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, for ever 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 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, 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 southern 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 those 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 markets is far greater, and every hundred miles the products of those lands are carried either in wagons or uninterrupted 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 the 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 ever 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 $20, 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, $250 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, 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 Company.
Office in Illinois Central Railroad Depot, Chicago, Ill.

EXCHANGE.—To Builders, Owners and Others.—I have one Farm in Westchester County, one in Winsnac, and some choice Western Lands to EXCHANGE for CITY PROPERTY. Some Money perhaps.
A. J. WORKS, No. 14 Chambers-st., N. Y.

FOR SALE or EXCHANGE in BROOKLYN.—A 3-story House near the Ferry.....$4,500
House on Fourth place..... 6,500
First-class Marble House..... 14,000
Large Store, Atlantic Dock..... 50,000
8 Lots up town, New-York..... 8,000
Brown Stone House, 8th-st., New-York..... 25,000
4 Lots in 20th-st., New-York..... 21,000
4 Lots on the 4th av., up town..... 4,000
Block of Lots in Jersey City..... 20,000
Also, a number of Tenement Houses and other property up town in New-York and Brooklyn. The owners of some of the above property will pay cash in an exchange, some will require cash, and some of the property can be exchanged clear of incumbrances.
Money to Loan on Bond and Mortgage.
JOSEPH DAVISON, Real Estate, &c., No. 1 Pine-st.

FOR SALE.—The three 3-story brick STORES and DWELLINGS situated on the N. W. corner of Broome and Mulberry sts. Also, the HOUSE No. 181 Mulberry-st., with STABLE on the rear of the above. Property rents for $3,700.
A. J. BLEECKER & Co., No. 7 Broad-st.
(504)

FOR SALE—An elegant VILLA at Newport, R. I.; the Summer residence of the late CHRISTOPHER WOLFE of New-York, situated on Bellevue-av., adjoining the country seats of Geo. Bancroft and Daniel Parish, esqs. The property consists of Dwelling, Stables and Porter's Lodge, with about five acres of Land, extending from the avenue to the ocean. The house was built in 1850; is a spacious and substantial frame building, filled in with brick, built in the Italian style and finished throughout in the very best manner; containing all the improvements and conveniences of a modern city house. The situation is unsurpassed, commanding an extensive and uninterrupted view of the Ocean, Long Island Sound, City and Harbor of Newport and the surrounding country. The grounds are tastefully laid out, planted with ornamental tees and flower-shrubbery, and ornamental sanitary, &c. The Furniture, which is new and handsome, will be sold with the place, if required. Possession given immediately. The premises can be seen by applying to the gardener at the lodge. For further information apply to JOHN WOLFE or G. D. H. GILLESPIE, No. 38 Warren-st., New-York.

FOR SALE—The BROADWAY TABERNACLE PROPERTY, comprising FIVE FULL LOTS of GROUND, extending from Worth-st. to Catharine-lane, and fronting on Broadway. This property is eligibly situated for any wholesale business; probably none in Broadway offers so great an inducement for a permanent investment. For further particulars apply to F. S. BOYD, on the premises. ISRAEL MINOR, No. 214 Fulton-st., or to THOMAS RITTER, No. 120 East 13th-st.

FOR SALE—Four-story BRICK HOUSE and LOT, on west side 5th-av. between 79th and 80th-sts.; Lot 25x100; House 22x56—store underneath. Price, $6,500; terms easy; deduction made to a cash customer. Capital location for a grocer. Apply to THOS. M. MAHON, No. 271 Broadway.

FOR SALE—HOUSE and LOT and STABLE, No. 155 Lexington-av., N. E. corner 31st-st.; House has all the modern improvements; suited for a gentleman keeping his carriage, or a Physician; walls frescoed; terms easy. Apply on the premises.

FOR SALE or to LET—In Central Morrisania, corner of Washington-av. and 19th-st., a neat two-story and attic HOUSE, with Wing and Basement Kitchen, with Range. The lot is 116x186. Apply to W. GRAY, near Tremont Station; or to J. THOMAS, No. 59 Ann-st.

