NORTHERN SUGAR-CANE SEED.
Having purchased from Mr. Wray his importation of CHINESE IMPHEE or SORGHO SEED, grown in France, under his own immediate inspection (thereby insuring the utmost purity), and described editorially by Mr. Greeley in THE TRIBUNE, we offer it for sale in quantities at ONE DOLLAR A POUND, and in packets, prepaid by mail, at 25 cents, 50 cents and $1 each. This Seed, so superior to any other in market, can be procured ONLY from
J. M. THORBURN & Co., Seed Warehouse, No. 15 John-st., New-York.

RHUBARB.—A very fine lot of Victoria Rhubarb Roots, Red Antwerp Raspberry Bushes, Giant Asparagus Roots; also a large variety of Strawberry Plants, Cabbage Plants, &c. For sale at the Union Agricultural Warehouse and Seed Store, H. RALPH, No. 23 Fulton-st.

SALT.—TODD & Co., No. 77 Front-st., have constantly on hand, afloat and in store, Ashton's & Marshall's F. F. fine Salt, Turks Island, and other coarse Salt, Liverpool Ground Salt and Ground Rock Salt, of superior quality for Dairy and Family use in 5lb, 10lb, 15lb, and 20lb Bags, and in Cases, which they offer to the Trade at reduced prices, in large or small lots.

TO FARMERS.—The POUDRETTE made by the subscribers is the cheapest and best MANURE in the world for Corn and Vegetables. A pamphlet will be sent (free) to any one sending their address to the LODI MANUFACTURING COMPANY, No. 69 Courtlandt-st., New-York City.

$1,900,000 CAN be SAVED to the farmers of the State of New-York in one year by using the great AMERICAN CORN and SEED PLANTER. States, counties, towns and individual Rights for sale. Machine can be seen at No. 208 Broadway, Room No. 9. Agent wanted.

Lost and Found.

LOST—A CERTIFICATE for 50 SHARES of the PATERSON and RAMAPO RAILROAD Co. The finder will be rewarded by W. CORKERY, Woodbridge, N. J.

Horses, Carriages, &c.

FOR SALE—A brown MARE, eight years old, sound, kind and gentle in the harness, very stylish trotter, travels easy in the harness or under the saddle in 3l minutes. Also, a LIGHT BUGGY, with HARNESS, etc. To be seen at Nos. 54, 56 and 58 Lafayette-place, from 8 to 12 o'clock a. m.

Wants.

A CLERGYMAN'S Daughter would like to become a member of a respectable family in Brooklyn, where such services as she is by nature and education fitted for would be considered in part or whole equivalent for BOARD. Address H. K. A., Tribune Office.

AN experienced Female TEACHER of the English Branches is desirous of obtaining a SITUATION in a genteel family in the country. To parents having a young family the above offers superior advantages, as the advertiser is a thorough disciplinarian. Address SURREY, Tribune Office. References from patrons given.

A YOUNG LADY desires a situation as a TEACHER in a LADIES' SCHOOL in or near this city. References given to the Seminary in which she has taught. Address H. P. M., Box No. 3,497, Post-Office, New-York.

A YOUNG ENGLISH LADY who will shortly leave her present situation, wishes a re-engagement as GOVERNESS in a private family residing in or near New-York. She teaches English thoroughly, and the rudiments of French, Music and Drawing. Unexceptionable references given. Address M. L. Y., care of J. MINTURN, esq., Post-Office, Bristol, R. I.

A LADY who is an excellent TEACHER of French, Piano and Guitar, with Singing, desires to be engaged two or three days in a week in a Seminary a short distance from the city. Address HAMILTON, Union-square Post-Office.

A SITUATION WANTED—By a respectable young Girl, to TAKE CARE of CHILDREN and do PLAIN SEWING; would wait on an old lady; is willing to go to the country for the summer. Call for two days at No. 15 East 11th-st., near 4th-av.

YOUNG INSTRUCTOR.—A young Lady, a good [illegible] would accept a SITUATION at a moderate salary, either [illegible] School or Family. She would prefer to teach beginners. Address W. L. H. Tribune Office.

