A GENTLEMAN wants BOARD and a ROOM favorable for Study. Fire, gas, quiet, &c. Near Third Avenue Railroad, between 9th and 18th sts. Terms moderate. A private family preferred. Address E. L. Y., Tribune Office.

BOARD WANTED—For a young Lady, in a family where Teaching Children, Giving Lessons in Music or Painting, would be equivalent. Call or address MUSIC, No. 74 2d-av., third house from 4th-st. Upper part of the city preferred.

PERSONS visiting the ISLAND of CUBA for health or pleasure will find agreeable accommodations at the CAROLINA HOUSE, which has been refitted and refurnished. For particulars observe circulars in offices of Southern steamers, and also on board steamers.

TO LET—With or without board, in a small private family without children, a pleasant ROOM in a good neighborhood, to one or two single gentlemen of piety. References exchanged. Apply at No. 6 Charles-st., Warren-place.

Houses to Let.

OFFICES to LET—In the Bible House, Astor-place, on 2d floor, in suite or single offices. A very desirable location. Apply at the Treasurer's Office. Entrance on 4th-av.

ROOMS to LET, with STEAM POWER—25 by 40 feet, well lighted. Also, A FACTORY well lighted, 25 by 73 feet. Apply to P. M. WILSON, No. 113 Prince-st.

STEAM POWER to LET—At the EMPIRE WORKS, foot of 24th and 25th-sts., East River. These Works, erected expressly for mechanical purposes, are peculiarly adapted for either heavy or light machinery. The Engines are of 1,000-horse power, and the whole establishment is fitted up in a manner unsurpassed in this country. For terms, &c., apply at the office on the premises.

STEADY POWER and LIGHT ROOMS in the New-Haven Depot Building, corner of Elm and Franklin-sts., one square from Broadway. Inquire of T. BENNETT, on the premises. Heated by steam-pipes.

TO LET—Furnished or unfurnished, a first-class Brick HOUSE, with modern improvements, in Lafayette-place, East Brooklyn; Furniture new and rich. Rent moderate until 1st May, or lot go. Address WEST, Tribune Office.

TO LET—A three-story and Basement HOUSE, with Gas, &c., in 29th-st., between 8th and 9th-aves. The rent will be taken in Board by a gentleman and lady, who will occupy the second floor and furnish their own apartments. The remaining part of the house is unfurnished. Address, post-paid, MEDICUS, Tribune Office.

TO LET—Seven ROOMS in good Tenement-House No. 125 West 26th-st., west of 7th-av. Apply on the premises before 9 o'clock, if convenient.

TO LET—STEADY POWER and LIGHT ROOMS, near Broadway, on Canal and Walker-sts., at low rates, by JOHN GAUDU, No. 102 Walker-st.

Houses and Farms Wanted.

PART of a HOUSE WANTED in this City, by a small unexceptionable, quiet, Family. House must be located in a good neighborhood, and have the Modern Improvements, &c. Willing to pay liberally for good Apartments. Address J. G. R. box No. 122 Tribune Office.

Real Estate for Sale.

FARM LANDS for SALE.—The ILLINOIS CENTRAL RAILROAD COMPANY is now prepared to sell about TWO MILLIONS 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 are among the richest and most fertile in the State. They extend with the Road, from Chicago on the north-east to Cairo at the south, and thence to Galena and Dunleith in the extreme north-western part of the State. Most of these Lands lie immediately on, and within six miles of, the Road, and none are more than fifteen miles distant from it; hence, ready and cheap facilities are furnished for transporting their products to any of the Eastern or Southern markets. The great increase of population by immigration, &c., and the consequent rapid growth of flourishing towns and villages on the line of the Road and throughout the State, furnishes a substantial and growing home demand for every kind of farm and garden produce.

In the northern and central parts of the State, prairie lands predominate, interspersed with magnificent groves of oak and other timber; in the southern, the timber is more abundant, and exceedingly valuable.

The soil is a dark, rich mould, 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, etc. The air is pure and bracing, the climate more healthy, mild and equable than that of any other part of the Union; while living streams and springs of excellent water abound.

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 $3 per acre. By judicious management, the land may be plowed and fenced the first, and under a high state of cultivation the second year.

Corn, grain, cattle, etc., will be forwarded at reasonable rates to Chicago, for the Eastern, and to Cairo for the Southern market.

Bituminous Coal is extensively mined along the Road, and supplies a cheap and desirable fuel, being furnished at many points at $1 50 to $4 per ton. Wood can be had at the same rate per cord. Extensive quarries have been opened in the south or part of the State, near the line of this Road, of Building Stone of excellent quality—such as white and blue limestone, and white and red Sandstone—which can be had for little more than the expense of transportation.

