meet her doom without a cry—the other bowed to the very dust with anguish and dismay.

The young girl looked steadfastly upon her mother's pale face. Its woe and wanted look had no power to move her. If there had been times in her life when she felt the need of tenderness, and longed for a mother's kiss, they had gone by now, and she stood firm as rock.

"Who taught me?" she answered coldly. "I was not taught; I learned myself from nature and from my own heart. I speak what I know—there is no God!"

"Zion, Hide here! It is He said that keeps this angry flood back! He hand that holds us safely in the very jaws of death. Oh, my child, if you have a wish or hope to meet your mother in Heaven, if you have a thought beyond death, bow down upon your knees, and acknowledge Him, and He may save you even yet."

"I cannot believe; I will not perjure myself" was the gloomy reply. "Let death come; I have often prayed for it, and I can meet it now. But you—save yourself. There is no hope for me, but your God will surely protect you."

Almost as the mocking words left her lips, the waves beneath yawned apart, and Miriam saw with a shudder, the red flames of hell leaping up from below. The long red tongues wound themselves around the base of the rock, as if eager to embrace their prey, and the cry of lost souls in torment came plainly to her ear.

"Oh, Zion," she cried, with clasped hands, "is there no hope even yet?"

The girl pointed to the flames with a calm smile.

"Mother—if I must call you so—this rock is slowly sinking and can bring with me. In a little while I shall be amongst the charge that were. But not for ten times the torture that awaits me there, would I pray to One in whom I cannot believe. I can suffer, but I will still be true."

"All is lost then," said Miriam, with a despairing gesture.

"But, if I can not save you, I can at least die with you!"

She drew back, and then threw herself headlong into the boiling surge.

The mad waves beat and bruised her, and tossed her back upon the stony point from which she had sprung. And when, faint and bleeding, she turned her eyes toward the fiery peak, the stern girl stood with folded arms, gazing at her steadily, with a curious smile upon her lips, as if she tried in vain to solve so strange a phenomenon.

That last effort filled the cup which had been nearly running over. She did not try it. She spread out her arms feebly, as if she would fain have clasped that proud form to her breast, and moaning "My heart is broken," fell back on the cold sand, and longed and prayed to die.

Slowly, but surely the rock sank downward, and crumbled beneath the feet of the doomed girl. She looked down into the flames beneath her, with a quiet air. Too proud to show a fear, she stood between heaven and hell, and sought nor cared for either.

Then Miriam, gazing with dying eyes, saw an angel flying downward from the blue sky. He paused above the fatal peak, and waved his white wings gently in the air. The refreshing motion could not make her stir from her place. Her dark eyes were ever turned mournfully downward, and when the good angel stretched out his hand, as if to lead her away, it was unnoticed and unheed.

"Zion, for the last time!" prayed the unhappy mother, while her breath came and went in dying spasms. "Look up, my daughter. God will forgive you, even yet!"

The girl waved her hand impatiently.

"You who wish to make me happy, are torturing me more than they can do!" she said, pointing to the flames below.

"Unhappy child, I am dying. Will you curse your mother's latest hour?" gasped Miriam, faintly.

Zion turned, and fixed her lingering look upon her.

"Farewell, mother," she said sadly, "we have met beside the grave, and we part here forever. There is nothing more beyond. Those flames that terrify you so, can only pain me for a moment; they are not to burn forever. Take my last farewell, my mother. If I have seemed cold and stern, it is because I have been so long alone. I might have loved you."

She turned away again, and the angel, with one sad look at the wretched mother went soaring up to the great white throne.

There was one scene more to complete the tragedy. Among the burning flames at Zion's feet, a beautiful and stately shape rose, with locks of pallest gold, and eyes of deep sea blue. He spoke, with words full of power, and the trembled and turned pale, and watched him breathlessly as he began the ascent of the crumbling rock.

The mother's eyes were opened as she looked down into that beautiful and mocking face, and she saw the awful doom that awaited her child under his guidance.

Summoning up her failing strength, she sank down upon her knees, and called frantically on the God of her fathers for aid.

"My daughter! My daughter! beware of him!" she shrieked.

But Zion only looked into the wondrous eyes of the spirit now standing by her side, and smiled a welcoming smile.