SITUATION WANTED—By a German Girl, to do Housework or Chamberwork in an American family; has good city reference, and no objection to go in the country. Call at the German Employment Office, No. 217 Bowery.

TEACHER—A French Lady from Paris desires an engagement in a select school in New-York City or within twenty miles of it, to teach FRENCH and DRAWING. Address Madame T. RONK, No. 169 Pearl-st., care of Nesbitt & Co.

WANTED—A situation as LADY'S MAID, by a competent person. Is a good Dressmaker and Clear Starcher, and can give good city references. Can be seen at No. 181 4th-st.

WANTED—A situation by a young Woman as CHAMBERMAID and WAITER in a private family. Call at her present employer's, No. 290 West 26th-st. The reason she leaves the place is because they are breaking up housekeeping.

WANTED—A situation as COOK in a private family, by a respectable Colored Woman. She can give unexceptionable references as to character and capability. Can be seen for two days at No. 15 Marion-st., rear.

WANTED—A Situation, by a respectable and intelligent Young Woman, to do CHAMBER WORK and WAITING, or Chamber-Work and assist with the WASHING and IRONING, in a respectable family. Best of city reference given from her last place. Inquire up stairs, for two days, at No. 113 York-st., Brooklyn, near Bridge-st.

WANTED—A situation as good plain COOK, WASHER and IRONER, by a respectable Woman, who also understands Baking, and can produce the best of references. Call at No. 162½ Orchard-st. for two days.

WANTED—A situation by a respectable young Girl as SEAMSTRESS; would have no objection to go in the country. Call at No. 116 4th-st., third floor, back room.

WANTED—By a respectable American Woman, a situation to TRAVEL with a family going to California; wages not so much of an object as a respectable family to travel with. Best of reference given and required. A line addressed to C. MASON, No. 145 Bowery, will meet prompt attention.

WANTED—Situations by neat genteel Girls, with excellent city reference. One to do general Housework in a plain, private family; does neat, plain Cooking; is a competent Washer and Ironer; does up linens well; wages, $6. for 4 or 5 in family. The other as Nurse and Chambermaid, or as Waiter and Chambermaid; wages, $6. Call at No. 216 East 23d-st., for two days.

WANTED—After May 1, a place for a CHAMBERMAID and LAUNDRESS. Can be seen, until then, at the house of her present employer, No. 32 West 33d-st., who will give her the best recommendation, and who parts with her because he is about to leave the city.

A GRADUATE of William's College desires a situation to TEACH, either in a school or family. Can teach French if required. Good testimonials furnished. Address C. J., Box 194, Tribune Office, for one week.

ASSISTANT TEACHER WANTED in a Boarding-School for Boys, near this City. One who could teach Vocal Music, in addition to the common English branches preferred. Address TEACHER, at Clark, Austin & Smith's, No. 3 Park-row, New-York.

A GOOD COMPOSITOR wanted to go to the country. Inquire at Tammany Hotel from 10 to 12 to-day.

A MACHINIST WANTED—Who is an American born; an expert in fine bench work, foot lathe turning, screw chasing, &c., and of steady habits and trustworthy. A desirable chance is offered. Address W. H., Tribune Office with references and place of residence.

AMERICAN SCHOOL INSTITUTE, No. 346 Broadway, N. Y.—A practical medium for supplying Principals with competent Teachers and Pupils, and Teachers with Situations. Parents supplied with Circulars of best Schools without charge. Send for a Circular. SMITH & BOYD.

EMPLOYEES of FEMALE SERVANTS in city and country, can be well suited from a good selection of American, English, Scotch and others, experienced and with good reference, at WESLEY'S Select Female Office, No. 136 7th-av., near 23rd-st. A lady in attendance.

PROTESTANT SERVANTS are wanted immediately for every description of Housework, at the SERVANTS' INSTITUTE, No. 149 Grand-st. Superior situations on hand.

SITUATIONS WANTED—As a good COOK, and to WASH and IRON; as CHAMBERMAID and WAITER; as CHAMBERMAID and SEAMSTRESS; as CHAMBERMAID and FINE LAUNDRESS; as LAUNDRESS, and as NURSE and CHAMBERMAID, by very competent Girls. Call at No. 72 6th-av., in the Bookstore.

