Wants.

A YOUNG LADY, educated at Mt. Holyoke, having some experience in Teaching, wishes a situation in an Academy or Seminary to TEACH the ENGLISH BRANCHES or LATIN. Address J. B., Teacher, New-Haven, Conn.

WANTED—A situation by a respectable young Woman to do CHAMBERWORK and fine WASHING. Can do French Plaiting. Good references. Apply at No. 165 2d-av., corner 23d st.

WANTED—By a respectable Girl, a situation as CHAMBERMAID, or to do the HOUSEWORK for a small family. Good city reference. Call at No. 352 1st-av., near 21st-st.

WANTED—A situation by an experienced young Woman, as good plain COOK; is a good Bread baker, and would be willing to assist in the Washing and Ironing, in a small private family; has no objections to go a short distance in the country, or to Staten Island. Can give the best of reference from her last place, where she lived several years. Call at No 44 Essex-st., for two days.

WANTED—By a Protestant Girl, a situation as SEAMSTRESS; can do all kinds of family sewing; can cut and fit dresses and make children's clothes. Can be seen for two days at No. 159 East 21st-st., third floor, front room.

WANTED—A situation by an English Woman, as professed COOK. She can do every description of fancy and plain Cooking in the most recherche and fashionable manner. Good references. Apply at No. 149 Waverley place.

WANTED—A situation by a respectable Colored Girl to TAKE CARE of CHILDREN; is a very good Dress Maker. Can be seen for two days at No. 6 City-Hall-place, fourth floor; good reference given; none but a respectable family need apply.

BOLD WRAPPER WRITER WANTED—Apply at the FOREIGN NEWS AGENCY, No. 889 Nassau-st., Sun Building.

COAL OIL.—WANTED, a person competent to the erection of works for the Distillation of Oil from Cannel Coal, and superintending the same. To such an one an opportunity of constant employment is presented. Address Box No. 1,189 Philadelphia Post-Office, giving definite information as to the cost of erection of works, &c.

FEMALE TEACHER WANTED.—A young Lady under 25 years of age—graduate, or equivalent—who understands, also, the French and Drawing. Presbyterian preferred. Address the Rev. J. H. H., Kittaning, Pa., Institute.

MUSIC TEACHER.—A young Lady wishes BOARD in a family where Lessons in Music will be taken as part payment. Best of references given. Address A. M., Box No. 193 Union square Post-Office.

ORGANIST.—An Organist of ability desires an engagement from the 1st of May. None but Protestant Churches need apply. Address HARMONY, New-York Post-Office.

WANTED—A BOY in a lawyer's office. Wages $2 to $2 50 per week. Address, in handwriting of applicant, and stating age, capacity and wages expected, box 1,498 Post-Office.

WANTED—A young Man familiar with Wall-st and the specie business. Apply at No. 1 Wall-st., after 3 o'clock p. m.

WANTED—An active, honest, manly Boy for the TAILORS' TRIMMING BUSINESS. He must write a good hand and be correct at figures; one who resides with his parents in the city preferred. Apply to A. & C., No. 99 Chambers-st., up stairs.

WANTED—To go to Orange, New-Jersey, a Woman who is a good COOK, WASHER and IRONER; may hear of a steady place and fair wages by applying at the corner of Fulton and Franklin-ave., Brooklyn.

WANTED—A smart, active GIRL to do the Cooking, Washing, Ironing and general Housework of a small private family. Best of city references required. Apply at No. 76 East 30th-st., between 9 a. m. and 2 p. m.

WANTED—Several good PENMEN. Address Box No. 2,172, Post-Office.

WANTED—An active Colored Woman for NURSE and CHAMBERMAID, at No. 820 Greenwich-st.

WANTED—A WET NURSE, young and healthy. Call between 12 and 1 o'clock this day at No. 55 East 19th-st, between Broadway and 10th-av.

WANTED—A CLERK in a Perfumery and Fancy store; a dry goods clerk about 21 years of age will answer. Apply to T. W. WOODS, No. 289 Fulton-st., Brooklyn.

Chances for Business Men.

DRUG STORE for SALE.—A first-class Drug Store, situated in a large and flourishing village on the Hudson River, within 100 miles of the City of New-York. The Store is doing a good business, which can be largely increased. Address S., at the Tribune Office. Price $4,500.