The Government lands, in the Land States, having generally been withdrawn from market, emigrants from the Eastern States and Europe can be accommodated by this Company with valuable Farms, at the old prices and terms, which, in all probability, will double in value within twelve months.

When these lands are restored to market, persons who think of settling on them, or in Minnesota, should bear in mind that the Lands of this Company, at the prices for which they are sold, are better investments than those in other States or Territories more remote from market, at Government prices; for the reason that the expense of transporting the products of the latter to market will always be a heavy drawback on them, and after a few years' cultivation they require manuring, which is not the case with Illinois lands.

The same remarks hold good in relation to the lands in the Territories of Kansas and Nebraska; for although vacant lands may be found near the water courses, the distance to market is far greater, and every hundred miles the products of those lands are carried either in wagons, or interrupted water communications increases the expenses of transportation, which must be borne by the settlers in the reduced price of their products; and to that extent precisely are the incomes from their farms, and of course on their investments annually and every year reduced.

The great fertility of the lands now offered for sale by this Company, and their consequent yield over those of the Eastern and Middle States, is much more than sufficient to pay the difference in the cost of transportation, especially in view of the facilities furnished by this Road, and others with which it connects, the operations of which are not interrupted by the low water of Summer or the frosts of Winter.

PRICE AND TERMS OF PAYMENT.

The price will vary from $5 to $25, according to location, quality, etc. Contracts for Deeds may be made until further notice, 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, and the lands are not subject to taxation till finally paid for.

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. Twenty per cent from the credit price will be deducted for cash. The Company's construction bonds will be received as cash.

Ready framed Farm Buildings, which can be set up in a few days, can be obtained from responsible persons.

They will be 12 feet by 20 feet, divided into one living and three bed rooms, and will cost complete, set up on ground chosen anywhere along the road, $700 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.

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, thrashing, 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 Company.

Office in Illinois Central Railroad Depot, Chicago, Ill.

A THREE-STORY and BASEMENT HOUSE for SALE CHEAP.—A new Brick Three-story and Basement HOUSE, up town, near Broadway, for SALE for $6,000. $4,000 can remain on bond and mortgage. The House is well situated, and contains all the modern improvements. Inquire of S. P. TOWNSEND, No. 87 Nassau-st.

FOR SALE—A fine COUNTRY SEAT at Sing Sing. Fine House, Carriagehouse, Icehouse, &c. All in perfect order, nearly new and good style, handsomely laid out grounds, &c., with 10 to 20 acres, the best of Water frontage out, and splendid river view. Apply to J. W. OGDEN, No. 5 Nassau-st., New-York.

VALUABLE COTTON MILL for SALE, to close an Estate.—The HARMONY MILLS, Paterson, New Jersey—now in successful operation, and having a large run of business; buildings and machinery all in good order. For further information, inquire of P. J. BERTINE, Administrator, No. 345 Broadway, up stairs, from 11 to 12 o'clock. Terms easy.

KANSAS LANDS.—The Trustees for the purchase of Government Lands in the Territory of Kansas are now ready to receive subscriptions, in trust, to be applied to the purchase of the Delaware Indians' Trust Lands, to be sold November 17, and thereafter, and to the purchase of other lands in said Territory. Apply to the Treasurer, JOSEPH LYMAN, at No. 3 Winter-st., Boston.

AMOS A. LAWRENCE
WM. DUDLEY PICKMAN, } Trustees.
ROBERT B. STORER,

THE UNDERSIGNED offer for SALE on reasonable terms, several PLOTS of GROUND beautifully situated at Elizabethtown and Elizabethport, on the Central Railroad of New-Jersey. The above plots are admirably situated for immediate improvement, and adapted for manufacturing purposes. For terms, &c., apply to

BAKER & WEEKS, Auctioneers, No. 9 Pine-st.

Instruction.

BOYS' SCHOOL.—Parents desirous for the instruction of their sons, are invited to examine J. H. KENO'S system, at the School No. 81 East 26th-st.

ARITHMETIC, BOOKKEEPING, WRITING.—Mr. DOLBEAR, No. 699 Broadway, keeps the largest Commercial Academy in New-York, and being assisted by an accomplished practical Bookkeeper, and other able teachers, offers unusual inducements to pupils wishing private instruction. Applicants THIS DAY and EVENING may commute by the quarter, and save one-half.