"Thy name?" she questioned in a dreamy tone.

And the shape answered,

"Abaddon."

"Abaddon, the Spirit of Evil! Oh, my child, flee from him!" cried the dying mother; and again her prayer fell unheeded.

"Hast thou come to tell me my doom?" said Zion, looking down into the flames with a proud smile.

"I come to save thee," said Abaddon. "Art thou content to abide with me?"

The deep blue eyes were fixed full upon her own; the golden curls were waving against her cheek, an irresistible impulse against which she could not and would not struggle, drew her to the arms that were extended towards her.

She made a step forward and laid her head upon his breast.

"Mine in life or death, even as I am thine!" murmured the charmed voice in her ear, as the beautiful lips met hers.

She closed her eyes and sighed.

"Mine!—the joys of heaven or the flames of hell, alike. Is it not so, my beautiful?"

Through the mist that gathered over her, blinding her eyes, the girl saw the figure of her mother still kneeling on the shore with outstretched hands, and heard her voice, as if it came from a distant country.

"Zion—My child! oh, flee from him!"

For one moment she tried to free herself from his arms; the next the wondrous eye looked into hers, and all was over.

"Thine in joy or torment," she murmured desperately.

A glow of demoniac triumph flitted over the glorious face on which she gazed, and lifting her in his arms, Abaddon stamped three times on the sinking rock. The good angel lingered no longer, but covered his eyes with his snowy wings, as if to shut out the fearful sight.

"King of the Burning Lake, receive us!" cried Abaddon, in a clear, ringing voice, that sounded like a knell of doom to Miriam's ears.

The next moment there was a rushing sound below her, and the burning peak sank suddenly into the flaming gulf. The waters meshed and boiled in fury—three wave after wave rose black and strong, and rushed upon the headland where she knelt. She offered no resistance—uttered no cry or prayer. Life was to her a blank.

And the lurid sky stooped downward as the waves came on. Between the black waters and the flaming clouds she was swept away.

She woke with a shudder and a groan. A death like feeling seemed to pervade her brain and heart alike, and her pulse beat faint and low. Sarah bent above her with a pale face and a look of evident concern.

"Sit down beside me, Sarah," said the lady faintly. "I have much to say, and the time is short."

Holding her withered hand fast in hers, as if she would link herself to the actual world, she told her dream and its interpretation.

A storm arose in the Black Forest, and the mighty trees creaked and swayed like saplings in the wind. Throughout the tempest three two friends talked, but when the morning dawned, and the wind died away, the strength of Miriam seemed to fail.

She took one last look at the pictured face that smiled mockingly upon her—kissed the little child and pressed her lips upon the withered cheek of her last friend, and turned her face to the wall to die.

"You will keep your oath, Sarah?" she said faintly.

"May the God of my fathers desert me if I fail!" was the solemn answer.

"It is better thus," said the world-weary woman, with a heavy sigh. "But comfort my poor father."

A solemn silence was in the room. And while Zion, no more to be mocked, but a helpless infant, slumbered quietly, unconscious of the change, the soul of her mother went out on the vast sea of eternity, and she was worse than orphaned.

For the continuation of this story the reader is referred to THE NEW-YORK LEDGER, dated August 30, which is now ready and for sale at all the news offices. The part that is inserted here is published at Mr. Bonner's expense. He feels confident that the public need only peruse a portion of the NEW-YORK LEDGER stories in order to induce them to get the balance in this paper. The readers of THE NEW-YORK TRIBUNE ought to know from Mr. Bonner's extensive advertising, that THE NEW-YORK LEDGER is the great family weekly paper for which Fanny Fern, Sylvanus Cobb, jr., Miss Gibson, Alice Cary, Miss Sigourney, Miss Vaughan, and Emerson Bennett, the great novelist writer. By the way, Mr. Bonner would inform the public, (and, he desires all interested parties to understand that he alludes this paragraph) that he has just returned from Philadelphia, where he succeeded in engaging the exclusive services of Emerson Bennett. All who desire to peruse his stories hereafter, will find them in no paper but THE LEDGER. But, to come back to the Hebrew's Curse: Ask for THE NEW-YORK LEDGER, dated August 30, and in it you will get the continuation from where it leaves off here. It is for sale everywhere.