FOR SALE or EXCHANGE—A FARM in GREENSBURGH, Westchester Co. Contains about 25 acres, high ground, comfortable House, good Barn, Orchard, &c. Would exchange in part for a neat, small-sized Dwelling in a pleasant part of the city. Apply to J. THOMAS, No. 59 Ann-st.

FOR SALE—The HOUSE and LOT No. 26 12th-st., between 6th and 7th-aves. A desirable location. Terms easy. Apply to THOS. MONAHAN, No. 165 Front-st.

FOR SALE.—The handsome 3-story and basement high stoop Philadelphia Brick HOUSE, No. 158 West Twenty-fourth-st. House, 20x58; Lot, 20x100; built in the most substantial manner, with all the modern improvements. Price $8,000.
(598) A. J. BLEECKER & Co., No. 7 Broad-st.

FOR SALE—A three-story COTTAGE-HOUSE and LOT, No. 202 West 36th-st., near 8th-av.; House 16 8-12 by 28 feet; Lot 16 8-12 by 100 feet, in good order; Croton water, &c.; price, $3,000. Inquire of
ADAMS & LUNDY, No. 57 Dey-st.

FOR SALE—In Greenwich, Conn., a new and splendid place, with from 1½ to 20 acres, well calculated for a large family or to keep boarders. Inquire of A. J. BLEECKER.

FOR SALE—A fine COUNTRY SEAT at STAMFORD, Conn., and 45 or 71 acres of FIRST-RATE LAND; it is beautifully situated in the Village of Stamford, Conn. Will be sold much less than its value. Inquire of S. P. TOWNSEND, No. 82 Nassau-st.

FOR SALE—An elegant COUNTRY SEAT, within an hour of New-York, including Furniture, Horses, Carriages, &c. The House has Furnace, Bath, Water Closets, Range, &c. Apply to HOMER MORGAN, Pine-st., No. 3 Metropolitan Bank Building. (4,071)

FOR SALE or to LEASE—The Premises on the north-west corner of 34-av. and 14th-st., suitable for a Piano-Forte Manufactory or other manufacturing purposes. Apply to NATHAN JACKSON, No. 103 7th-st., or to GEO. M. SNOW, Tribune Office.

FOR SALE—The two three-story BRICK HOUSES, Nos. 58 and 59 5th-st., near 4th-av. The Houses are 21½ feet by 42; Lot 96½ feet deep. They are built in the most substantial manner, and have been newly painted. A large portion of the purchase money can remain on bond and mortgage. Apply to FRANCIS O'BRIEN, No. 51 Sixth-st.

FOR SALE—HOUSE and LOT No. 175 Spring-st. By altering into a store (the Lot being 100 feet deep), would pay well. Inquire of J. B. MILLER, No. 134 Canal-st.

FARM on LONG ISLAND FOR SALE.—Of 32 acres, situated between Jamaica and Flushing, 9 miles from the Ferries, new House and Barn. Will be sold low, on easy terms. Enquire of LOUIS WOODRUFF, No. 56 Houston-st.

GREAT BARGAIN.—Superior FARM, 26 acres, at Bedford, Westchester, near the stables; good Dwelling house, Barn, Stables, Outhouses, &c.; an abundance of the very best grafted fruit—apples, pears, peaches, plums, quinces, cherries, grapes, raspberries, strawberries, currants, and fancy and shade trees, never-failing stream—two wells. Price only $3,000, as the owner is bound West. Terms very easy.
(5611) A. J. BLEECKER & Co., No. 7 Broad-st.

HOUSE for SALE in EAST BROADWAY.—For sale, the superior three-story and attic brick HOUSE and lease of lot for twenty one years, No. 197 East Broadway, fourth house above Jefferson-st., south side. The house is pleasantly situated, in good order, and contains the modern improvements. Apply on the premises, or of S. RAYNOR, No. 25 Henry-st.

KANZAS LANDS.—The Trustees of the KANZAS LAND TRUST continue to receive deposits in trust, to apply them to the purchase and sale of Lands in Kansas. Shares in general fund, $100. Special investments in Town Lots or Farming Lands in any part of Kansas made as ordered.