CLASSICAL, FRENCH and ENGLISH SCHOOL, No. 872 Broadway, corner of 19th-st.—Four Departments, viz: Primary, Junior, English, Classical. Seven Assistant Teachers, and a Teacher of Gymnastics. Circulars at School, at No. 156 2d-av., and at Randolph's Bookstore, corner of Broadway and Amity-st. GEO. C. ANTHON.

ENGLISH and CLASSICAL FAMILY SCHOOL for BOYS, at Bedford, Westchester County, N. Y., A. WILLIAMSON, A. M., Principal. Next session will open Nov. 3. Circulars may be had of D. BERRIEN, esq., No. 240 Pearl-st.; C. H. CLOSE, esq., No. 115 Fulton-st., or by addressing the Principal.

FRENCH PROTESTANT BOARDING and DAY SCHOOL for YOUNG LADIES, No. 32 West 13th-st.—Mrs. LEVERETT will reopen her school for the ensuing year on MONDAY, Sept 15. A class in English and in French Literature, under the instruction of the most competent Professors, will be commenced Nov. 1, and will continue two quarters. Young Ladies who may desire to pursue those studies will be admitted to the course at $25 per quarter. Applications may be made to Mrs. L. personally or by letter at the above address.

FRENCH INSTITUTE for YOUNG GENTLEMEN, No. 48 East 24th-st., near Madison-park.—Commercial and Classical Boarding and Day School. Spanish and German Languages. Testimonials, &c. Prof. ELIE CHARLIER.

GEO. S. PARKER'S SELECT SCHOOL for BOYS (formerly D. P. Bacon's) will REOPEN SEPT 8. There are three Departments—Senior, Middle, and Primary, with Gymnastic Apparatus for physical training. Circulars may be had at LOCKWOOD'S Bookstore, or at the School-rooms, No. 822 Broadway, cor. 21st-st.

IRVING INSTITUTE, Tarrytown, N. Y.—A SELECT CLASSICAL and COMMERCIAL BOARDING SCHOOL for BOYS. The next Session will commence on WEDNESDAY, Nov. 5. Circulars, with terms, references &c., may be obtained of Messrs. Lyon & Raynor, No. 26 Beekman-st., James H. Wilkins, esq., No. 2 Courtlandt-st., Chapman & Smith, No. 346 Broadway, and Hatton & Co., No. 510 Broadway, or by addressing D. S. ROE, Principal.

THE MECHANICS' SOCIETY SCHOOL.—The second term of the thirty-seventh year of this School will commence on the second MONDAY of September—immediately. The general conduct of this Institution is intrusted to the Principals, assisted by twenty Professors and Teachers. Application may be made to the Principals, No. 472 Broadway and No. 52 Crosby-st., or to the members of the Committee.

LINUS W. STEVENS, Chairman.

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

TARRYTOWN INSTITUTE.—The WINTER TERM commences on the first MONDAY in November. Circulars, with terms, references, view of the Institute, Andre Monument, &c., can be obtained by addressing A. NEWMAN, Principal.

UNIVERSITY Grammar School, embracing Primary Commercial and Classical Departments, is now open, under the supervision of the Faculty. L. FERRIS, Chancellor.

WM. H. LEGGETT'S CLASSICAL, FRENCH, and ENGLISH SCHOOL, corner of Broadway and 12th-st., is now open. For particulars inquire at the School between 9 a. m. and 3 p. m., or at the residence of the Principal, No. 273 10th-st., near Tompkins-square.

WHEELER'S Select BOARDING SCHOOL, at Norwalk, Conn., of TWO TERMS in the Year. Winter Term commences NOV. 1st. TUITION, BOARD, WASHING, &c., $70 per Term. For CIRCULARS address the Principal, or apply at the AMERICAN SCHOOL INSTITUTE, Appletons' Building, No. 346 Broadway.

E. H. CHAPMAN & SMITH.

$112 PER ANNUM.—Hudson River Institute, three miles from Hudson, at Claverack, N.Y. C. H. GARDNER, A. M., Principal.

$100 A YEAR is CHARGED at the FORT PLAIN SEMINARY. Term opens Nov. 6. Rev. J. E. LATIMER, A. M., Principal.

Dancing Academies.

A. DODWORTH'S DANCING ACADEMIES, No. 806 Broadway, New-York, and No. 167 Montague-place, Brooklyn.

New-York Classes on Wednesdays and Saturdays. Brooklyn Classes on Tuesdays and Fridays, at 3 and 4 p. m., for Ladies and Children, and 8 p. m. for Gentlemen. Ladies' Private Class at 2. Pupils can commence at any time during the season.

Circulars containing terms, &c., may be had at either of the Academies. The usual Soirees will be given. Mr. Dodworth would take occasion to assure his patrons that no exertion will be omitted that will be of advantage to the pupils, or in any way maintain the very gratifying reputation now possessed by his Academies.