STOVE-PLATE MOLDERS WANTED.—Forty STOVE-PLATE MOLDERS wanted for their new furnace by the undersigned.
JEWETT & ROOT, Buffalo, N. Y.

TEACHER.—A Yale Graduate desires a situation as ASSISTANT in some High School or Academy. Classical Department preferred. Address, stating salary, &c., GRADUATE, Box No. 3,472, N. Y. Post-Office.

TO DENTISTS.—Wanted immediately, a Man capable of PERFORMING MECHANICAL DENTISTRY in all its varieties. To a thorough, first-class workman, a permanent place and good wages will be given.
Dr. BLAKENEY, No. 51 6th-av.

TO BUILDERS and OTHERS, in want of a good CARPENTER, who can keep their Books and Account, draw working plans, take charge of work, and work part of the time for moderate wages, will hear of one by addressing CARPENTER, Tribune Office, Box No. 106.

TO COAL CARMEN.—Wanted, CARMEN to find and supply customers for Schuylkill Coal of the best quality at cargo prices, as it comes on during the shipping season for the New Depot, No. 300 West 13th-st., close to the pier on the North River.

WANTED—Before May 15, a colored CHAMBERMAID and WAITER, at Norwich, Conn. A person of good character and fully competent, can find a permanent and very desirable situation. Apply at No. 195 10th-st., on Friday, 24th inst.

WANTED—A Colored Steward for a vessel, 2 Colored Porters for stores, a Clerk for a steamboat; places procured for Conductors, Baggagemen and Brakemen, Barkeepers, &c. Apply to GILLEN & Co., No. 6 East Broadway.

WANTED—A young Man, as LAW CLERK, who has been in an office before. Address TOMB, Tribune Office.

WANTED—Six good METAL-ROOFERS; can have a steady job for the season, by applying to J. McDOUL, No. 165 7th-av.

WANTED—A plain, practical FARMER, immediately, to go out on Bergen Hill, New-Jersey, to take charge of ten acres of land. He must be a single man, and willing to make himself generally useful. Employment by the year. For further information apply at A. H. CROSBY'S Bookstore, No. 56 William-st.

WANTED IMMEDIATELY—A number of respectable Protestant GIRLS in every branch of Housework, for first-class families up-town and country, at highest wages or no charge, at WESLEY'S Select Female Office, No. 136 7th-av., near 23d-st. A lady in attendance.

WANTED—By a Married Man, a situation as FARMER and GARDENER. Can furnish undoubted city reference as to capability and integrity. Address M. D., Box No. 101, Tribune Office, for two days.

WANTED—A young MAN for the Grocery business, of good character. A Country Boy preferred. Inquire of F. EDGAR, No. 450 8th-av., cor. of 30th-st., N. Y.

WE have the very best SITUATIONS and highest wages in private families, hotels and boarding-houses. Situations of any kind will be given, three months for 50 cents, in the city or country. Also, FARMERS, GARDENERS and WAITERS wanted. Apply at No. 14 Sixth avenue, or No. 145 Bowery. C. MASON.

Chances for Business Men.

A RARE CHANCE for CAPITALISTS.—The WOOLEN MILL PROPERTY of the late late firm of WINEGAR BROTHERS is to be sold at Mortgage Sale at the village of Union Springs, near Auburn, April 25, 1857. The property is within half a mile of the City of Auburn. The Factory Building is of stone, and calculated for six sets of machinery; it now contains three sets in good running order. There are eleven acres of Land, four Dwellings, a brick Office, and a never-failing Water-Power, equal to one hundred horse-power, situated on the Owasco River, world renowned as one the best water-powers. SAMUEL K. WINEGAR, Assignee of said Firm.
For references inquire of N. Beardsley, Auburn; Wm. H. Seward, Auburn; the Hon. E. B. Morgan, Aurora; Bowers & Beeckman, New-York City.

ACCIDENTS from BURNING FLUID are entirely prevented by using the PATENT INDIA RUBBER SAFETY LAMP.—They are the only certainly safe and most economical lamp now in use, and should be introduced into every family. We want competent men to solicit orders throughout the United States. For information inclose stamp to HAWXHURST, MOTT & Co., Manufacturers, No. 69 Fulton-st., N. Y.