For subscription or for special investment, or for the location of land warrants, or for further information, apply to the Treasurer, personally or by letter, at No. 4 State-st., Boston.
JOSEPH LYMAN, Treasurer.
AMOS A. LAWRENCE, WM. DUDLEY PICKMAN, ROBERT B. STORER, } Trustees.

WATER POWER, with or without FACTORIES, for SALE and to LET, at Mateawan, N. Y., 26 miles from New-York. Inquire at No. 82 Courtlandt-st., or to A. B. SCHENCK, agent, Mateawan, N. Y.

JOSEPH DAVISON,
No. 1 PINE-ST.
REAL ESTATE FOR SALE AND EXCHANGE.
MONEY TO LOAN ON MORTGAGE.

Instruction.

BROOKLYN COLLEGIATE AND POLYTECHNIC INSTITUTE.—The second semester of the current academic year opens THIS DAY. Candidates for admission may apply to the President at the Institute in Livingston-st., between Court and Boerum.

$5.—GOLDSMITH'S WRITING and BOOK-KEEPING ACADEMY, No. 562 Broadway, corner of Franklin-st., open day and evening for class or private instruction in Penmanship and Book-keeping. Terms reduced this month.

Dancing Academies.

A. DODWORTH'S DANCING ACADEMIES, No. 806 Broadway, New-York, No. 137 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; at 8 p. m. for Gentlemen. Ladies' Private Class at 2 p. m. Pupils can commence at any time during the season. Practicing Assemblies for Ladies and Gentlemen EVERY MONDAY EVENING in Brooklyn, and EVERY SATURDAY EVENING in New-York. Former Pupils may subscribe for the Assemblies alone.

Piano-Fortes and Music.

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.

Machinery, &c.

COTTON MACHINERY FOR SALE.—110 ⅞ LOOMS, with the preparative Machinery, much of it nearly new. Inquire at No. 82 Courtlandt-st.

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

PATERSON STEAM ENGINE WORKS.—Steam Engines from 3 to 200 Horse Power, with all the modern improvements. Engines on hand and made to order at the shortest notice.
T. C. SIMONTON & Co., Corner of Paterson and Ellison-sts., Paterson, N. J.

WOODWORTH'S PLANES at MATTEAWAN, New-York, and at No. 62 Courtlandt-st., New-York.
SAM'L B. SCHENCK.

Cutlery, Hardware and Iron.

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. 33 and 34 Fulton-st.

COAL HODS, Coal Shovels, Ash Sifters and Kettles, Fire Sets and Stands, Pokers, Andirons, &c. for sale by CHAS. S. LITTLE & Co., Nos. 33 and 34 Fulton-st.

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

HAMMERED SALISBURY IRON—From cold blast charcoal Pig, and wholly worked in charcoal. Is of extraordinary strength and quality. On hand, ½ to 4 inches square. Other sizes made to order. JOHN W. QUINCY, No. 98 William-st., Agent of the Napanoch Iron Co.

KEMEYS & SAMPSON,
IRON AND STEEL WAREHOUSE,
No. 279 WASHINGTON-ST.,
BETWEEN CHAMBERS AND WARREN,
Offer at lowest market prices,
REFINED AND COMMON ENGLISH IRON;
Full River Pens and Stitt's Horse-Shoe Iron;
HOOPS, RODS, BANDS and SCROLL IRON, Ovals, Half-Ovals and Half-Rounds, spring Toe Calk and Cast Steel.

RAILROAD IRON.—The "MONTOUR IRON COMPANY" is prepared to execute orders for RAILS of the usual patterns and weights, and of any required length, not exceeding 30 feet per Rail. Apply to THOS. CHANSERS, President, No. 42 Exchange-place, New-York.

O. AMES & SON'S SHOVELS and SPADES—For sale by JOHN W. QUINCY, No. 98 William-st.

SPELTER, ANTIMONY, BANCA TIN, CUT NAILS, for sale by JOHN W. QUINCY, No. 98 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, DODGEON'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 CHAMBER SUITES of FURNITURE, in all colors and styles. Wholesale and Retail. At prices from $23, and upward. WARREN WARD, No. 277 Canal-st., (old No. 30). Four doors East of Broadway, New-York.