DANCING SCHOOL, at No. 54 East 13th-st., west of Broadway.—Mr. CHARRAUD respectfully acquaints his patrons and the public that his classes will commence the 22d inst. Days—Wednesday and Saturday, at 12 noon; and 5½ o'clock afternoon, for young Ladies and Masters. Mr. Charraud can be seen from 1 to 2 daily, as above, where circulars can be obtained. Monthly Soirees, as usual.

Piano-Fortes and Music.

A MAGNIFICENT Carved 7-octave Rosewood PIANO-FORTE for sale cheap—Elegantly finished, with round corners, rich scolloped work, solid carved work, oval front, keys, gold inlaid plate and lined superbly; rich full tone, which can be tested; was selected with care two months ago; has maker's warranty for two years. Price $265. Must be seen to be appreciated. It has a box for packing. Apply at No. 378 Hudson-st., near 40th-st., from 9 a. m. to 7 p. m. Any document will be offered to a cash buyer. Apply for four days.

ALEXANDER'S FRENCH HARMONIUMS, for Churches and Lodges, with one to twelve stops each, for sale, $100, $125, $150, $175, $200 and $300, or for Rent. MELODEONS from $45 to $300, or for Rent at reduced rates, with rent applied if purchased.

S. T. GORDON, Music Publisher, No. 297 Broadway.

GREAT IMPROVEMENTS in PIANO-FORTES.—Messrs. LIGHTE, 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.

GOLD MEDAL PIANO-FORTES—Manufactured by STEINWAY & SONS, Nos. 82 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 SACRIFICE.—Grand diagonal seven-octave PIANO FORTE, in elegant rosewood case, and of brilliant tone, made by one of the best makers, and warranted; cost $475; will be sold for $250; been used a few months; the owner going to Europe; can be seen at No. 6 College-place.

JUDSON & MUNGER'S and LADD & Co.'s PIANOS at GREATLY REDUCED PRICES—No. 519 Broadway, St. Nicholas Hotel Building, where may be found new Rosewood 6½ octave PIANOS at $175; 7-octave do. do. for $200; Cather's, Prince's, and other MELODEONS.

Pianos and Melodeons to Let.

PIANO-FORTES.—WILLIAM MILLER'S Modern Improved PIANOS, with or without Æolian, Manufactory, No. 106 and 108 East 13th-st., between 3d and 4th-aves. Salesrooms, No. 465 Broadway, one door from Grand-st. PIANOS to LET and taken in exchange.

CHARLES F. ATHERTON, Agent.

SCHUBERTH & Co.'s GREAT MUSIC DEPOT, No. 548 Broadway, Publishers for 30 years at Hagnburg and Leipsic, offer the largest stock in the United States (one million works), beside 25,000 of our own publications. Those wanting good Music are invited to select from our spacious Store, or correspond with us. Catalogue gratis. The Circulating Musical Library offers 25,000 choice works. Terms: One year, $12 (with $6 worth of Music gratis); six months, $8.

SECOND-HAND PIANOS to RENT and for SALE—One at $200, one at $150, one at $125, and one at $75. T. H. CHAMBERS, No. 365 Broadway.

Machinery, &c.

CUTLERY, PLATED WARE, &c.—American and English Ivory-Handled KNIVES and FORKS; Knives only; Beef and Game Carvers; Table Steels, Silver-Plated Forks, Spoons, Castors, &c.; Japanned Tea Trays and Waiters in great variety; and a large assortment of HOUSE-FURNISHING HARDWARE. For sale by CHAS. S. LITTLE & Co., Nos. 50 and 54 Fulton-st.

COTTON MACHINERY FOR SALE.—110 4-LOOMS, with the preparative Machinery, much of it nearly new. Inquire at No. 62 Cortlandt-st.

TO PRINTERS.—A DOUBLE CYLINDER PRESS for SALE LOW.—Can be seen for the present at Hoe's, Nos. 29 and 31 Gold-st., where it has been put in complete repair. Will be sold low, as the owner has no use for it. Apply at No. 59 Ann-st., rear building, first floor. Also, a small FARM in Greenburgh, Westchester Co., about 2 miles from Tuckahoe Station, Harlem Railroad. Apply as above.

MATTEAWAN STEAM-ENGINES, MACHINISTS' TOOLS, and Cotton, Woolen and all kinds of MACHINERY and CASTINGS, at No. 62 Cortlandt-st.

WOODWORTH'S PATENT PLANING MACHINES, in every variety, for sale at MATTEAWAN, New-York, by SAML B. SCHENCK.