Printing.

BOOK, JOB, NEWSPAPER and MUSIC PRINTING and STEREOTYPING.—Cards, Bill-heads, Circulars, Posters, etc. Also, all kinds of Political Printing at short notice, and on reasonable terms.

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MAPES'S SUPER-PHOSPHATES of LIME—The best Fertilizers known.
Mapes's Nitrogen and Super phosphate of Lime, 2½ cts. per lb.
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Mapes's Potash Phosphate, for grass and grain crops, wheat, rye, oats, corn, barley, 1½ cts. per lb.
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In sacks of 160 lbs. each. FRED. MCCready, No. 143 Fulton st., N. Y.

PERUVIAN GUANO, Government Brand No. 1. COLUMBIAN GUANO, Government Brand No. 1. SUPERPHOSPHATE of LIME, BONE DUST. For sale by A. LONGETT, No. 34 Cliff-st., corner of Fulton.

WANTED—At No. 6 East Broadway a CLERK for a Grocery Store; a SALESMAN in a Shoe Store; persons suitable for Bookkeepers, Salesmen, Conductors, Men on Steamers, Boatsmen and Brakemen; 2 BOYS to learn Sail-making Trade; 1 STEWARDESS for a Southern Steamer. Charges moderate. GILLIN & CO.

Wants.

A LADY is desirous to obtain a situation for TEACHING the ENGLISH BRANCHES of EDUCATION. The best references can be given. Address S. A., Tribune office.

AN experienced Lady desires an engagement as GOVERNESS, either in the city or country. Her course of instruction includes English in all its branches, Drawing, Embroidery, with the rudiments of French. Has no objection to assist in sewing, understands dress-making, children's clothing, &c. Salary not so much an object as a pleasant home. Satisfactory references. Address Miss NEEDHAM, Williamsburgh Post-Office.

WANTED—A situation to TEACH, by two young ladies. A Select School is preferable, where they can combine their efforts in teaching the higher English Branches, Latin, French, Drawing and Painting. References exchanged. Address Box No. 26 Post-Office, Yonkers, New-York.

AN able, experienced Teacher of Mathematics, Bookkeeping, Elocution, Natural Philosophy, Latin, Greek, French and Spanish, is open to an ENGAGEMENT. Could bring a large number of Pupils from Cuba to any Institution, in which he would be employed. Parents and others, willing to pay a fair price for good instruction, would find this a rare opportunity. References in this city, Havana, &c. Address JUNIUS, Tribune Office.

A RESPECTABLE Protestant young Man wishes a situation as COACHMAN. Has good reference from his last employer, and has no objection to going to the country. Call at No. 275 Bowery.

FRENCH TEACHER WANTED.—The services of a French Lady, able to teach her own language correctly, and Music, are desired, 2½ hours a day, in exchange for Board, in a central part of the city. Address HARMON, box No. 100 Tribune Office.

FEMALE TEACHER WANTED—Who is thorough in COMMON ENGLISH, of good address, and able to governs to whom instruction in FRENCH, or MUSIC, or HIGHER ENGLISH, with BOARD, would be consideration for TEACHING 5 hours a day in a pleasant part of the city. Address, with name and reference, ALDEN, Box No. 175 Tribune office.

GIRLS WANTED, to WIRE BUCKRAM FRAMES. Also, to make all Wire and Lace Front Frames. Good hands can obtain steady work and good prices. Apply at Nos. 20 and 22 John-st., up stairs. GEO. A. COX & Co.

MAP-ENGRAVERS WANTED.—A few skillful ENGRAVERS on STONE who can letter well, may find steady employment at good wages by applying to H. F. WALLING, No. 90 Fulton-st.

MUSIC TEACHER WANTED—For a College near Baltimore, Md., a good TEACHER upon the Piano, Violin, Flute, &c. Also, capable to give lessons in Drawing would be preferred. Salary besides board, washing, &c., $400 for ten months; six hours duty per day required. Apply at 32 Front-st., between the hours of 8 and 10 o'clock p. m.