PARTNER WANTED—In a BLANK-BOOK MANUFACTORY; one that thoroughly understands the business, to take charge of shop. Address BINDER, care of Daily Tribune, until Saturday evening, 28th inst., stating amount of Capital he can furnish and address. Reference required.

PRODUCE and MILK.—For SALE—The STOCK, FIXTURES, FIVE YEARS' LEASE and BRICK STABLE of the FARMERS' MILK and PRODUCE AGENCY. One fine MILK ROUTE will be sold if wanted. Store 25x60. Terms easy for cash, as the undersigned is going West. He will remain for a month or so, to introduce the customers, &c. GEO. H. HESS, No. 433 4th-av.

TO HARDWARE MERCHANTS.—A Gentleman having sixteen years' experience in the Hardware Business, just sold out, and having $2,600 to invest, would TAKE an INTEREST or CLERKSHIP in some good Wholesale House in the trade, that can sell Goods at fair rates, has a collecting acquaintance of 400 customers in Ohio, Western States and Canada. References given and required. For particulars inquire of D. W. C. L., No. 29 Chambers-st., N. Y.

TO MANUFACTURERS and OTHERS.—For SALE or to LEASE—The 4-story brick building heretofore known as the EMPIRE TOBACCO WORKS, situate near the corner of Hamilton-av. and Summit-st., South Brooklyn, and near the ferry. The building is large (premises 100x100 feet), has steam-engine of 30-horse power, with other machinery, and is admirably adapted for manufacturing or mechanical purposes. For terms, &c., apply to A. B. DAVENPORT, No. 285 Fulton-st., Brooklyn.

WANTED—A PARTNER of steady habits in a pleasant, money-making business that is well established and paying from $10,000 to $12,000 per year. Small investment required. Any one seeking a permanent cash business can apply to WHEELER, No 334 Broadway, office 14.

$3 50.—FOOT CORN PLANTER $3 50—FOOT CORN PLANTER $3 50, ONLY $3 50; all complete. Warranted durable, simple and effective, and to plant as fast as a man can walk, and to do the work better and more correct than any other planter ever introduced. Sample machine forwarded immediately upon the receipt of $3 50 to any address. AGENTS WANTED IN EVERY COUNTY. Only manufacturers.
MEACHAM & BARROWS,
No. 290 Broadway, New-York, Offices Nos. 5, 12 and 13.

$100 to $500 can be made weekly by the Manufacturing of French Cognac and Peach Brandies, Jamaica and Santa Cruz Rum, Gin, &c., from my Receipes, containing full instructions for making them equal to the best imported brands. Address for terms, &c., inclosing return postage, E. R. ADRIANCE, Broadway P. O., N. Y.

To Whom it may Concern.

ADVERTISING.—V. B. PALMER, the Agent, Tribune Building, receives advertisements for publication in the best city and country newspapers of all the States.

ADVERTISING.—ANDREW WIND, the Agent, No. 138 Nassau-st, next door to the Nassau Bank, is daily receiving Advertisements for publication (at the Publishers' lowest rates) in the principal and most widely-circulating Newspapers throughout the United States, Canadas, West Indies and Europe. No payment asked in advance, of responsible parties.

ACCIDENTS from BURNING FLUID are entirely prevented by using the PATENT INDIA RUBBER SAFETY LAMP, which cannot break, explode or be filled while lighted. The most economical Lamp in use. We give the exclusive sale to competent persons in every county. Inclose stamp to HAWKHURST, MOTT & Co., Manufacturers, No. 69 Fulton-st., N. Y. Also retailed at No. 483 Broadway.

ARTESIAN WELLS.—The subscriber, Engineer of Artesian Wells and boring for water, has been engaged in this business near 30 years; has recently bored a well for John Taylor & Co., at their saloon and International Hotel, Broadway; also, wells for our principal brewers, sugar refiners, and others. I wish to caution the public against frauds imposed upon them by parties claiming to have patents for tools and pipes used in this business. Address JOHN DISBROW, No. 61 Walker-st., or at the Columbian Foundery, No. 45 Duane-st.