Cutlery, Hardware and Iron.

ADIRONDAC COLD BLAST CHARCOAL PIG IRON, by the Company's Agent, JOHN W. QUINCY, No. 88 William-st.

COPPER for SALE.—Lake Superior INGOT COPPER, in lots to suit purchasers, by MINNESOTA MINING Co., No. 187 Greenwich-st.

HAMMERED SALISBURY IRON—From cold blast charcoal Pig, and wholly worked in charcoal. Is of extraordinary strength and quality. On hand, 5 to 10 tons square. Other sizes made to order. JOHN W. QUINCY, No. 88 William-st., Agent for the Napoleon Iron Co.

HUDSON PIG IRON is excellent for Foundery and Forge purposes. The No. 1 extra is warranted to mix more as required to be superior for all purposes to any Scotch Pig. JOHN W. QUINCY, No. 88 William-st., Agent for the Hudson Iron Company.

O. AMES & SON'S SHOVELS and SPADES—For sale by JOHN W. QUINCY, No. 88 William-st.

SPELTER, ANTIMONY, BANCA TIN, CUT NAILS, for sale by JOHN W. QUINCY, No. 88 William-st.

THOMAS PIG IRON—Soft, free, strong, and a warranted substitute for Scotch Pig. JOHN W. QUINCY, No. 88 William-st.

Sales on Auction.

AUCTION NOTICE.—Genteel HOUSEHOLD FURNITURE, elegant Brussels Carpets, large pier and oval Glasses, rich Silverware, &c.—H. WILSON, Auctioneer, THIS (Monday) MORNING, at 10½ o'clock, in the large house, No. 229 West 14th-st., consisting of superior made Parlor Suites, in rosewood and mahogany, covered in satin brocade and hair cloth; two richly carved rosewood Card Tables, Center and Side Tables, with marble tops; large oval and pier Glasses, with heavy French Plate; about 250 Yards Brussels Carpets, on the floors, in excellent order; Oil Paintings, embracing a variety of Scenes, by some of the first artists; elegant Mantle Clocks, China Vases, brocat el and lace Curtains, Parlor Shades, Tea, Dining and Extension Tables, Crockery, Glassware, costly China, Tea and Dinner Sets, rich Silverware, such as Castors, Cake Baskets, Spoons, Forks, rich plated Tea Service, Salvers, Ivory Cutlery, &c. Also, a large assortment of the best kind of Bedroom Furniture, rosewood and mahogany Bedsteads, Bureaus, with marble tops, Maple Chairs, Toilet Tables, Washstands, Ingrain Carpets, two beautiful painted Suites, complete; best hair Mattresses, Stair Carpets, Oil Cloths, Hatstand, Kitchen Utensils, &c.—the whole to be sold without reserve. Deposits required from all purchasers. No postponement on any account.

FOR SALE, to CLOSE an ESTATE.—Will be sold at public auction, at the Hotel of S. S. Scudder, in the Village of Huntington, Long Island, on the 8th of November next, at 2 o'clock p. m., a FARM of 77 Acres, lying in said village, and fronting on the Northern Post Road. The Land is of first quality, arable, and eligibly situated for one or more Country Seats, or may be profitably divided into Village Lots. Also, at same time and place, a Tract of 17 Acres of highly fertile LAND, fronting on stone road, and near the first above described. Also, at same time and place, about 15 Acres, lying at head of Huntington Harbor, possessing peculiar advantages for Gentlemen's Summer Residences; facilities for Bathing, Fishing, &c., having fine Fruit and commanding views. For further particulars apply to HENRY J. SCUDDER, esq., No. 96 Wall-st.; or to WM. W. WOOD, Huntington, L. I.

GREAT AUCTION SALE OF REAL ESTATE, AT CLEVELAND, OHIO, ON TUESDAY, NOV. 25, 1856. 1,092 CITY LOTS.

The subscriber will offer for sale, through Messrs. O. CUTTER & SON, Auctioneers, on TUESDAY, the 25th day of November next, on the premises, or, if the weather should prove unfavorable, at the Melodeon, on Superior-st., 960 Lots in Central Tract in the City of Cleveland, numbered as follows: 14 to 20 inclusive, and 261 to 1,000 inclusive.

Also, 132 Lots in Canal Tract, numbered as follows: 236 to 316 inclusive, 601 to 622 inclusive, 627 to 648 inclusive, and 651 to 732 inclusive.