TO the LEADING FOREIGN MERCHANTS of the CITY of NEW-YORK—An English Gentleman, who has recently arrived in this country with the intention of making it his future home, is desirous of entering into an engagement as CLERK in a leading merchant's house. He is quite conversant with the French and Spanish languages, being competent to read and write them with facility. He also speaks the Portuguese, Bengalic, and Malay languages. He has traveled over the greater part of the globe in an official capacity, and is a good accountant, being also conversant with the different moneys used abroad, this being a new line of life. Salary is not so much an object as that the real value of his services are ascertained by his employer. Address A. A., care of Mr. Weddington, 4th-av., Mount Vernon, Westchester County, New-York.

TO GRANITE CUTTERS.—Three dollars ($3) per day will be paid to good Granite Stone Cutters at the new State House now in course of erection at Columbia, S. C. Also, traveling expenses done after six months' work. If any further information is required, it can be obtained by writing to the "TIME KEEPER," at the Architect's Office.

N. B. None but good Cutters need apply.

TEACHER WANTED.—A Gentleman, graduate preferred with a cash capital of $800, will find an opportunity of engaging as partner in a principal in a first-rate location. Address "CLASSICAL TEACHER, Brooklyn Post-Office," immediately.

TO PRINCIPALS.—A Graduate of College and TEACHER of several years' experience, who is engaged three hours per day in teaching in a Seminary of the first respectability, desires to find additional employment for two or three hours in a School or private family. Best of references given. Address INSTRUCTOR, Metropolitan Post-Office.

WANTED—By a small family without children, an affectionate, good looking LITTLE GIRL to bring up. One from 8 to 12 years old with black eyes and hair, and some musical talent, of respectable American or English parentage. Address A. N., Brooklyn Post-Office, until the 1st of September.

WANTED—An American, English or Scotch PORTER, who is experienced in packing dry goods. Apply to C. W. MOORE, C. W. & J. T. MOORE & Co., No. 26 Park place.

WANTED—THE NEW-YORK DAILY TRIBUNE for the month of May, 1855, for which a liberal price will be paid. Apply to THOMAS E. GAYNOR, No. 2,7 Pearl-st., N. Y.

Chances for Business Men.

A FEW THOUSAND DOLLARS WANTED, on first Bonds and Mortgages. Apply at No. 9 Room No. 10, Courtlandt, Brooklyn, adjoining hall. Box No. 257 Brooklyn. Also, a first class Brown Stone Front House, For Sale on Oxford st.

BROOKLYN WATER WORKS.—NOTICE TO MACHINISTS.—Sealed Proposals will be received at the office of the undersigned until Oct. 1, at noon, for the CONSTRUCTION of two PUMPING ENGINES, Cornish or equal to Cornish, for the Brooklyn Water Works, of capacity to raise ten millions (New-York) gallons daily each, 170 feet high, with three boilers each, to be built and erected complete on the stone foundations prepared for them, and to be of first-class workmanship. Drawings in detail accurately defining the set lines and character of Engines and appurtenances, to be submitted by the proposals with description. Specifications and further information may be had at the Office of the Chief Engineer, J. P. Kirkwood, esq., No. 1 Halsey's Buildings, Brooklyn, or of the undersigned. The right is reserved to reject any of the proposals made. H. S. WELLES & Co., No. 4 Wall-st., N. Y.

FOR SALE—A flourishing CITY SCHOOL, worth $2,000 per annum, cheap. Call at No. 235 Bleecker-st., between 2 and 4 p. m. S. Y. G.

FOR SALE—STOCK of COAL and WOOD in a yard doing a first rate business with a Feed Store attached, and an unexpired lease of 8 years. Reason of sale made known upon application. Possession given immediately or retained until the 1st of November. Address by letter, W. H. S. & S., Box 520 Hudson-st., Post-Office, or inquire on the premises, No. 340 7th-st.

MANUFACTURING BUSINESS for SALE.—A Capital of $2,000 or $3,000 will purchase an established business in which there is but little competition, and which can be made to pay about $3,000 yearly. Address, with real name, Box No. 2,000 New-York Post-Office.

MERCHANT TAILOR'S STOCK and FIXTURES for SALE at a great BARGAIN.—This is a rare chance, being well located and having a good run of trade. Premises empty-sale. Apply immediately at No. 190 Grand-st.

