White Fish, &c. D. D. CASE & Co., No. 148 West-st.

OLD PORT WINE, for INVALIDS.—Old London Dock BRANDIES, pale and dark, from three to twelve years old by the bottle, dozen, or gallon. Also, Sherries, Madeiras, and Still and Sparkling Catawba Wines. R. E. MESSENGER & Co., No. 46 Fulton-st., sole Importers of Messenger's Lot-Sun Cordial Gin.

Sales by Auction.

W. S. MILLER, Auctioneer.

ASSIGNEE'S SALE of HOUSEHOLD FURNITURE, THIS DAY (Tuesday), Aug. 19, at 10 o'clock, at salesroom, No. 18 and 15 Park-row, opposite the Astor House, of the entire Household effects of a family relinquishing housekeeping, consisting of several superb Brussels Parlor and Stair Carpets, Hot brass Stair Rods, rosewood Parlor suites, with slip covers, rosewood secretary and carved top Piano Forte, drawing-room and Center Tables, Card and Side Tables, oak Extension Chamber suite, mahogany Chairs, Rocking Chairs, Bolster Bolsters, Ceiling, Glassware, Baskets, Tinware, &c. Sold by order of assignee.

AUCTION NOTICE.—PACKAGE SALE of EARTHENWARE, CHINA, &c.—JOHN E. VAN ANTWERP will sell on TUESDAY, the 19th at 10 o'clock, at No. 296 Pearl-st. 87 crates and hhds. assorted White Granite China, C. C. and Ironstone Ware, being an entire invoice now landing from ship Harry Birch, from Liverpool. Catalogues now ready. Terms at sale.

W. S. MILLER, Auctioneer.

AT 12 o'clock, THIS DAY, Aug. 19, will be sold at salesroom, by order of assignee, two Camphor wood TRUNKS, several fine gold hunting case Watches, Diamond Rings and Pins, gold Vest and Fob Chains, Sleeve Buttons, Iron Safe, &c. Also fifty iron feet patent screw Piano Stools.

AUCTION SALE of HOUSEHOLD FURNITURE.—ANTHONY J. BLEECKER & Co. will sell at public auction, on THURSDAY, Aug. 21, at 10 o'clock a. m., the entire Furniture of Cottage House No. 239 Dean-st., Brooklyn, consisting of Parlor, Chamber and Kitchen Furniture, Crockery, Glass Ware, Carpets, Oil-Cloths, &c. One Cabinet's patent 4-octave Melodeon. The Cottage, with Lot, 20x100, is for sale very low. (537)

A. M. MEEWIS, Auctioneer.

BY BANGS, BROTHER & CO.—Trade-Sale Rooms No. 33 Park-row.
SIXTY-FOURTH NEW-YORK TRADE SALE,
To be commenced
The STATIONERY SALE, on FRIDAY, Sept. 12,
And continued on
SATURDAY and MONDAY following.
The BOOK SALE, on TUESDAY, Sept. 16,
And continued daily in the order of the Catalogue.
The Catalogue of the above sale is now ready for distribution, and will be sent to any address upon application.

WELLINGTON A. CARTER, Auctioneer.

GROCERY STOCK, HORSE, LEASE, &c.—By order of the Administrator, THIS DAY, at 10 o'clock, No. 273 Bleecker, corner Morton-st. Fresh stock, well selected, with entire fixtures, nearly new, of the first-class Grocery Store, with Horse, Wagon, Harness. Also, two years' lease of Store, from last May. Deposits required of all purchasers.

F. COLTON, Auctioneer.

HOUSEHOLD FURNITURE from 25th-st.—LACE CURTAINS, &c.—F. COLTON will sell THIS DAY, Tuesday, Aug. 19, at 10 o'clock, at the auction room No. 59 Beekman-st., the entire FURNITURE of a three-story house, removed from 25th-st. It will embrace every article of Furniture necessary for housekeeping: all kinds of Carpets, Oil-Cloths, Mattresses and Feather Beds, every variety of Bureaus and Bedsteads, Sofas and Sofa Bedsteads, China and Glass Ware, Gas Fixtures, Lace Curtains and Cornices, marble-top Furniture, every description of Chairs; two Piano-Fortes; French plate Mirrors; fifty Cottage Bedsteads; oak and black walnut Dining-Tables; Stoves, Kitchen Furniture, &c. N. B.—All the above goods must be closed up this day and Wednesday. There are many goods not enumerated.