CAUTION—$500 REWARD.—The public are further cautioned against purchasing the following CONSTRUCTION BONDS OF THE ILLINOIS CENTRAL RAILROAD, of the denomination of $500 each: Nos. 455, 724, 765, 1,439, 5,809, 6,200, 6,506, 6,592, 6,600, 6,676, 9,323, 9,494, 9,502, 9,583, 11,932, 11,922. The same were stolen from our office. The public are also cautioned against purchasing any BONDS of the above denomination, the numbers of which may have been altered. The above reward will be paid for the arrest and conviction of any party offering the same for sale.
The Judd Linseed and Sperm Oil Company.
ALEXANDER KNIGHT, President.
W. H. V. WILLIAMSON, Secretary.

KANSAS HO!—The KANSAS LEAGUE (organized August, 1854) sends daily parties or individuals, at greatly reduced rates, to KANSAS, with letters to agents at St. Louis and Kansas. Apply at the office, 229 Broadway, room 23.

JOHN COCKLE, Custom-House Broker and General Agent.—Merchandise entered, bonded and forwarded to any part of the United States and Canadas. Office, No. 67 Pine-st. Refers to Messrs. Moses Taylor & Co., Barclay & Livingston, C. C. Walden, esq., Deputy Collector, New-York.

LANTERN PHANTASMAGORIA. — Wanted, second-hand, 4 to 6 inch Lens Rack Work; also, Comic and other Paintings; crank Organ, second-hand; powerful Helix, second-hand; Artist to paint birds, fish, &c. Call for 5 days at Lovejoy's Hotel, corner Park-row and Beekman-st. J. T. WHITEMAN.

WILLIAMSBURGH DISTILLERY OFFICE, No. 32 BURLING-SLIP.

NOTICE.—The undersigned have made arrangements by which they are enabled to 61 orders for ALCOHOL, CAMPHENE or any description of Naval Stores, in the same manner as pertaining to the fire.
McCREADY, MOTT & BRUNDAGE

PHONOGRAPHY taught in ten Lessons by Mail. For terms address W. T. HARRIS, Box No. 73, New-Haven, Conn.

PETER K. DEVÓ'S ADVERTISING AGENCY, No. 348 BROADWAY. No. 7 Appleton's Building. Reference—Messrs. GREELEY & McELRATH.

TO ADVERTISERS.—ANDREW WIND, the Advertising Agent, explains in editorially his views of what constitutes a THOROUGH, JUDICIOUS and SAFE system of ADVERTISING. He may be consulted personally at the Advertising and Subscription Agency, No. 138 Nassau-st. (next door to the Nassau Bank), or all orders left at his Agency will be promptly and faithfully attended to. No payment asked of responsible parties in advance for advertising.

Board and Rooms.

A LADY wishes BOARD in a highly respectable family, where she can give instruction in the French, German or English Languages which would be considered equivalent. Address Miss W., No 25 2d-av.

A GENTLEMAN, Professor of Music and skilful Pianist, is desirous of obtaining BOARD for the Summer months with a private family in the country, accessible to the city, where Lessons in Music would be taken in compensation. For references apply to Messrs. Scharfenberg & Luis, No. 769 Broadway.

BOARD—A pleasant ROOM for a Gentleman and Lady, or two Single Gentlemen. Apply at No. 48 Livingston, one door from Court-st., Brooklyn.

BOARD in BROOKLYN.—Parlor, Bedroom, Attic, and Cellar-room handsomely furnished; fine location for a gentleman and wife. The furniture for sale. At liberty 1st May next. Address G W., Post-Office, New York.

BOARD WANTED—From May 1, for a Gentleman and his Wife. Must be out of the city, but within half an hour's ride. Location must be pleasant and accommodations good. Address H. Box No. 1,652, New-York Post-Office, stating location, accomodation and terms.

BOARD WANTED—For a Gentleman and his Wife. Place preferred where there are not many boarders. Advertisers are desirous of getting a pleasant home, and will fully furnish their own room. Address N. N. N., Tribune Office, stating terms.

ROOMS to LET.—A private family, occupying a house with all the modern improvements in West 11th-st., wish to let to a single gentleman a handsomely furnished PARLOR and BEDROOM, fronting on the second floor. For particulars address J. C., Box No. 3,223, Post-Office. References exchanged.

$500.—BOARD WANTED.—Any family wishing to reduce their expenses by accommodating two or three persons, who will require a Room and Bedroom, may address stating location and price, S. W. C., Box No. 126 Tribune Office.

Houses to Let.

A SUITE of OFFICES to LET—In the Bible House, Astor-place, with every convenience and a desirable location. Apply at the Treasurer's Office, 4th-av. entrance.