Central Tract, which contains about 100 acres, located near the heart of the city, has been laid out with a view to accommodate manufacturing establishments and for ornamental purposes. The nature of the soil is such as to afford a good foundation for the heaviest class of buildings, without any preparation or expense. It has extensive Canal and River fronts, with ample water in the river for vessels and steamers, such as are usually employed in the navigation of the Lakes, and will probably be brought into use for the purposes above mentioned, if not for the General Depot grounds of the Railroads terminating at Cleveland.

The Lots in College Tract, which will be offered are convenient to the Machine Shops of the Cleveland and Mahoning Railroad Company, and the majority of them are on high ground, and very desirable for residences.

The undersigned has great confidence in recommending this property to the notice of Capitalists, Manufacturers, Laboring Men, and all others who are desirous of becoming interested in Cleveland Real Estate, and does not hesitate to say that the property will rapidly enhance in value, and soon rank among the best and most valuable in the city.

An appraisal of the above, and other lands, was made in October, 1855, by Leonard Case, Richard Hilliard, and Edmund Clark, gentlemen who are ranked among the most prudent and successful business men of this city, and a copy of so much of said appraisal as relates to the property to be offered for sale is hereto attached, and attention directed thereto. Those desiring to make purchases are particularly requested to visit and examine the property prior to the day of sale.

TERMS OF SALE, as follows: Auctioneer's fees to be paid by the bidder at the time of the sale, one fifth the purchase money to be paid down at the time of signing the contract, and the balance in ten equal annual payments, with annual interest at seven per cent, and sufficiency of security, or the purchaser may at option pay the whole down. Parties paying a greater amount than one-fifth down will be allowed five per cent on the excess. Persons bidding off one or more lots in Central Tract, on time, will receive a contract to which will be attached a stipulation from Thomas M. Kelley and William D. Beattie, who hold the title to the land, in which they will obligate themselves to give a warranty deed for such land, on the fulfillment of said contract, and parties paying in full for their lots will receive deeds direct from Messrs. Kelley and Beattie.

Mrs. Electa C. Hayes, who holds the title to the Lots in College Tract, will give contracts or warranty deeds for the same. Maps of the property can now be seen at the office of the undersigned, over the Merchants' Bank, Superior-st.; and maps will be furnished to bidders on the day of sale.

For the information of parties abroad, who may desire to establish themselves at this point in manufacturing or commercial business, or who may wish to make profitable investments, the following statistical statement is published:

The City of Cleveland contains a population of over 50,000. The trade of the city, by lake, railroads and canals, as shown by the books of the Collector of the Port, in the year 1855 amounted to $63,450,601—increase over 1854, $130,000,000. The number of steam and sail vessels which arrived at and cleared from this port in 1855 was 4,757; tonnage, 1,782,495; crews, 71,976. The number of steam and sail vessels built at our shipyards, and equipped here during the last and present years, was 38; their tonnage, 32,368 86-95.

The tonnage of coal which arrived here in 1855 was 313,611 tons. Six railroads—the Cleveland, Columbus and Cincinnati, the Cleveland and Toledo, the Junction, the Cleveland, Painesville and Ashtabula, the Cleveland and Pittsburgh, and the Cleveland and Mahoning—have here their depots and machine-shops, and concentrate their business at this point. The canals, the trade of which seeks an outlet at this point, are 674 miles in length.

The Railroads and Canals terminating here, and other Railroads, the trade of which centers here, are not less than 3,000 miles in length, and contribute to the trade and growth of Cleveland, that is territory equal to the whole State of Ohio. There are already located here, and in successful operation, numerous and extensive manufacturing establishments employing a large capital, and giving employment to many men, but as the attention of our capitalists and leading men has not yet been turned in that direction, our manufactories are yet in their infancy. It is generally conceded that as a manufacturing point, Cleveland has advantages superior to any of the Lake cities, and equal if not superior to the cities on the Ohio all things being taken into account. The reasons for this view are:

1st. Proximity to the coal fields and iron mines of Ohio and Pennsylvania, which enables us to procure the raw material from the shortest distance cheaper than other Lake cities.

2d. It is the nearest point at which the copper and iron of the Lake Superior region and the iron ore of Canada and Lake Champlain can meet the coal of Ohio.

3d. It is a more central location as regards the trade of the Lake region and the Canadas than any other Lake city.

4th. It has superior advantages for the distribution of manufactured articles by means of railroads and canals which penetrate the interior in various directions, and by vessels and steamers which have access to a lake coast of nearly 4,000 miles; and via the Welland Canal and the River St. Lawrence, which is a large class can reach the sea board and Foreign ports without breaking bulk.

Cleveland, October 24, 1856.

COPY OF APPRAISAL REFERRED TO ABOVE.

CLEVELAND, October, 1855.