MILLS for SALE CHEAP.—Two RUN FRENCH BURR STONES, with Gearing complete. Apply at No. 499 Water-st.

NEWSPAPER FOR SALE.—One of the most influential JOURNALS in the State of New Jersey is offered for SALE on account of the death of the late editor and proprietor. This is an excellent opportunity for a gentleman of talent. Inquire of Mr. HATCH, Daily Sentinel Office, Jersey City.

PARTNERSHIP or OTHERWISE—A Gentleman of business qualifications, who would take charge of the COUNTING-HOUSE DEPARTMENT, having $4,000 to $5,000 at command, is wanted in a manufacturing business of the first respectability. The article is of unlimited consumption and can by a new discovery be made at 2½ cents and sells wholesale at 4 to 5 cents, cash. Address O. P. Q., Tribune Office.

RETIRING from BUSINESS.—A. DUNSMORE, No. 267 Fulton-st., Brooklyn, offers his STOCK of MILLINERY GOODS for sale, and a LEASE of the STORE and HOUSE for any term of years that may be agreed on. An enterprising individual will find the present a chance which seldom offers. The terms of payment will be made easy.

TO CARPENTERS and BUILDERS.—For SALE—Five-eighth and One-inch PANEL BOARDS and first-quality PLANED SHELVING. Also, PLANING and SAWING done to order. Apply at the New-York Lumber Mill, north-west corner of 11th-av. and 29th-st.

$1,200. $1,200. $1,200.—ATTENTION PRINTERS.—For SALE for $1,200 ($400 cash down and $800 upon mortgage), an excellent, well-appointed NEWSPAPER PRINTING OFFICE; type nearly new, and enough of it to serve for a journal of the largest ordinary size. Also, a valuable assortment of Job Type, one of Hoe's favorite Super-royal Presses, suitable both for newspaper and job printing, a capital Card Press, Imposing Stones, Chases, Stands, Cases, Furniture, &c. The present location of the valuable office is an easy, well-lighted second floor in Franklin-st., just below the publication rooms of the Courrier des Etats Unis and The State Register. A sound, desirable cash patronage will be sold with the office at a moderate price. Apply to A. L. STIMSON, No. 3 Broadway, New-York.

$13,500 MORTGAGE.—The subscriber is desirous of disposing of a Mortgage of $13,500 for cash. The Mortgage is well secured, and bears 10 per cent interest, payable in semi-annual instalments, and extending four years from last June. If preferred, the subscriber would retain a portion of the amount to make those negotiating doubly secure. Apply to LYMAN C. DAYTON, Astor House, New-York.

To Whom it may Concern.

A PHYSICIAN'S ADVICE TO MARRIED PEOPLE, OR THOSE CONTEMPLATING MARRIAGE, containing valuable information which every one should possess, will be sent to any address on receipt of eight postage stamps. Address Dr. MILLAR, No. 76 Nassau-st., N. Y.

ADVERTISING.—ANDREW WIND'S GENERAL ADVERTISING and SUBSCRIPTION AGENCY, 139 Nassau-st., up stairs (next door to the Nassau Bank), presents a systematic means for the business community, of having their Advertisements forwarded and inserted in the most widely circulated newspapers throughout the United States, Canadas, West Indies and Europe, at the publishers' lowest rates. Papers on file for examination.

AT V. B. PALMER'S ADVERTISING AGENCY no Canvassers or Runners are employed to solicit business. Advertisers call at the Agency, or, by sending scribes, are waited on.

$250 ANNUALLY deposited gentlemen of [illegible] and upwards who above sum for a few months, to prepare himself for business, will be paid a BONUS of [illegible] good security, and confidence which will be rigorously kept. Address S., Tribune Office.

CAUTION.—All persons are hereby warned against trading or selling or negotiating the following described BONDS OF THE CITY OF LOUISVILLE, called the LOUISVILLE WHARF BONDS, and payable to James Thompson, survivor of Strader & Thompson, indorsed by James Thompson, and dated March 15, 1854, maturing thirty years therefrom. The said Bonds were obtained from me by false representations and without consideration received. Due notice has been given to the City of Louisville, prohibiting the payment of the Coupons thereto attached. No. of No. 31, so altered for $1,000, and the following numbers similar to it, viz. Nos. 31, 32, 37, 55, 56, 62, 65, 71, 88, 112, 113, 118, 129, 138 and 145. W. E. CULVER.