A BAKERY for SALE, now doing a good cash business over the counter, baking 13 bbls. per week; rent $400 per annum, paid quarterly. One of the best in Cherry-st. Will be sold at a bargain by applying at No. 186 Cherry-st.

A VALUABLE PATENT-RIGHT for an article required in every family in the United States, now successfully introduced, will be sold in whole or in part, except for the State of New-York. Its manufacture does not require any mechanical ability. For particulars inclose stamp to HAWXHURST, MOTT & Co., No. 69 Fulton-st., New-York.

FILE ESTABLISHMENT for SALE.—A Large Establishment for MAKING FILES of every description is offered for SALE cheap, including a 30-horse power Engine, Boilers, Machinery, Forges, Tools and all things necessary for preparing Files for market, together with the real estate on which the same is located, well fitted up to do an extensive business. Information may be had of JOHN ROWE, No. 269 Pearl-st., New-York, and the entire property may be seen by calling upon the subscribers at Poughkeepsie, N. Y.
JOHN McLEAN, E. R. PEASE.

FOR SALE—A splendid HYDRO-OXYGEN MICROSCOPE, English, with complete Hydo Oxygen Gas Apparatus, in perfect order. Address EXHIBITIONIST, care of Aaron Swartz, Chatham-square Post-Office.

FOR SALE—The FOUNDERY ESTABLISHMENT in Peekskill, formerly occupied by TAYLOR & FLAGLER; it is favorably situated in the heart of the village and can be advantageously and extensively improved. A safe and profitable business will be disposed of in connection with the property. For further particulars apply to the subscriber at No. 216 Water-st., New-York, or on the premises.
F. P. FLAGLER.

FOR SALE—In Eastern North Carolina, a STEAM SAW-MILL and Eight hundred acres of fine Cypress Timber. Apply to WRIGHT & KISSAM, No. 139 Front-st., New-York.

TO BUILDERS.—Sealed Proposals will be received by the undersigned, at the office of the Clerk of the Board of Education, until the fourth day of May, 1857, at 12 o'clock m., for the ERECTION OF A SCHOOL-HOUSE on Kingsbridge Road and 200th-st. (Tubby Hook), in the XIIth Ward, in accordance with the plans and specifications on file in the office of the Clerk of the Board of Education.
Separate proposals will be received for the Mason's and Carpenter's work, or one builder may propose for the whole. All bids must state the names and residence of the persons proposed as sureties.
The School Officers reserve the right to reject any or all of the proposals, if deemed for the public interest.—Dated New-York, April 16, 1857.
JAMES MACKAY, WM. S. JENNINGS, JOHN BELLAMY, } Committee.

TO HARDWARE MERCHANTS.—A Gentleman having sixteen years' experience in the Hardware Business, just sold out, and having $2,000 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.

$500 TO $2,000—PARTNER wanted to take the entire course in this city of a pleasant manufacturing business, ready sale and large profits, as will be shown on an interview. An active, energetic man is required. Also, 20 active young men, to act as agents in the country. A small capital is necessary.
WHEELER & Co., No. 334 Broadway, room 14.

$1,000.—Any Person desirous of securing a PARTNER, CLERK or SALESMAN in some business requiring industry, strict integrity, correct habits and some years' experience, may hear of an applicant possessing these qualifications by addressing M. R., Box 1,536 Post-Office.

$5,000.—PARTNER WANTED—To engage in a business already established, which has paid over $7,000 per year for the past six years, and can be more than doubled the present year. References exchanged. Address, with real name, which will be confidential, MONOPOLY, Tribune Office Box, New-York.

$20,000.—An active PARTNER wanted to take an equal interest in a business offering better inducements than anything ever before offered in this city. Productive real estate in part would be received. Address C. C., Post-Office, Box No. 710, with real name.

$10,000.—If you want to SELL your Store, Hotel, Saloon, Manufactory, Patent Right, or if you wish a PARTNER in any kind of business, you may accomplish it by calling on the Subscribers. Houses, Lots, Farms, and all kinds of Real Estate, sold and exchanged. Loans effected, &c.
N. B.—No Commission charged unless the business is accomplished. WHEELER & Co., No. 334 Broadway, Room 14.