BROADWAY STORE to LET.—The Store No. 767 Broadway, 116 feet deep, 25½ feet wide, handsomely fitted up either for the Dry Goods or Fancy Business. Will be let for a term of years to a good tenant. Apply at No. 346, 4th-st.

FURNISHED HOUSE to LET—From 1st of May to 1st of November. It is pleasantly situated on 18th-st. near 3d av., with a southern front and in a dry position. It is neatly and tastefully furnished, and contains every convenience for a small family. It is altogether unobjectionable, and will be let to a good tenant for 6 months for $600. An excellent and reliable woman will remain as cook if desired. Address Box No. 1,487, New-York P. O.

LIGHT ROOMS and STEADY POWER at low rents. Also a STORE on Canal-st., No. 248, by JOHN GAUDU, No. 102 Wall-st.

OFFICE to LET—In the Bible House, Astor-place, very desirable. Apply in the Treasurer's Office, 4th-av. entrance.

STORE to LET—In the Bible House, Astor-place, fronting on Astor-place; a desirable location. Apply in the Treasurer's Office, 4th-av. entrance.

STEAM POWER to LET at No. 15 East 27th-st., near Madison av. From 2 to 10-horsepower, with large ROOMS on the 1st story and basement, suitable for a Feed Mill or mechanical purposes. Also other ROOMS. Inquire on the premises of A P STURTEVANT & Co.

STATEN ISLAND.—To LET—Possession given immediately, or as soon as repairs are completed, the large convenient two-story and basement MANSION HOUSE with garden and out-buildings attached, situated on the North shore Road, Staten Island, about two miles West of Port Richmond, and lately occupied by Dan Newton; also the farm lately occupied by said Newton, consisting of about 90 acres, about half under cultivation, the rest being woodland and salt meadow. Inquire of GARRET G POST, on the adjoining premises, and of FRED. GROSHEN, esq., Port Richmond; or GEORGE BOWMAN, No. 25 William-st., New-York.

STEADY POWER and LIGHT ROOMS—in the Depot Buildings, corner of Elm and Franklin-sts., one square east from Broadway. Cro on water, gas, water closets and every convenience. Inquire of T. BENNETT, on the premises. Heated by steam pipes.

STORE to LET—No. 55 Reade-st., one door west of Broadway, with Basement 100 feet by 25, and counter Cellar with every convenience, being one of the most desirable locations either for a wholesale wine merchant, trunk manufacturer, or a restaurant. To a suitable person a Lease would be given for a term of years. Apply to FREEMAN & BENNETT, No. 227 Broadway, corner of Reade-st.

SPLENDID OFFICES to LET—At No. 15 Centre-st., next to corner of Chambers-st. The whole first floor and basement in complete order, suitable for lawyer's offices, insurance company, &c. Apply to GEORGE BRUCE, No. 13 Chambers-st.

TO LET—An ELEGANT HOUSE with all the modern improvements, No 173½ West-34th-st. Apply to E. LYON, No. 424 Broadway, or to S. WYKOFF, No. 434 3d-av.

TO LET, 385 BROADWAY—WAREROOMS near White-st.; fine rooms on first floor fashionable side, with easy entrance, suitable for Tailors, Fancy Goods, Milliners, &c. Apply to T. H. CHAMBERS, 385 Broadway, up stairs.

TO LET—The three-story and basement HOUSE No. 213 46th st., between 5th and 9th-ave. A very desirable residence. Rent low. Inquire of D. GRINSTED, next door.

TO LET—HOUSE No. 215 West 34th-st., elegantly furnished, for one or two years. Brown stone front and all modern improvements. Rent $2,500 per annum. Apply to TRAVIS & JEROME, No 18 William-st., up stairs.

TO LET—HOUSE very pleasantly situated in the Ninth Ward, in complete order, with all modern improvements. Carpets, Oilcloths &c., will be sold and possession given when desired. Rent, $800. Address E. M. A., at the Tribune Office.

TO LET—PART of a HOUSE, between 5th and 6th-ave., elegantly finished, with all the improvements, to a small family. Rent $300. Address E. H., Box No. 4,138 Post-Office.

TO LET—The best half of a first-class brown-stone front HOUSE, with Chandeliers, having every convenience for a small family; furnished if required. Apply on the premises, No. 129 East 16th-st., near 2d-av.