W. S. MILLER, Auctioneer.

PEREMPTORY SALE of about $10,000 worth of new CABINET FURNITURE, on TUESDAY (this day), at 11 o'clock, at salesroom, Nos. 13 and 15 Park-row, to pay advances, consisting of ten solid rosewood Parlor suites, covered in Brocade, Plush and Haircloth; rosewood Bookcases, Wardrobes, Buffets, Etageres, Music Cabinets; rosewood, mahogany, walnut and oak Chamber Furniture, in suites to match; ten richly Enameled Chamber suites, plain and with marble tops; with a variety of plain and substantial Furniture. Also, two rosewood Piano-Fortes, French plate Mirrors, Oil Paintings, Silver-plated Ware, suitable for the city and country trade. Descriptive catalogues on morning of sale.

PUBLIC SALE in BURLINGTON, N. J.—A COUNTRY SEAT and BUILDING LOTS fronting the Delaware River and Camden and Amboy Railroad, very desirable for either a Residence, School or Boarding-House. The Mansion is very large, surrounded with shade and fruit trees, and the Building Lots eligibly situated on the most elevated ground in Burlington. Sale positive on SATURDAY, the 30th of August, at 2 o'clock, on the premises, which will be shown by F. WOOLMAN, Burlington, N. J.

J. BOGART, Auctioneer—By S. BOGART.

THIS DAY, at 10½ o'clock, at the Auction Rooms, corner of Frankfort and William-sts.—ASSIGNEE'S SALE—A large and extensive stock of CABINET FURNITURE—Rosewood Bureaus, Extension-dining Tables, Mahogany Chairs, &c. Also, large Gas Chandelier, one Gaylor's large Iron Safe. Also, in front of the store, at 10½ o'clock, precisely, one Pony Horse, Light Wagon and Harness.

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.

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

Grate and Fender Makers.
WM. H. JACKSON, (formerly W. & N. Jackson & Sons) No. 691 Broadway, 1 door above 19th-st.

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

Boat and Oar Bazaar.
Life, Race, Ship and Pleasure Boats of all kinds on hand—making an assortment of over 200 Boats—C. L. INGERSOLL & SON, No. 250 Seventh-st.

Lightning Rods.
A. M. QUIMBY & SON, offices 152 F. 27th-st. and 119 Nassau-st.
LYON MANUFACTURING Co.—Otis's Patent, also other Rods, Insulators, Points, Vanes, &c., No. 348 Broadway.

Lithographer.
GEO. HAYWARD ..... No. 129 Water-st.

Ship Bread and Crackers.
BRASTUS TITUS & Co. ..... No. 223 Washington-st.
JOHN T. WILSON (formerly Taylor & Wilson), 75 Fulton-st.

Window and Plate Glass (French and English.)
F. HOPKINS & BROTHERS, (Importers) No. 61 Barclay-st.

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

Paints, Oils, Glass, &c.

EXTRA QUALITY REFINED LARD OIL—Very pure, burns brightly and as long as sperm, and never grows 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 40 gallons. Only Agent,
JOHN W. QUINCY, No. 93 William st.

PAINT, 1 Cent; OIL, 50 Cents; by J. HENRY SMITH, No. 113 Maiden Lane.

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. Sold, either dry or ground in oil, by H. AITKEN & Co., Agents,
No. 165 Washington-st.

Bounty Land Warrants.

BOUNTY LAND-WARRANT OFFICE, No. 63 Wall-st., New-York.—The highest market price paid for LAND WARRANTS, and all warrants sold by us are guaranteed and forwarded, by mail or otherwise, on receipt of remittances.