ENAMELED CHAMBER FURNITURE.—At B. F. FARRINGTON'S Manufactory Warerooms, Nos. 45 and 48 Wooster-st., between Grand and Broome.

IRON BEDSTEADS—The New-York Iron Bedstead Manufacturing Company are now ready to execute orders for IRON BEDSTEADS, CHILDREN'S CRADLES, CRIBS, &c., all warranted. BEDSTEADS made to any size to suit a given space. Country dealers, Shipping Houses, and Public Institutions liberally dealt with. Office No. 75 Centre-st., near Howard.

Groceries.

JOHN DWIGHT & Co.,
Manufacturers of
DOUBLE-REFINED AND FAMILY SALERATUS;
ALSO,
SUPER-CARBONATE OF SODA, SAL SODA, ETC.,
No. 11 Old-Slip, Hanover-square, New-York.
PURE CREAM OF TARTAR ALWAYS ON HAND.

NOTICE—NOTICE—NOTICE—To DRUGGISTS, GROCERS, and HOUSEKEEPERS.—On and after the 2d of January the price of WRIGHT, GILLIES & BROS.' DANDELION COFFEE will be reduced to 25 cents per lb., less 20 ⅌ cent to the trade. To be had wholesale and retail in 1, 6 and 10 lb canisters of the manufacturers, WRIGHT, GILLIES & BROS., Nos. 253 and 257 Washington-st., N. Y.

USE THE BEST.—JAMES PYLE'S DIETETIC SALERATUS, THE PUREST ARTICLE IN USE.
For making biscuit and cake beautifully light, it excels the best baking soda. Sold at all the groceries, in ½, ¼ lb and 2 lb packages, with the name of JAMES PYLE thereon, without which none is genuine.
MANUFACTURING DEPOT, No. 114 Warren-st., N. Y.

Paints, Oils, Glass, &c.

REFINED LARD OIL, for burning and machinery; free from gum, burns brightly, does not crust the wick. Also, COBURN PURE TALLOW OIL, which will outwear Sperm, stands colder weather and burns well. Warranted as above. Barrels, 30 to 40 gallons. Only Agent, JOHN W. QUINCY, No. 98 William-st.

Building Materials.

ENCAUSTIC TILES—For Vestibules, Halls, Hearths, Dining-rooms, Conservatories, &c. GARNSIRE CHIMNEY-TOPS, DRAIN PIPES, &c. For sale by MILLER & SOAVES, No. 479 Pearl-st., N.Y.

Dry Goods.

DRY GOODS ANNOUNCEMENT.
The Ladies of New-York and vicinity are respectfully notified that an inspection of the prices of Dry Goods now offering at the
GREAT SALE,
No. 703 Broadway,
will satisfy the most incredulous that this is a bona fide sale, and not a mere announcement to dupe the public.

CLOSING SALE.—
DAMASKS,
NAPKINS,
DIAPERS,
TOWELINGS,
SHEETINGS,
SHIRTINGS, &c.
ENGLISH LONG CLOTHS,
19 cents per yard, worth 1[illegible].
At the GREAT SALE,
No. 703 Broadway,
Near Fourth-street.

ALL OUR WHITE GOODS,
comprising
JACONETS,
CAMBRICS,
SWISSES,
NANSOOKS,
CHECKS,
STRIPES,
MULLS, &c.
Will be offered this week at an enormous sacrifice, to close stock, at the
GREAT SALE,
No. 703 Broadway,
Near 4th-st.

A BARGAIN!—500 dozen 5-8 ALL LINEN, CAMBRIC HANDKERCHIEFS, in fine qualities, will be offered this week at
10, 12, and 14 per dozen,
Worth 16, 18, and 20,
At the
GREAT SALE,
No. 703 BROADWAY,
Near 4th street.

ENGLISH and GERMAN HOSIERY, in all sizes and qualities, will be offered this week at an ENORMOUS SACRIFICE.
GREAT SALE,
No. 703 Broadway,
Near 4th-st.