TO LEASE—A MILL, with POWER, in the vicinity of New-York, having water and railroad communication therewith. Complete machinery for manufacturing hoes, shovels, &c.—also, small mills—to be disposed of with the mill. This presents a good opportunity to get a lucrative business. Apply to WM. H. MERRITT, No. 3 Broadway.

Houses and Farms Wanted.

WANTED to RENT—A comfortably furnished PARLOR and unfurnished BEDROOM and KITCHEN, with accommodation for a servant, in a private house and respectable neighborhood. Address, stating terms, &c., TENANT, Tribune Office.

Real Estate for Sale.

AT PRIVATE SALE—A first-class, four-story, brown stone front HOUSE and LEASE of LOT on the south side of West 14th-st., between 5th and 6th-avs.
Also, a first-class three-story brick HOUSE and LEASE of LOT on the north side of West 11th-st.—ground rent, $225 per annum; 18 years of the lease unexpired, with two renewals—between 6th and 7th-avs. For terms and particulars apply to BAKER & WEEKS, Auctioneers, No. 6 Pine-st.

A BEAUTIFUL COTTAGE and FARM of 31 ACRES in a pleasant village 20 miles from New-York—Choicest Fruit, elegant buildings and fine scenery; cost $6,000; owner goes West 30th March; will sell before that time for $4,500. C. H. OLIVER, Room 7, No 346 Broadway.

A COUNTRY RESIDENCE FOR SALE in Westchester County, one ½ mile from Williamsbridge, or one ½ from Mount Vernon Depot, with about 2 acres of ground; with a fine view of Long Island Sound. The house is 38 feet front and 30 feet deep, piazza in front and two sides, with kitchen on rear. For particulars inquire of S G. SHELDON, No. 35 Jane-st., near 8th-av., between 8 a. m. and 4 p. m.

COUNTRY SEAT or RESIDENCE for SALE—situated opposite the pleasant Village of Jamaica and Gov. King's residence, L. I., with 15 acres of excellent Land, large House, Barn, Carriage-house, Fruit Trees, Grape Vines and Garden Shrubbery. Would EXCHANGE for good city property or stocks. Apply to W. KEELER, No 3 Nassau-st.

COUNTRY SEAT on the HUDSON for SALE.—One of the most desirable COUNTRY SEATS on the east bank of the Hudson, and within 400 feet of Manna-ville Station, combining all the advantages of a city and country residence, is offered for SALE. The place comprises 34 full Lots, with a valuable water front of 240 feet. The House is commodious and first-class in all respects, with gas, furnace range, baths, stationary wash-basins, Croton water, &c., and a view of the river entirely unsurpassed. Apply to (342) E. C. HALLIDAY, No 4 Wall-st.

COUNTRY SEAT—On the EAST BANK of the HUDSON RIVER, delightfully located, in a healthy, first-rate neighborhood, well watered with superior wells and springs, having a great abundance and variety of choice fruit and ornamental trees, with a good house, well fitted for a family, and convenient outbuildings and general arrangement well suited for a family who desire an elegant, comfortable and secure home. The scenery is very fine—River view for several miles. Distance from State-st. two hours' ride on the railroad. This property is offered either in whole or in lots for building, on very favorable terms with perfect title and immediate possession. For further information inquire of Messrs. DRAPER, CLARKE & Co., No. 72 Park-place.

FOR SALE—Immediate possession given, the brick cottage HOUSE, No. 111 Vanderbilt-av., Brooklyn, within half a block of the Myrtle-av. Railroad, contains 12 rooms, marble mantels, gas, &c. Apply to H. C. SANKS, No. 3 John-st., New-York, or to JOHN S. BARBER, No. 149 Myrtle-av., Brooklyn.

CHARTER OAK PLACE for SALE.—This celebrated Place is situated in the central part of the City of Hartford, Conn. The mansion house stands on an eminence overlooking the most beautiful part of the city. The prospect on the east, north and south is unequaled in New England. The Connecticut River, the meadows, Col. Colt's extensive improvements, and the Public Institutions of Hartford, are in full view. It has also great historical interest as being the locality of the Charter Oak, the place of concealment of the Charter of Connecticut, granted by Charles II. For more than a century and a half it belonged to Governor Wyllys, one of the early Governors of the State, and his descendants of that name. From them it came into the hands of Stephen Bulkley, esq., father of the present proprietor, the wife of Hon. J. W. Stuart. It is preferred to sell the property entire, and have it remain one estate; if not thus sold, it will be divided into lots. The whole tract contains from 7 to 8 acres. A liberal credit will be given if desired. For terms, inquire of Mr. E G HOWE, at Ketchum Howe & Co's, New-York, or D. F. ROBINSON and J. A. BUTLER, Hartford, Conn.