At the request of Mr. S. S. Stone, we, the undersigned, have carefully examined the lands recently purchased and platted by him, situated in and adjoining the City of Cleveland, bounded on a parcel called "Central Tract," in part called "Canal Tract," and a parcel called "College Tract," as shown by a map made by Alvin Morehead, Surveyor of Cuyahoga county, which said map has our signatures at the top and right hand margin thereof—and having been requested to express our views in regard to the value of said property, and of the several lots in said several tracts, we do appraise the same as follows, viz:

		Per Foot.
CENTRAL TRACT.		
208 Lots, No. 41 to 248, both inclusive, at $400 each		$20 00
207 Lots, No. 294 to 500, both inclusive, at $250 each		10 00
101 Lots, No. 801 to 910, both inclusive, at $250 each		10 00
11 Lots, No. 911 to 921, both inclusive, at $375 each		15 00
16 Lots, No. 922 to 937, both inclusive, at $500 each		20 00
104 Lots, No. 938 to 1,041, both inclusive, at $500 each		20 00
695 Lots.		
COLLEGE TRACT.		
24 Lots, No. 176 to 199, both inclusive, at $450 each		$15 00
18 Lots, No. 200 to 217, both inclusive, at $300 each		10 00
1 Lot, No. 218 to 118, both inclusive, at $300 each		10 00
1 Lot, No. 601	at $300	10 00
14 Lots, No. 602 to 615, both inclusive, at $300 each		10 00
1 Lot, No. 616	at $300	10 00
16 Lots, No. 617 to 632, both inclusive, at $300 each		10 00
16 Lots, No. 633 to 648, both inclusive, at $300 each		10 00
68 Lots, No. 651 to 718, both inclusive, at $300 each		10 00
14 Lots, No. 719 to 732, both inclusive, at $150 each		5 00
187		
96—1,092 Lots.		

The above appraised property is centrally located and conveniently situated for manufacturing purposes.

(Signed) LEONARD CASE,
RICHARD HILLIARD,
EDMUND CLARK.

I am personally acquainted with the gentlemen who have expressed their opinion as to the value of the lands within stated, and should rely with great confidence on their judgment and estimates. (Signed) T. P. HANDY.

Cleveland, Nov. 1, 1856.

W. COLE, Auctioneer.

MACHINERY, STEAM ENGINE, &c.—REED & COLE will sell, on MONDAY, at 10 o'clock, at No. 119 East 23d-st., one small Steam Engine, two Boilers, Brass Tools, Paper Shears, Hammers, Steam Pipe, Tongs, Babit Metal, Files, Vises, Book-makers' Labels, Wire Fences, Lathes, Tools, Ladles, Drilling Machine, Steam and Belt Pulleys, lot of Iron Machinery, Foundry Crane, Steam Pipe, Steam Valves and Gauge Cocks, portable Forge, Anvils, Tongs, &c.

W. S. MILLER, Auctioneer—By W. S. MILLER.

ROSEWOOD PIANO-FORTES, FRENCH PLATE MIRRORS, OIL PAINTINGS, SILVER PLATED WARE, CARPETS, DRUGGETS, CLOCKS, FANCY BRONZE WARE, RUGS, HAIR MATTRESSES, &c.—THIS DAY, (Monday), at 10 o'clock, at the salesroom, Nos. 13 and 15 Parkrow, opposite the Astor House, Cutlery as on morning of sale.

W. S. MILLER, Auctioneer—By W. S. MILLER.

THIS DAY (Monday), Nov. 3, at 10½ o'clock, at the Salesroom, Nos. 13 and 15 Parkrow, opposite the Astor House, most choice sale of elegant CABINET FURNITURE, being the stock of a manufacturer, and to be sold without reserve, by order of the mortgagee, consisting of Nut wood, mahogany and walnut Parlor Suites, covered in moquette, plush and hair-cloth; rosewood and mahogany Chamber Suites to match, plain and with marble tops; Common Suites in great variety; oak Library and Bookcases; Furniture, Extension Dining Tables, Bookcases, Wardrobes, Bedsteads, &c., together with 200 pairs of Blankets, such as usually found in a Furniture Warehouse. The stock is now arranged for exhibition, and is worthy the attention of the trade and those about furnishing. Goods can be packed on the premises for shipping. Catalogues on morning of sale.

W. S. MILLER, Auctioneer.

THIS DAY, at 12 o'clock, in front of the Salesroom, Nos. 13 and 15 Parkrow—On MONDAY, Nov. 3, will be sold at auction, three LIGHT TROTTING WAGONS, one elegant CARRIAGE, cost $400, made by a Broadway maker. Also four casks of GIN, BRANDY and WHISKY. Sold by order of mortgagee.