Louisville, Aug. 7, 1856.

CAUTION.—The Payment of the following described DRAFTS has been stopped, they having been obtained under exceptionable circumstances: R. K. Swift, Stroud & Jonesboro; bills dated Aug. 15, 1856 on London & Westminster Bank, Lothbury, in favor of Mr. Shea in Boston.

No. 19996	£198 10 7	No. 19997	£197 9 6
No. 19998	£198 10 7	No. 19994	£199 1 9
No. 19992	£197 9 6	No. 19995	£199 1 9

OFFICE RECEIVER OF TAXES, No. 32 Chambers-st., (new Court-House), NEW-YORK, June 28, 1856.

TO AVOID the risks that must inevitably occur from the crowd of Tax-Payers who put off to the latest day the payment of their taxes, I have determined to adopt the following rule, which will be rigidly adhered to during my term of office. I shall receive no money after 2 o'clock p. m. Every officer in this Department is STRICTLY PROHIBITED from receiving ENVELOPES containing money or checks for the payment of Taxes. By order. HENRY H. HOWARD, Receiver.

10 RECEIPTS sent for $1—Among which is one "To prevent the Hair from turning gray," also one "To color the Hair, Whiskers or Moustachios," also one "To Polish Russia Iron." Address ALFRED L. LIVINGSTON, Greenport, New-York.

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.

BOARDING at a FARM-HOUSE.—The subscriber has four excellent Rooms, very desirable for families, which may be had for the balance of the season, and for Autumn. His Farm Mansion is near Glen Cove, L. I. Application may be made by letter or otherwise to CHAS. UNDERHILL, Glen Cove.

BOARD.—Pleasant SUITES of ROOMS for Families and single Gentlemen, can be obtained by applying at Nos. 64 and 66 Hammond-st., between Bleecker and Fourth. Location very pleasant.

BOARD on BROOKLYN HIGHTS.—Pleasant apartments in a quiet family, between Wall and Fulton Ferries. Inquire at No. 24 Willow-st.

BOARDING.—A few desirable Rooms, with Board, for Families or Single Gentlemen, can be had at No. 199 10th-st. House new, and location very pleasant and desirable.

BOARD WANTED—Board wanted early in September, in a private family, or where there are but few boarders, for a Gentleman and his Wife. Comfort rather than show required, and terms must be moderate. Advertisers will furnish their own room. Address A. W. G., Tribune Office, giving terms and particulars.

BOARD WANTED—In the upper part of the City, west side, a PARLOR and BEDROOM with BOARD for a gentleman and lady. References exchanged. Address B. Box No. 200, Tribune Post Office.

BOARD WANTED for a Gentleman and Lady Infant and Servant.—Parlor and Bedroom and room for servant required. Location must be between Bleecker and 59th-st. Address, with full particulars, HARRISON, Tribune office, for two days.

MODERATE TERMS, for FURNISHED and UNFURNISHED ROOMS, with good BOARD, at No. 10 East 33d-st., between 5th and Madison-aves.; gas, hot and cold water in the rooms; baths and closets on each floor. Nurses not taken.

Houses to Let.

HOUSE to RENT—An excellent three-story HOUSE in 22d-st., near 6th-av., three rooms deep. Gas, Bath, &c. First-rate neighborhood. Rent moderate. Inquire of C. A. DANA, No. 90 Clinton place, or at the Tribune Office.

HOUSE to RENT and FURNITURE for SALE.—This is new, having been purchased less than one year since and will be disposed of at a bargain. HOUSE No. 115 East 29th-st., between Lexington and 3d-av., convenient to cars and stages. A new four-story English Basement, with all the modern improvements, well supplied with water, and close of three years from last May, with the privilege of two more. Rent very moderate. Apply on the premises or to S. T. E. MARSHALL, No. 182 Fulton-st.