COUNTRY SEAT for SALE—The beautiful COUNTRY SEAT in Glenwood (North Yonkers) now occupied by Mr. Phyfe, and known as the DUDLEY PLACE, situated on Broadway, or the old Albany post road. There are three acres of Land, with beautiful Lawn, Shade-Trees and Shrubbery, fine Garden, Orchard &c.; large, commodious and comfortable House, with Furnace, good Carriage House, Barns, Stables, Poultry and Out-Houses; three Wells of unfailing Water of the best quality. The place commands a fine view of the Hudson and surrounding country, and a distant view of the East River. For further particulars apply to HOMER MORGAN, No. 3 Metropolitan Bank Building. (5,038) Pine-st.

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 the 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, furnish 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, in gently rolling, and peculiarly fitted for grazing cattle and sheep, or the cultivation of wheat, Indian corn, &c. 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 old-er 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 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 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 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 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 bedrooms, 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 responsible 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, &c., by contract—or any other information—will be cheerfully given on application, either personally or by letter, in English, French or German, addressed to
JOHN WILSON, Land Commissioner of the Illinois Central Railroad Company.
Office in Illinois Central Railroad Depot, Chicago, Ill.

FOR SALE at FISHKILL LANDING—A very pleasant and desirable HOUSE and LOT, near the Depot; the lot is 81 by 120 feet, contains a variety of fruit trees, and has a good well of water, cistern, Barn and out-buildings; the house contains nine rooms, well arranged and convenient. Price reasonable. Inquire of Mrs. S A. PARKER, Fishkill Landing. If not sold, the House will be let, Furnished or Unfurnished.

FIRST-CLASS INVESTMENTS in REAL ESTATE.—The subscriber has for sale FIVE excellent HOUSES in the best situations, namely: One in 14th-st., near 5th-av.—$18,000; Leasehold very favorable. One in 14th-st., between 6th and 7th-avs.; fee, $15,000. One in West 17th-st., near 5th-av.; fee, $16,000. One in Brooklyn, on the Heights; $8,000. One in West Washington-place—$11,000.
PARK BENJAMIN,
No. 47 7th-av., south-east corner 14th-st.

FOR SALE or to LEASE—A new city-built HOTEL, adapted for a Summer resort, capable of accommodating about 250 guests. Being situated in a fashionable Watering Place, its business is sure of being satisfactory to the parties purchasing or leasing. Available Real Estate, Stocks, &c., might be exchanged in part. Terms stated on application to E. H. BROWN, No. 71 Wall-st., from 1 to 3 p. m.

FOR SALE—The Valuable Manufacturing Property in Rockland County, State of New-York, known as the RAMAPO WORKS, on the New-York and Erie Railroad, (19 miles from the Hudson River), and about an hour's ride from Jersey City, consisting of a large tract of land, an extensively-improved water-power, with Mills, Storehouses and Tenement Dwellings for Five or Six Hundred Inhabitants, suited for any kind of manufacturing purposes, and offering, from its healthy and convenient location, great inducement to any new Manufactory. The whole or any part will be sold at a great bargain. For further particulars apply to
HENRY L. PIERSON, No. 24 Broadway.

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 at FORDHAM—A desirable COUNTRY RESIDENCE on the MacComb's Dam road, immediately opposite the residence of Lewis G. Morris, esq. The property comprises six acres of Land, well stocked with Fruit Trees of mature of growth; a convenient and commodious Cottage and out-buildings complete. The situation is elevated and remarkably healthy, one mile distant from High Bridge, and ten minutes' walk from the Fremont Station on the Harlem Railroad. For particulars apply on the premises; or to MEGRATH & Co., No. 67 Washington-st.