VALUABLE COTTAGE SITES at RAVENSWOOD, Long Island.—JAMES M. MILLER will sell, on THURSDAY, Nov. 6, at 3 o'clock, on the premises, at Ravenswood, under the direction of LAV. LIVINGSTON, Referee, SIX COTTAGE SITES, with the improvements, fronting on the East River and Webster-st., and lands of John Williams. Steamboat L. Ludlow leaves Peck Slip at 2, 3, 4 o'clock every day.

A. M. Meeks, Auctioneer.

BY RANGS, BROTHER & Co.—Trade-Sale No. 13 Parkrow, NOVEMBER, 1856.

FALL PARCEL SALE of ENGLISH and AMERICAN BOOKS.—The catalogue of this sale is now printing, and will comprise a splendid assortment of works adapted to the season. Catalogues of the rare and curious Library of the late M. B. Corwin are now ready at the Salesroom.

Millinery, &c.

FALL MILLINERY GOODS.
R. T. WILDE,
Nos. 29 and 32 John-st.,
IMPORTER AND MANUFACTURER
of
SILK MILLINERY GOODS,
Straw Goods,
Silk and Fancy Bonnets,
Dress Caps and Head Dresses,
French Flowers, Feathers, &c.
A complete stock of the above Goods constantly on hand, and for sale at the lowest market prices.

HOMER & KETCHUM
OFFER
AT LOW PRICES, FOR CASH,
FRENCH FLOWERS,
FEATHERS,
CHENILLE,
STRAW AND VELVET ORNAMENTS,
&c., &c., &c.
Nos. 64 and 66 John-st.,
Corner of William-st., New-York.

Clothing.

DEGROOT
OAK HALL,
Nos. 34 and 36 Fulton and Nos. 47 and 49 Gold-sts.
LARGEST AND CHEAPEST RETAIL
CLOTHING STORE IN NEW-YORK.
READ THE PRICES:

Fashionable Frock and Dress Coats, of Superfine Black French and Colored Cloth, from	$5 75 to $25 00
New Style Walking Coats for Fall and Winter, of Cloth, Pilot, Ribbed Beaver, &c., from	4 75 to 14 00
Business Coats, of every description, from	3 00 to 10 00
Over Coats, new style of fine and heavy Coating, from	4 50 to 25 00
Reglans—all the New Styles—a great variety, from	7 00 to 21 00
Cloaks, Very fine	3 50 to 25 00
Fashionable Black Pantaloons	2 50 to 6 00
Fashionable Fancy Pantaloons	2 00 to 5 00
Vests of Silk Moire Antique Satinets, &c.	1 50 to 6 00
Velvet Vests, Beautiful Patterns	2 50 to 8 00

BOYS' CLOTHING FURNISHING GOODS TRAVELING SHAWLS, TRUNKS, &c., of every description.

FALL and WINTER CLOTHING, OVERCOATS, DRESS and FROCK COATS, BUSINESS SUITS, PANTS and VESTS, all of which are selected with great care as regards both style and price.

We would also solicit orders for our Custom Department, where gentlemen may have their Clothing made in the latest and newest styles and at the very lowest prices for cash.

N. B. COLLINS & Co., successors to Devlin & Juseup, Corner of John and Nassau-sts.

FALL FASHIONS—$3 HATS, elegant French Moleskin Hats, usually sold at $4; neat Hats $2 50. BROWN, No. 469 Canal-st., (old No. 410.)

HIGHLY IMPORTANT.—COATS, VESTS, PANTS, LEGGINS, &c., WITHOUT SEAMS.

The Depot of the SEAMLESS GARMENT MANUFACTURING COMPANY, for the sale of Patent Seamless Clothing at wholesale, is at No. 22 DEY-ST., NEW-YORK.

These Garments are woven in the wool, making a close fabric of uncommon strength.

They cannot rip, as they are entirely whole.

They are almost impervious to rain, and a person clad in them will have no occasion to complain of the cold.

Merchants and clothiers are invited to examine.

Furs, Robes, &c.

FURS—LANDRY'S FURS
None to surpass them this season.
Orders carefully executed. No. 603 Broadway.

GENUINE FURS.—
A. T. STEWART & Co.
Have now ready their large and well-selected stock of FURS, containing the latest styles in
CARDINALS,
VICTORINES,
MUFFS,
CUFFS, &c.

N. B.—Special care has been taken in selecting the best and most natural Skins, and they have confidence in recommending these goods to their customers.

Broadway, Chambers and Reade-sts.

LADIES' FANCY FURS.—
BACK