IRISH LINEN SHIRTINGS.—
500 Pieces of
FINE LINENS
Will be offered this week at
2 10 per yard,
Worth 4 6,
At the
GREAT SALE,
No. 703 Broadway,
Near 4th-st.

NAPKINS! NAPKINS!
500 Doz. PURE FLAX NAPKINS,
10/6 per doz., worth 14,
At the Great Sale,
No. 703 Broadway.

BRODIE'S MANTLES.
SPRING,
1857.
GEORGE BRODIE,
Nos. 51 Canal and 63 Lispenard-sts.
Begs to intimate to
SOUTHERN and WESTERN MANTILLA BUYERS,
that he
WILL OPEN
his
NEW STYLES
on
MONDAY
Feb. 2.

HOUSEKEEPING GOODS.—10-4, 11-4, 12-4 BARNSLEY SHEETINGS. 6-4, 7-4, 8-4, 9-4 and 10-4 LINEN DAMASKS. 3-4, 9-4, 10-4, 11-4 and 12-4 MARSEILLES QUILTS. 7-4, 8-4, 10-4, 11-4 and 12-4 TABLE CLOTHS. ⅝ ¾ and 7/8 LINEN NAPKINS. Also, TOWELS and TOWELINGS in great variety, and much lower in price than cost of importation.
AT THE GREAT SALE
UNDER LIQUIDATION,
No. 347 Broadway,
Corner of Leonard-st.

347 BROADWAY,
Cor. of LEONARD-ST.
GREAT SALE OF DRY GOODS,
Under liquidation
LADIES' DRESS GOODS,
Reduced 50 per cent.
PRINTED LAWNS,
DE LAINES,
BAREGE DE LAINES,
CHALLIS,
ENGLISH PRINTS,
GINGHAMS,
SAXONY PLAIDS,
PARAMETTES,
&c., &c.
N. B.—LEASE of STORE and FIXTURES for SALE. Apply to G. B. WILLIAMS.

347 BROADWAY,
Cor. LEONARD-St.
SALE
UNDER LIQUIDATION.
$150,000 worth of
DRY GOODS,
submitted to peremptory sale.
In consequence of impetuous necessity, the above-named property, forming one of the largest, best selected and richest
STOCKS OF GENERAL DRY GOODS
is submitted to summary sale at
FIFTY PER CENT BELOW COST,
such as
SILKS,
SHAWLS,
CLOAKS,
DRESS GOODS,
GLOVES AND HOSIERY,
EMBROIDERIES,
LACE CURTAINS,
HOUSEKEEPING GOODS,
&c. &c. &c.
N. B.—Country Merchants will find it to their advantage to call and examine the stock before they leave town. Business hours from 10 till 3.
LEASE of STORE and FIXTURES for SALE.

347 BROADWAY,
Corner Leonard-st.
GREAT SALE OF DRY GOODS,
UNDER LIQUIDATION.
MOURNING GOODS,
BOMBAZINES,
PARAMETTAS
ALPACAS,
CRAPES,
BAREGES,
TISSUES,
&c., &c.
Now selling at a great reduction from first cost. A chance is here offered for the ladies to procure extraordinary bargains.

IRISH LINENS.
500 pieces at 25 cents per yard, worth at least 3[illegible], will be offered this week at the
GREAT SALE OF DRY GOODS,
No. 347 Broadway,
Corner Leonard-st.

LACE CURTAINS.
Our entire stock of LACE CURTAINS
Will be submitted for sale THIS WEEK,
With prices greatly reduced,
AT THE GREAT SALE,
Under liquidation,
No. 347 Broadway,
Corner of Leonard-st.

347 BROADWAY,
Corner Leonard-st.
1,000 PIECES BAREGE DELAINES,
12½c. per yard, worth 25c.
AT THE GREAT BROADWAY
SALE OF DRY GOODS,
Under liquidation.

SILKS, SILKS, SILKS.
TREMENDOUS BARGAINS.
SILKS
Are now offered at the
GREAT SALE,
No. 347 Broadway,
Corner of Leonard-st.