FOR SALE or EXCHANGE for CITY PROPERTY.—That desirable property known as City Hotel, Peekskill, Westchester County, at present occupied as a Boarding School for young ladies. It is 50x70, with an addition 30x30; lot is 67x250, and the location is well calculated for a boarding school or public house; all trains stop at Peekskill. For further particulars apply to A. HANFORD, Peekskill, or to A. J. BLEECKER & Co., No. 7 Broad-st. (943)

FARM at SMITHTOWN, L. I.—140 acres of excellent Farming Land, in a fine state of cultivation, with a large new two-story frame HOUSE, 42x32, with wing 42x14; contains 24 rooms, marble mantles and grates; parlor 18½x30; good barn, carriage and ice-houses, and other out-buildings; fine trout stream runs through it. Terms very accommodating.
A. J. BLEECKER & Co., No. 7 Broad-st.

FINE COUNTRY SEAT at STAMFORD, Conn., for SALE cheap—This place is beautifully situated fine view of the Sound and village; large house and out-buildings; excellent fruit; 45 or 71 acres of excellent land. Will be sold cheap and on easy terms. Also, a fine PLACE at Saybrook, Conn., with 14 acres of good land on the Bay; fine location, &c. Inquire of S. P. TOWNSEND, No. 82 Nassau-st.

FOR SALE or to LET—A COUNTRY RESIDENCE, and 16 acres of land, in Hudson County, N. J. two miles from Hoboken Ferry, directly opposite New-York City, situated on high ground, commanding an extensive view of the River, Bay and surrounding country. The house is large and substantial. The place is well stocked with choice fruit trees; outbuildings large and in good order. Apply at No. 1 Ferry-st., corner of Gold-st., N.Y.

FOR SALE or to LET—The genteel and very substantial brown-stone HOUSE, No. 218 West 31st-st., near 8th-av.; 3 stories and 3 rooms deep, in perfect order, and fitted with every convenience. A. P. MAN, No. 94 Wall-st.

FOR SALE—The following first-class property:
SECOND-AV.—Brick House on west side of 2d-av., between 18th and 19th-sts.; 25 feet front; $18,500.
SEVENTEENTH-ST.—Two Houses on north side, nearly opposite Stuyvesant square; brown-stone fronts; $18,000 each.
FOURTEENTH-ST.—Brown-stone House on north side, west of 2d-av.; 20 feet front, 62 feet deep, four stories; Price $20,000.
THIRTEENTH-ST.—House No. 177 East 13th st., four stories, all modern improvements; 21 feet front, three rooms deep; Isabella grape vine in the yard, which bears annually; price $16,500.
THIRTY-SIXTH-ST.—House No. 34 36th-st., brown-stone, four stories, 25 feet front—all modern improvements; $18,000.
THIRTY-FIFTH-ST.—Brown-stone House, north side, near 4th-av., 25 feet front; price $18,000.
SECOND-AV.—Brown-stone, 2d-av., near 18th-st., 25 feet front—all modern improvements; price $18,000.
THIRTY-SIXTH-ST.—Twelve Houses, brown-stone fronts, three stories and basement; price $7,000 to $9,500.
TWENTY-NINTH-ST.—House No. 72 East 29th st., near Lexington-av., four stories—all modern improvements; price $11,000.
Apply at the Office No. 180 10th-st., near 3d-av.

FOR SALE—On the north side of 17th-st., opposite Stuyvesant square an English BASEMENT HOUSE, 4 stories and basement. Finished in the best style, and all the modern improvements and commands a splendid view of the Square and Dr. Tyng's Church. Apply on the premises. Terms easy.

FOR SALE at a BARGAIN—A good 3-story and basement HOUSE, Philadelphia brick front, and brown-stone trimmings, with modern improvements. Price only $5,500; $4,000 can remain on bond and mortgage. Brick Cottage on 40th st., near 4th-av.; same price and terms. Brick House in Brooklyn, $3,500. Frame do., $2,000. Inquire of S. P. TOWNSEND, No. 82 Nassau-st.

FOR SALE—A property of from 40 to 50 acres in MORRIS COUNTY, NEW-JERSEY, one mile from the Madison Depot. The buildings are a brick barn, slate roof 50x40 feet, containing five stalls with carriage-house, &c., on complete farm stable and root cellar in the rear. A cottage 40x25, with eight rooms, a well of excellent water, and a superior kitchen garden adjacent. The grounds are planted with a variety of ornamental and choice grafted fruit trees. Apply to S. D. HUNTING, Madison, N. J., or No. 53 Merchants' Exchange.