ROOMS to LET—The FIRST STORY in House No. 277 Fulton-st., Brooklyn, near the City Hall. The rooms are large and airy, very desirable for offices or a place of business. Inquire on the premises.

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

STORE to LET—An old-established DRY GOODS STORE, with fixtures complete, No. 68 9th-st.; a good stand for an enterprising man. Possession immediately. Inquire of R. RUSSELL, corner 18th-st. and 9th-av.

STEADY POWER—A few choice ROOMS still to be had in the Depot Building, corner of Elm and Franklin-sts., one square from Broadway. For the value of the word "steady" see the tenants now there. Inquire of T. BENNETT, on the premises.

TO RENT cheap, at No. 26 Frankfort-st., a Room 10 by 40, with eight windows, on the first floor. Steam power if required. Apply at Nos. 12 and 14 Spruce-st., front office, 2d floor.

TO LET—A fine two-story and attic HOUSE, pleasantly situated on the west side of the city. It is in perfect order; has bath, gas, wash-tubs, sewer, &c. Possession immediately. Inquire of JAMES CUTHBELL, Tribune Office.

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.

TO LET to MECHANICS—Two light ROOMS on the 2d floor, fronting on Canal and Walker sts., with steady POWER, by J. GAUDU, No. 102 Walker-st.

Houses and Farms Wanted.

APARTMENTS WANTED.—A SUITE of APARTMENTS (unfurnished) on the second floor of a genteel house not far from Union, between 12th and 23d-sts., with partial Board for a small family, or privilege of kitchen. Address S. D. J., Box No. 3,841 Post-Office.

HOUSE WANTED—Suitable for a respectable family, by an unexceptionable tenant; location between Bleecker and 59th sts., and not more than 3 blocks from Broadway; west side preferred. Modern improvements indispensable. Address, stating rent and particulars, J. W. P., No. 502 Broadway.

WANTED—A small HOUSE, in a pleasant street in New-York City, by a Gentleman and Wife (no children). The rent must be moderate. Address BOSTON, Box No. 2,814, New-York City Post-Office.

Real Estate for Sale.

FOR SALE—A beautiful COUNTRY SEAT in the Town of Yonkers three-fourths of a mile from the Riverdale Station, finely situated, consisting of nearly 3 acres of Land, with a large modern House, supplied throughout with the best spring water, and every convenience, as Bath, Furnace Range, and all necessary Outbuildings, Fruit, etc. Terms accommodating. For further particulars apply to the owner, C. W. SIMMONS, No. 108 Chambers-st.

FARM for SALE.—A FARM of about 15 acres, in the beautiful village of BLOOMFIELD, N. J., within a few minutes' walk of the Railroad Depot. On it is a substantial dwelling 1½ stories high; large barn and outbuildings all in complete repair. A variety of Fruit of choice description; price low; terms accommodating. Apply to E. C. HALLIDAY, No. 4 Walker.

FOR SALE—ONE HUNDRED ACRES of highly cultivated LAND, being part of the estate of the late E. N. Platt. It is situated about one mile east of Albany, on the Rensselaer and Columbia Turnpike. The location is beautiful, commanding a view of the city and river, and contains many beautiful building sites. The land is suitable for gardening or dairy business, is also well adapted to fruit, any of which might be purchased to great advantage on account of its near proximity to the city. A large part of the purchase money can remain on bond and mortgage. Inquire of T. H. CONCKLIN, No. 191 Green-st., New-York, or of Mrs. PRATT, on the adjoining premises.

FARM LANDS for SALE.—The ILLINOIS CENTRAL RAILROAD COMPANY is now prepared to sell over

TWO MILLION OF ACRES of FARMING LANDS, IN TRACTS OF FORTY ACRES AND UPWARD, ON LONG CREDITS And at LOW RATES OF INTEREST.

These Lands were granted by the Government to aid in the construction of this Railroad, and include some of the richest and most fertile Prairies in the State, interspersed here and there with magnificent groves of oak and other timber. The Road extends from Chicago on the north east to Cairo at the south, and from thence to Galena and Dunleith, in the north-west extreme of the State; and as all the lands lie within fifteen miles on each side of this Road, ready and cheap means are afforded by it for transporting the products of the lands to any of these 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 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 price of $5 and upwards.