HEAVY FAILURE.
SELLING OFF.
FRENCH JACONETS at 1[illegible]; worth 3[illegible].
BAREGES, 1[illegible]; worth 3[illegible].
SILKS, SHAWLS and CLOAKS.
LINENS, FLANNELS, DAMASKS, &c.,
At Nos. 304 and 206 6th-av.,
By order of the Assignee.

BROWN GOODS.—600 bales, heavy, medium and fine, for sale by NESMITH & Co., No. 71 Broadway.

WET GOODS—WET GOODS—WET GOODS.
Wet SILKS, rich goods, 5[illegible]; worth 8[illegible].
Wet DAMASK, all linen, 2-6; cheap at 8[illegible].
Wet NAPKINS, superior goods, 9[illegible]; worth 14[illegible].
Wet TOWELING, 8 per dozen; worth 15[illegible].
Wet DAMASK TABLE CLOTHS, 8[illegible]; worth 14[illegible].
Wet LINEN SHEETING, 2[illegible]; worth 3[illegible].
Wet LINEN SHEETING, 10-4 wide, 4[illegible]; cheap at 5[illegible].
Wet QUILTS, superior goods, 10, 12, 14 and 16[illegible].
Wet BLANKETS, from 3[illegible] apiece.
Wet BRILLIANTS, 1[illegible]; worth 2[illegible], slightly wet.
Wet Jaconet and Nainsook MUSLINS at 1[illegible]; worth 2[illegible].
Several cases wet COTTON SHIRTINGS and SHEETINGS.
All of the above Goods will be sold off without reserve.
Spanish Quarters taken at full value.
ANDREW G. COLBY, No. 289 Grand-st., cor. Eldridge.

Clothing.

INDIA-RUBBER GLOVES and MITTENS—Lined and Unlined, for cold or wet weather. An excellent remedy for chapped hands, saltrheum, &c., bleach the hands and render them soft and smooth. The Ladies' Glove will be found very useful in house-work. For sale at all rupper stores, and No. 26 John-st., up-stairs.

Financial.

PEORIA & BUREAU VALLEY R.R. Co., NEW-YORK, Jan. 31, 1857.
A DIVIDEND of FOUR (4) PER CENT has been declared upon the capital stock, payable to the stockholders or their legal representatives, on and after TUESDAY, February 10, 1857, at the office of the Company, No. 13 William-st. The transfer books will be closed from the 1st to 10th February.
C. W. DURANT, Treasurer.

OFFICE OF THE CLEVELAND AND PITTSBURGH RAILROAD COMPANY, CLEVELAND, Jan. 6, 1857.
A DIVIDEND of FOUR PER CENT from the net earnings of this Company to the 30th of Nov., 1856, has this day been declared—to be paid to the Stockholders of the main line standing on the Books of the Company on the 15th inst.; payment to be made in the Bonds of the Company, payable on the 1st of January, 1876, with interest payable semi-annually at the rate of seven per cent, on the 1st of January and July of each year, in the City of New-York.
The Bonds will be ready for delivery on the 15th February.
E. ROCKWELL, Secretary.

ST. MARK'S FIRE INSURANCE COMPANY, Office No. 67 Wall-st., New-York, Feb. 3, 1857.
A SEMI-ANNUAL DIVIDEND of EIGHT (8) PER CENT, has been declared THIS DAY, payable on demand. By order. WASHINGTON POST, Sec'y.

OFFICE OF THE N. Y. FIRE AND MARINE INSURANCE CO., New-York, Feb. 4, 1857.
DIVIDEND.—The Board of Directors have this day declared a Semi-Annual Dividend of TEN PER CENT, payable to the Stockholders on demand, at the Office of the Company, No. 72 Wall-st. D. UNDERHILL, Sec'y.

NEW-YORK AND NEW-HAVEN RAILROAD CO., No. 1 HANOVER-ST., NEW-YORK, Feb. 2, 1857.
NOTICE.—The Board of Directors have THIS DAY declared a DIVIDEND of THREE DOLLARS PER SHARE on the capital stock of this Company, payable on and after the 16th instant at the office of the Company in this city.
WM. BEMENT, Treasurer.