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.

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, 725, 1,438, 5,639, 6,390, 6,596, 6,599, 6,668, 6,676, 8,323, 8,476, 9,552, 9,985, 11,732, 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. M. V. WILLIAMSON, Secretary.

CAUTION TO CAPITALISTS, CONVEYANCERS, AND THE PUBLIC.—The public are cautioned against certain MORTGAGES on property in the City of Philadelphia, described as a certain tract or parcel of marsh or cripled land, situate on the west side of the Schuylkill River, north of Market-st. Bridge, formerly in the township of Blockley, and now in the Twenty-Fourth Ward of the City of Philadelphia. The undersigned, who executed those mortgages, never had any valid title to the premises, and received no considerations for the mortgages in question. He has been imposed upon, and the whole affair is an imposture, well understood in Philadelphia. New-York capitalists are warned against them. FRANK BROWN.
Philadelphia, Feb. 10, 1857.

DROPSY CURED (even the worst cases).—A Physician desirous to retire from a long practice, and still to do all the good in his power, is anxious to make known this means of cure, and will send (free of charge) the full prescription, with instructions, to all afflicted. Address P. O. BOYD, M. D., Station B, New-York.

FURNACES put up SAFE from FIRE.—Persons about to build or alter houses may find it to their interest to examine F. L. HEDENBERG & SONS assortment of Hot-Water and Hot-Air Furnaces and Heaters, and the superior manner in which they put them up. Their work has never caused a fire. No. 56 Walker-st., near Broadway.

GOVERNMENT LANDS in MARKET.—1,500,000 ACRES of choice TIMBER and PRAIRIE LANDS in NORTHERN IOWA will be open for private entry about the middle of May. These Lands lie along the Extension of the Milwaukee and Mississippi Railroad.
We have two competent surveyors in the field making selections, and are prepared to do an extensive business.
Persons wishing to have Lands located can have the business done for them on favorable terms on making early application to CATLIN, WILLIAMSON & BARWISE.
Madison, Wis., March 16, 1857.

SEVEN PER CENT CITY REVENUE BONDS will be issued by the Controller in sums not less than $500, payable from six months to one year, as may be desired.
The money may be deposited with A. V. STOUT, Chamberlain, in Shoe and Leather Bank. Interest from date of deposit.

$500 REWARD.—PROCLAMATION.—I, FERNANDO WOOD, Mayor of the City of New-York, by virtue of authority vested in me by law, do hereby offer a reward of Five Hundred Dollars for the arrest and conviction of the person or persons who murdered STEPHEN F. HARDENBROOK, a member of the Police Department of this city, while in the act of arresting two burglars on the morning of Wednesday, April 15, 1857, in the vicinity of No. 325 West-st., Ninth Ward. Said reward to be paid on the conviction of the offender or offenders, on the certificate of the District Attorney that said conviction was had upon the testimony of the party claiming the same, but all claims for said reward not presented within twenty days thereafter will be disregarded. Witness my hand and seal of Mayoralty this 17th day of April, 1857. FERNANDO WOOD, Mayor.

Board and Rooms.

BOARD.—Three Gentlemen can be accommodated with BOARD and very pleasant ROOMS in a small private family at No. 4 Abingdon-square, east side, junction of 8th-av., Bleecker and Hudson-sts. Apply as above.

BOARDING at No. 217 East Broadway.—Rooms on second and third floors for Gentlemen and their Wives. House with all the modern improvements.

BOARD WANTED—In Jersey City, for a Gentleman, his wife, two children and nurse, in a genteel family, and pleasant location; can furnish their own rooms. Address, Jersey City Post-Office, L. S. C.

BOARDING at Nos. 45, 47 and 49 East Broadway. Gentlemen and their wives, also single Gentlemen, accommodated.

BOARD.—A Gentleman and Wife can be accommodated with two Front Rooms and Board at No. 12 Lafayette-place, 20th-st., between 5th and 9th-ave. The house is of the first class, with a private park in front. The best references reciprocated. Inquire as above.

BOARD on BROOKLYN HIGHTS.—Desirable APARTMENTS, furnished, for a Lady and Gentleman, and also for one single Gentleman. Inquire at No. 54 Willow-st.