The same remarks hold good in relation to the lands in Kansas and Nebraska, for although vacant lands may be found nearer the water courses, the distance to market is far greater, and every hundred miles the produce of these lands is carried either in wagons, or interrupted water communications, increases the expenses of transportation, which must be borne by the settler 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 fertility 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 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 instalments—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, WITH 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-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 anywhere along the road, $150 in cash, exclusive of transportation. Larger buildings may be contracted for at proportionate rates. The Company will forward all the materials for such buildings over their road promptly.

Special arrangements with dealers can be made to supply those purchasing the Company's lands with fencing materials, sash, doors, tools, and outfit of provisions in any quantity, at the lowest wholesale prices.

It is believed that the price, long credit, and low rate of interest charged for these lands, will enable a man with a few hundred dollars in cash and ordinary industry to make himself independent before all the purchase money becomes due. In the mean time, the rapid settlement of the country will probably have increased their value four or five fold. When required, an experienced person will accompany applicants to give information and aid in selecting lands.

Circulars, containing numerous instances of successful farming, signed by respectable and well-known farmers living in the neighborhood of the Railroad lands throughout the State—also, the cost of fencing, price of cattle, expense of harvesting, threshing, etc., by contract—or any other information—will be cheerfully given, on application, either personally or by letter, in English, French, or German, addressed to JOHN WILSON, Land Commissioner of the Illinois Central Railroad Co., No. 52 Michigan-av., Chicago, Illinois.

GREENWICH, Ct.—For sale or exchange, a large new House, with 14 acres of land. Apply to Capt. Palmer, on the premises, or S. Cockcroft, 13 Merchant's Exchange.

HUDSON RIVER PROPERTY for SALE.—HOUSE and 5 acres near Cruger's Station, 5 miles above Rhinebeck. A good new House containing 12 rooms, with a view of the river from upper part; an orchard of 8 hundred apple trees of best kinds in full bearing. Also, plenty of other fruit trees, shrubs, &c. A very desirable place, and for the very reasonable price of $9,000. Apply to M. K. COUZENS & Co., No. 237 Broadway, N. Y., or to S. B. DUCKMAN, on the premises.

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

100,000 ACRES.—TO CAPITALISTS. LANDS IN MINNESOTA AND WISCONSIN.

The subscriber offers for sale (for a few days) TOWN LOTS and INTERESTS, in the following new and flourishing towns. Also large adjoining the same, by quantities and upon terms to suit purchaser: SAINT PAUL, HASTINGS and DAYTON, Minnesota; SUPERIOR and BAYFIELD, upon Lake Superior, Wisconsin.

The above named towns, from their superior natural positions and commercial advantages, are rapidly becoming large and important places, and afford a safe and reliable investment for capital.

Judging of the future by the past, we may expect a rise in the value of real estate in these places of MORE THAN ONE HUNDRED PER CENT A YEAR for some time to come. It is no illusion. That rate has been more than exceeded in Saint Paul and Chicago for the past five years.

Also, for Sale, two large WATER POWERS—One of 12, and the other of 22 feet fall, available to almost unlimited extent. Great inducements will be given to those who will improve the same. Timber, Stone, Lime and Clay in abundance, and Marble convenient. A large per centage guaranteed upon investments.

Merchandise and Real Estate received in exchange for Property.

Satisfactory references given, and certified abstracts of title shown.

Land Warrants personally located on choice lands, situated upon important railroad routes, which will pay a profit of 100 to 200 per cent yearly on the investment.

Apply at the Astor House, New-York. LYMAN C. DAYTON, St. Paul, Minnesota.

Instruction.

AMERICAN SCHOOL INSTITUTE, APPLETONS' BUILDING, No. 346 Broadway.—Schools and Families supplied with Teachers. Parents afforded every information with regard to schools gratuitously. Teachers wanting situations should apply to E. H. CHAPMAN & SMITH.

BERNARD & REDFIELD'S BOARDING and DAY SCHOOL for YOUNG GENTLEMEN, No. 129 2d-av., 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 14th Academic year of the Institution will commence on MONDAY, the 8th of September. Circulars may be obtained of 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 graceful 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