NEW-YORK, Jan. 31, 1857.
OCEAN BANK DIVIDEND.—A SEMI-ANNUAL DIVIDEND of THREE AND A HALF PER CENT has been declared out of the profits of the last six months, payable at their Banking House on and after the 10th day of February next. The Transfer Books will be closed until that date. By order of the Board. PARKER HANDY, Cashier.

OFFICE OF THE MORRIS CANAL AND BANKING CO., JERSEY CITY, Jan. 29, 1857.
NOTICE.—At a meeting of the Board of Directors held THIS DAY, at their office in Jersey City, pursuant to notice given, the following resolutions were unanimously passed, to wit:
1. *Resolved*, That by virtue of the first section of an act of the Legislature of the State of New-Jersey, entitled "A further supplement to the act, entitled an Act to incorporate a company to form an artificial navigation between the Passaic and Delaware Rivers, approved 9th February, 1849," the shares of the capital stock of this Company, known as the "Common Stock," and being in number 41,000 shares, and not being "Preferred Stock," be and the same are hereby reduced to 10,250 shares, by consolidating four shares of the said "Common Stock" into one share, which new or consolidated shares shall have the nominal value of $100 each, being the same nominal value as heretofore, and shall be entitled "Consolidated Stock."
2. *Resolved*, That the transfer of the "Common Stock" of this Company, now outstanding, shall be made only in accordance with the foregoing resolution, on and after the SIXTEENTH DAY OF FEBRUARY NEXT, by giving a certificate of one share of "Consolidated Stock" for each four shares of "Common Stock" and that each certificate so issued shall have the words "Consolidated Stock under act of 9th February, 1849" on its margin, but until the said SIXTEENTH DAY OF FEBRUARY NEXT, the "Common Stock" may be transferred as heretofore, and that after the said 16th day of February next, parties holding certificates of the "Common Stock" for which a new certificate of "Consolidated Stock" has not been given, shall have only one vote for every four shares so held.
L. N. CONDIT, Secretary.

OFFICE OF THE CLINTON COAL CO. OF PENNSYLVANIA, No. 19 Wall-st., NEW-YORK, Jan. 30, 1857.
INTEREST NOTICE.—The SEMI-ANNUAL INTEREST COUPONS of the FIRST MORTGAGE BONDS of this Company, due Feb. 1, will be paid, on presentation at this office, on and after that day.
JEREMIAH WILBAR, Treasurer.

OFFICE OF THE BROADWAY INSURANCE COMPANY, NEW-YORK, Jan. 29, 1857.
THE BOARD of DIRECTORS have this day declared a SEMI-ANNUAL DIVIDEND of SIX PER CENT, payable at the office, No. 433 Broadway, cor. Howard-st., on and after Monday, the 2d day of February next.
JOHN WRAY, Secretary.

EXCELSIOR FIRE INSURANCE COMPANY, Office No. 6 Broad-st., New-York, Jan. 6, 1857.
THE BOARD of DIRECTORS have this day declared a Semi-Annual DIVIDEND of TEN PER CENT, payable on and after the 15th inst. The Transfer Books will be closed until that date. HENRY QUACKENBOSS, Secretary.

EAST RIVER BANK.—The Annual Election for DIRECTORS of the EAST RIVER BANK was held at their Banking House on the 3d day of February inst., when the following gentlemen were unanimously elected, to wit:

DAVID BANKS,	JOHN S. SCHMELZEL,
ISAAC ADRIANCE,	DAVID BANKS, Jr.,
ROBERT H. GOFF,	JOSEPH H. WILLIAMS,
LINUS SCUDDER,	JOSEPH H. JENNINGS,
AMOS WOODRUFF,	WILLIAM G. CHAVE,
ANTHONY HOGUET,	CHARLES JENKINS,
CHARLES COOPER,	JOHN M. FERRIER,
ALEXANDER McKENZIE,	HENRY A. KERR,
JOSEPH ROGERS.	

And for Inspectors of the next election,

MARCELLUS EELLS,	CHARLES BANKS,
	CHARLES O'HARA.