Land Warrants procured for Soldiers and others entitled to Bounty Lands, on application to
J. C. COLEMAN & Co., No. 63 Wall-st

LAND WARRANTS WANTED.—TAYLOR BROTHERS, Bankers, No. 78 Wall-st., New-York.
We will supply orders promptly. Warrants always on hand.

LAND WARRANTS bought at the highest cash prices, and claims for Bounty Land, Pensions, &c., promptly attended to, by GEO. WOODMAN, No. 49 William-st.

Miscellaneous.

BRAZIL WOOD.—230 quintals BRAZIL WOOD, (in bond and duty paid), for sale by
SPOFFORD, TILESTON & Co., No. 29 Broadway.

CIGARS.—100,000 Opera Cigars bought at Sheriff's Sale, selling at ..... $10 50 per thousand.
10,000 Londres, bought at Sheriff's Sale ..... 7 50 per thousand.
11,000 Elegantes, bought at Sheriff's Sale ..... 7 50 per thousand.
Also other brands of a cheaper quality.
D. D. CASE & Co.,
No. 148 West-st., near Vesey st.

FINE PEACHES from GEORGIA.—A consignment of the favorite FINLEY PEACHES, to arrive per steamship Alabama from Savannah, will be received at No. 3 Broadway on TUESDAY MORNING. For sale to the trade at the lowest market price.
A. L. STIMSON, No. 3 Broadway,
Next door to the Washington Hotel.

REMOVAL.—Messrs. BADEAU & LOCKWOOD have removed from No. 249 to No. 227 Washington-st.

SOUTHERN PEACHES—By this day's steamer from Savannah, Ga., of the following varieties:
Large Mottled "Indian Peach" for Eating.
White Cling for Brandy and Preserving.
Yellow Cling for Eating and Preserving.
Red Cling for Eating and Pickling.
As our Northern Peach crop will be generally a failure, all interested should seize the present opportunity to buy.
C. M. SAXTON & Co., No. 140 Fulton-st.

VIEILLE MONTAGNE ZINC COMPANY, OF BELGIUM AND FRANCE.
The subscribers, agents of this Company, are prepared to supply dealers with their various products, on liberal terms, viz:
ZINC WHITE PAINT, more brilliant in color and more durable than lead.
SHEATHING ZINC AND NAILS, for sheathing vessels.
SHEET ZINC, of extra size and thickness, for manufacturers' purposes.
ROOFING ZINC, of various descriptions.
Contracts made for the roofing of stores and large buildings under the superintendence of experienced Paris roofers, and warranted for five years or longer. STRONG & SMITH,
No. 48 Broad-st., New-York.

NEW-YORK AND LIVERPOOL U. S. M. S. S. Co., 56 Wall-st.,
NEW-YORK, May 27, 1856.
NOTICE.—The rate of Freight by the Steamers of this line from Liverpool, is reduced to £1 per ton measurement, until further notice.
E. K. COLLINS.

Financial.

NEW-YORK FIRE AND MARINE INSURANCE COMPANY,
NEW-YORK, August 5, 1856.
DIVIDEND.—The Board of Directors have this day declared a Semi-Annual Dividend of FIFTEEN PER CENT, payable on demand, at the Office of the Company, No. 72 Wall-st. D. UNDERHILL, Secretary.

OFFICE OF THE PEOPLE'S FIRE INSURANCE Co.,
NEW-YORK, June 20, 1856.
THE BOARD of DIRECTORS of this Company have this day declared a DIVIDEND of FIVE (5) PER CENT, payable on and after the 1st of July next, until which time the Transfer Books will be closed.
By order. W. F. UNDERHILL, Secretary.

LORILLARD FIRE INSURANCE Co., Office 61 Chambers-st.,
NEW-YORK, Aug. 7, 1856.
THE DIRECTORS have THIS DAY declared a SEMI-ANNUAL DIVIDEND of EIGHT PER CENT, payable on demand. CARLISLE NORWOOD, Secretary.

QUARTERLY STATEMENT
OF THE AFFAIRS OF
THE MUTUAL LIFE INSURANCE COMPANY OF NEW-YORK.
For the Quarter ending 31st July, 1856.