FOR SALE—The handsomely situated 4-story brown-stone front HOUSE, No. 43 West 24th-st., on the north side, and adjacent to Madison Park. House, 21x55; lot, 99.6. Has all the modern conveniences, and neighborhood unexceptionable. Price $14,500. Apply at No. 48 West 24th-st., or at No. 70 Pine-st., second floor.

FOR SALE—A new three, and also a four-story, brown-stone front HOUSE on 44th-st., near Broadway; also, HOUSE No. 317 West 24th-st. Inquire of JAMES P. CUMMING, No. 86 Liberty-st.

FOR SALE—The high stoop, new, substantial brown stone HOUSES, north side of 31st-st., between Madison and 4th-avs., three-stories and basement, with all modern improvements. Inquire at No. 11 Walker-st., room No. 10.

PRIVATE SALE.—Executor's sale of a splendid FARM of 150 Acres of excellent Land, situated at Mattituck, L. I., about three miles from Glen Cove steamb at landing and 30 from New-York City. A portion of said land is Locust and other wood, a large and productive Orchard of fine fruit in varieties, good Buildings, location proverbially healthy, in the neighborhood of good schools and places of worship. The arable land is in a high state of cultivation, well watered, &c.; in fact, it is seldom such farms are in market. For price and further particulars inquire of BAKER & WEEKS, No. 6 Pine-st., New-York, or of the Administratrix, on the premises.

WATER POWER, with or without FACTORIES, for SALE and to LET, at Matteawan, N. Y., 2½ hours from New-York. Inquire at No. 62 Courtlandt-st., or to S. B. SCHENCK, agent, Matteawan, N. Y.

$14,000.—FOR SALE or EXCHANGE for PRODUCTIVE CITY PROPERTY a small COUNTRY SEAT, known as "Cosey Glen," one hour from the city by H. R. Railroad. Six Acres of Land, Brick House, commodious Out-Houses, Ice House filled, Fruit and Nuts abundant, and good Flower and Vegetable Garden. View of River. Contiguous to a large Village, Schools, Churches, &c. A very healthful and desirable residence and suitable for a Gentleman engaged in business in the city. Horses, Cows, Carriages, Furniture, &c., will be sold cheap, and possession immediately. Address (and if wishing to exchange, describing property, price and amount of encumbrance, which must not exceed $4,000) W. B., Box No. 128, Tribune Office.

$2,000.—HOUSES for SALE VERY CHEAP and upon TERMS to SUIT.—Three first-class, brown-stone and marble DWELLING HOUSES situated on 7th-av., from 41st to 43d-st. They are built in the best and most substantial manner, with brick walls 12 to 16 inches thick, brick furnaces in cellars, hot air in every room, hot and cold water and gas throughout. They are also fitted up with two water-closets, bath room complete in every respect, wash-trays in kitchen, bells, speaking tubes, &c., and are replete with every modern improvement introduced into first-class houses. The location is unsurpassed by any in the city, and altogether these houses offer inducements rarely to be met with. Inquire in the basement of the first house from the corner of 43d-st., on 7th-av., or of Mr. BULKLEY, at his residence, No. 150 West 39th-st., between 7th and 8th-avs. If desired, only the above amount would be required in cash.

$2,750 EACH for two two-story modern built COTTAGES, with every convenience for small families. Inquire on the premises, Vanderbilt-av., Brooklyn, between Fulton and Atlantic-avs., or at No. 55 Warren-st., New-York, of D. FREEMAN. Terms easy.

Instruction.

BOYS' BOARDING-SCHOOL.—At Little Ferry, Bergen County, 9 miles from Hoboken, N. J. Board, Tuition, Washing, &c., from $120 to $140 per year, (no extras). Next Term commences April 27. Number of pupils limited to 25. This School is situated on a large farm, commanding a fine view of the surrounding country, and possessing the benefits of its invigorating air.
For circulars with patons as references, address
A. B. WINANT, Principal.

BERKSHIRE FAMILY SCHOOL for BOYS, STOCKBRIDGE, MASS.—The Summer Term will open WEDNESDAY, the 15th of April. A few vacancies yet to be filled. Catalogues and Circulars to be had at the Bookstore of B. Westermann & Co., No. 290 Broadway.
REID & HOFFMAN.

BOARDING SCHOOL for BOYS