At a subsequent meeting of the Board of Directors DAVID BANKS was unanimously reelected President of the Bank.
By order of the Board. WM. B. BALLOW, Cashier.

OFFICE RACINE AND MISSISSIPPI RAILROAD CO., No. 41 Exchange-place, New-York, Feb. 3, 1857.
INTEREST NOTICE.—The semi annual INTEREST due the 10th inst., on the following named securities issued to, and guaranteed by this Company, will be paid on and after that date at the office of M. K. JESUP & Co., No. 44 Exchange-place, viz:
Bonds of the CITY OF RACINE.
Bonds of the TOWN OF RACINE.
Bonds of the TOWN OF ELKHORN.
Bonds of the TOWN OF DELAVAN.
Also, the FARM MORTGAGE Bonds of the Company.
HENRY S. DURAND, President.

MILWAUKEE CITY BONDS.—Persons holding MILWAUKEE CITY TEN PER CENT BONDS maturing the 31st day of March, 1857, can have the privilege of exchanging them, if they wish, on fair and equitable terms, for MILWAUKEE CITY SEVEN PER CENT BONDS, payable 20 years from Feb. 1, 1857, with semi-annual interest (issued under an ordinance establishing a Sinking Fund, &c.), by applying at the office of Messrs. MEIGS & GREENLEAF, No. 23 William-st., at any time before the 1st day of March next.
J. B. CROSS, Mayor of the City of Milwaukee.
Mayor's Office, Milwaukee, Wis., Feb. 1, 1857.

DIVIDEND—THE KNICKERBOCKER STAGE COMPANY have this day declared a DIVIDEND of FIVE PER CENT for the last six months out of the earnings, payable to the stockholders on and after the 9th inst., until which date the transfer books will be closed.
New-York, Feb. 4, 1857. GEO. C. PETERS, Treasurer.

OFFICE OF THE MERCANTILE FIRE INSURANCE CO., No. 65 WALL-ST., NEW-YORK, Feb. 4, 1857.
THE ANNUAL ELECTION for THIRTY DIRECTORS and THREE INSPECTORS for the next Election of this Company, will be held on TUESDAY, the 17th instant, at the office of the Company. The poll will be held open between the hours of 1 and 2 o'clock p. m.
JOHN BAKER, Secretary.

PROPOSALS for $62,000 BONDS of the CITY of BUFFALO, having twenty years to run, interest at 7 per cent per annum, payable semi-annually; principal and interest payable in the City of New-York.
Above BONDS, having been duly ordered by the Common Council of the City of Buffalo, to be appropriated for the building of the Market Houses, will be ready for delivery on the 20th day of February, and sealed proposals are invited for the whole, or any portion of the same, to be handed in to Messrs. DUNCAN SHERMAN & Co., on or before 2 o'clock in the AFTERNOON of THURSDAY, the 12th day of FEBRUARY. The BONDS will be awarded to the highest bidder.

NEW ISSUES of INSURANCE SCRIP.—Atlantic, 1857, Pacific, 1857, and all others, negotiated by WM. C. GILMAN & SON, No. 18 Merchants' Exchange.

NEW-YORK CENTRAL RAILROAD SEVEN PER CENT BONDS.—The undersigned offer for sale the SEVEN PER CENT COUPON BONDS of this company (late issue), having twenty years to run. Interest payable semi-annually on the first days of February and August, at the Company's Agency in this city.
DUNCAN, SHERMAN & Co.

BANK DEPARTMENT, ALBANY, July 11, 1856.
NOTICE is hereby given, pursuant to the Statute in such case made and provided, that all the CIRCULATING NOTES issued to S. L. Banks, an individual banker PHŒNIX BANK of BAINBRIDGE, must be presented at the Office of the Superintendent of the Banking Department of the State of New-York, for payment, within two years from the date hereof, or the funds deposited for the redemption of the circulating notes issued to the said banker will be given up.
jy15 law2yF M. SCHOONMAKER, Superintendent.

UNITED STATES TRUST COMPANY of NEW-YORK, No. 40