Net assets on hand May 1, 1856, per last statement		$3,265,364 32
RECEIPTS DURING THE QUARTER.		
For premiums and policies	$274,283 33	
For interest	101,991 09	
For annuities	2,350 00	
Due agents and others	145 82	313,161 04
Total		$3,604,525 36
DISBURSEMENTS.		
Paid claims by death	$50,000 00	
Paid additions to same	4,117 46	
Paid expenses, including rent, salaries, medical attendance, commissions, postage, exchange, taxes and advertising	26,732 94	
Paid surrendered policies	9,644 20	
Paid reduction of premium	700 17	
Paid annuities	734 74	
Paid on personal account	256 74	101,497 24
Assets August 1, 1856		$3,503,028 12
ASSETS.		
Cash on hand in Bank and in Trust Company		51,325 94
Bonds and mortgages		3,378,886 52
Fire insurance		487 74
Bills receivable		2,720 69
Deposited for taxes		1,276 33
Due from agents		62,529 81
Total		$3,503,028 12
LOSSES UNPAID, $26,755.		
Amount at risk May 1, 1856		$25,850,560 00
Issued since		1,734,630 00
Total		$27,585,190 00
Deduct forfeited, canceled, surrendered, expired and dead		725,955 00
Amount at risk Aug. 1, 1856		$26,859,235 00
Number of Policies running May 1, 1856		9,136
Issued since		641
Total		9,777
Deduct forfeited, canceled, surrendered, expired and dead		270
Running Policies Aug. 1, 1856		9,507
Of which 8,933 are for life.		
746 are for 7 years.		
30 are for 1 year.		
198 are for irregular periods		
9,507		
Increase for the quarter in amount at risk		$1,008,675 00
Increase for the quarter in policies		371
Increase in life policies	343	
Increase in irregular period	27—430	
Decrease in 7 year policies	56	
Decrease in 1 year policies	3—59	
		371
Average amount of insurance for each policy of increase		$2,718 80
Number of new policies issued in the last 6 months		1,239

F. S. WINSTON, President.

I. ABBATT, Secretary.

I have examined the above account, and believe it to be correct. SHEPPARD HOMANS, Actuary.

BOARD OF TRUSTEES.

FRED. S. WINSTON,	JOHN P. YELVERTON,
MILLARD FILLMORE,	WM. J. BUNKER,
DAVID HOADLEY,	SAML. M. CORNELL,
WILLIAM V. BRADY,	SAML. E. SPROULLS,
HENRY A. SMYTHE,	JOHN M. STUART,
ROBT. H. M'CURDY,	HAMLIN BLAKE,
JOHN V. L. PRUYN,	ALFRED EDWARDS,
WILLIAM BETTS,	LUCIUS ROBINSON,
ISAAC GREEN PEARSON,	SAML. D. BABCOCK,
WILLIAM MOORE,	CHAS. J. STEDMAN,
JOHN H. SWIFT,	CASPAR H. NORTON,
RICHARD PATRICK,	JOHN R. TRADEWELL,
JOSEPH BLUNT,	EZRA WHEELER,
NATHANIEL HAYDEN,	WM. H. POPHAM,
JONATHAN MILLER,	LYCURGUS EDGERTON,
ABRAHAM BININGER,	W. SMITH BROWN,
JOHN WADSWORTH,	GEORGE R. CLARK,
WILLIAM E. DODGE,	GEORGE S. COE.

FREDERICK S. WINSTON, President.

ISAAC ABBATT, Secretary.
SHEPPARD HOMANS, Actuary.
MINTURN POST, M. D., Medical Examiner.

CITY of KEOKUK (IOWA) EIGHT PER CENT BONDS—Principal and interest payable in the City of New-York.—The subscribers offer for sale $100,000 of the Eight per Cent Bonds of the City of Keokuk, State of Iowa, payable January 1, 1876; interest payable semi annually, on the 1st of January and July, in the City of New-York.

The above Bonds were issued for a subscription to the Stock of the Keokuk, Fort Des Moines and Minnesota Railroad. The Stock is pledged by the City as security for the Bonds (in addition to the faith of the