BOARD in the COUNTRY.—A private family, pleasantly located near a village on the west bank of the Hudson River, will take a few boarders for the season. References exchanged. For particulars, address R., box 1,773 P. O.

BOARD WANTED—In Brooklyn, or New-York above 8th-st., for a Gentleman and Wife, in a genteel private family. Rent well furnished. Address, for three days, K. L. M., Box No. 101, Tribune Office.

COUNTRY BOARD WANTED—From May till October, within 100 miles of the city, for a lady and child six years old. Would like a house with some land around it in a healthy village, or a farm-house where other boarders will be taken. The Hudson River preferred. Address, with terms, U. D., Bank of North America.

LARGE FRONT PARLOR to LET on the first floor, in a central and desirable location. Rent, unfurnished, $8 per week. Apply at No. 54 Clinton-place, after 3 o'clock p. m.

PEQUOT COTTAGE, NEAR NEW-LONDON.—To LET for the season, furnished, the small COTTAGE next south of the Pequot House, with the Stables and pasturage for a cow, if desired. Address the owner, Norwich, Conn.

ROOMS to LET—With full or partial BOARD, in a first-class house up town. Apply at No. 112 8th-st., a few doors west of Broadway.

TWO or THREE Gentlemen, or a Gentleman and his Wife, may be accommodated with BOARD and very pleasant ROOMS on the second story, at No. 13 10th-st., between 5th and 6th-ave. The house has all the modern improvements. Family private. References exchanged.

TO PRIVATE FAMILIES.—Wanted, for a single Gentleman, a small-sized, comfortably-furnished BEDROOM without BOARD, in a quiet and strictly private respectable family. English or Scotch preferred, where plain, social comforts of home are regarded. Locality desired in South Brooklyn, or if in the city, must be within twenty minutes' walk of Wall-st. A permanent abode is required, and ample reference will be given. Terms must be about $9 or $10 per month. Address A SCOT, care of Messrs. Jas. Rahill & Co., Tea Store, No. 216 Greenwich-st.

WANTED—By a young Man, PARTIAL BOARD and FURNISHED ROOM from the 1st of May. Address T. B., Tribune Office, stating terms, &c.

Houses to Let.

APARTMENTS to LET, in 4th-av., near 21st-st.—Large and agreeable Rooms in the house of a private family, furnished or unfurnished, single or in suites, with or without partial Board. Address E. T. B., Tribune Office.

A FAMILY, about to leave the city from the middle of May till the 1st of September, would RENT their HOUSE, furnished, to a small family without children. Situation in 22d-st., between 8th and 9th-ave. Rent low. Address F. H., Tribune Office.

A LARGE commodious HALL to LET, at Nos. 93 and 95 6th-av., near 8th-st., suitable for a Church, Sabbath school, public Meetings or private Parties. Apply on the premises.

A DELIGHTFULLY SITUATED, first-class four story brown-stone front HOUSE, elegantly finished throughout, in West 38th-st., between Broadway and 6th-av., north side. Rent only $1,000 a year. Apply to WILLIAM E. ROBINSON, Attorney & Counselor, No. 257 Broadway.

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.

A HOUSE to LET—On 4th-av. and 22d-st., a three-story House, with all modern conveniences, hot and cold water, shower bath, furnace, range and gas, with a large garden, and for beauty of situation and salubrity cannot be exceeded in the city. Rent $500. Address J. B. PINNEY, at Bible House, or call at premises.

BROADWAY LOFTS to LEASE—In the Marble Building No. 627, between Beecker and Houston-sts. Part of the Lofts are 50x100 feet; others are partitioned for profitable sub-letting; they have two entrances from Broadway.

DESK ROOM to LET, in Nassau-st., directly opposite the Artisans' Bank. It is one of the pleasantest offices in the vicinity of the Park. Apply to D. A. WOODWORTH, on the premises, No. 118 Nassau-st., second floor.

FOR RENT.—The CARRIAGE and BLACKSMITHS SHOPS in which Mr. JOHN GILES has heretofore carried on business; both departments are large and well calculated for doing extensive business. Possession given immediately. For particulars inquire on the premises of A. B. BARCOCK, New-Market, New-Jersey.

HOUSE to LET and FURNITURE for SALE.—A handsome English basement, very pleasantly situated. The oilcloths, carpets, gas fixtures, &c., could be had, or not, by the lessee, as might be desired. Rent $1,100. Apply soon to PARK BENJAMIN, No. 47 7th-av., corner of 14th-st.

LARGE STORE and BUILDING to LET—No. 112 Chatham-st., above Pearl. Inquire on the premises, or at No. 154 East 13th-st.

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

OFFICES to LET—IN OUR BUILDING, CORNER OF PINE AND NASSAU-STS.
DUNCAN, SHERMAN & Co.

STORE to LET in JOHN-ST.—The FIRST FLOOR, BASEMENT and UNDER-CELLAR of the Store No. 92 John-st. Rent $800. Apply to S. B. SCHIEFFELIN, No. 170 William-st.

STEADY POWER and LIGHT ROOMS.—One STORE on Walker, and two CELLARS, at low rates, by JOHN GAUDU, No. 102 Walker-st.

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

STORE and LOFTS to LET—A central and very desirable location in Canal-st., near Broadway, with rear and side lights. Croton water, gas fixtures, and large yard. Rent moderate. Apply at No. 144 Chambers-st.

TO LET—To a small family at Tompkins-square, a part of a commodious HOUSE, consisting of five Rooms and Pantries, with privilege in cellar, &c. Rent, per annum, $150. Inquire at the premises, No. 161 Avenue B, two doors above 10th-st.

TO LET—The DWELLING part of the HOUSE No. 243 9th-av., near 26th-st., consisting of a Basement, two Floors and a large Attic; the rooms are very large, as there are but two houses on three lots; the house to be put in complete order, with Gas, hot and cold Water, &c., and a liberal reduction made for the time such repairs are making; to a private family only. Rent $500. Inquire of Mrs. DOWNHAM, No. 244 West 26th-st.

TO LET with POWER—Second, Third and Fourth FLOORS of Front Building, No. 73 Fulton-st., suitable for light Manufacturing purposes. Apply to JOHN T. WILSON, Office of the Bakery in the rear.

TO LET—The four-story English basement brown-stone front HOUSE No. 137 Lexington-av., with all the modern improvements, and the private stairs in the right place, handsomely situated and in a good neighborhood. Rent $1,000. Apply to R. B. LLOYD, No. 135 Lexington-av.

TO LET—A 3-story and basement HOUSE, high stoop, new; all modern improvements. Also, three HOUSES for SALE cheap, with all improvements. Inquire of WM. FETTRETCH, No. 491 2d-av., between 30th and 31st-sts.

TO LET—At Hoboken, several small, handsomely-finished brick DWELLING-HOUSES, two of them within one hundred yards of the Ferry Landing. Inquire at the Land Office at the Ferry, of W. W. SHIPPEN, Agent.

PERU, LA SALLE COUNTY, Ill.—First-class brick STORES to RENT for $300. Peru is on the Illinois River and two Railroads—best point in the West for business. HENRY JONES, Peru, Ill.

TO LET or for SALE—A handsome brick HOUSE in 70th-st., between 3d and 4th-avs., with three adjoining LOTS. It commands a fine view of the city, and an extensive view of the surrounding country; must be seen to be appreciated. Apply at 72d st. and 3d-av. J. CALLAGHAN. Also, LOTS for sale or exchange for improved city property. Apply as above.

TO LET or LEASE—The modern three-story and attic brick HOUSES, No. 125 Hammond-st., at $650; brick House, No. 277 Sixth-st., near Avenue D, at $460; No. 8 Laight-st., fronting Canal-st., at $800, and houses Nos. 150 and 154 Waverley-place, in complete order, with large yards, all at moderate rents.

TO LET—From the first of May, two FLOORS of the well-lighted building No. 29 North William-st., running through to No. 223 William-st., with or without STEAM POWER. Apply to BILLIN & BRO., Nos. 82 and 84 Beekman-st.

TO LET—In 29th-st., near 3d-av., a first-class four story English-basement brick HOUSE, with all the modern improvements and in perfect order. Will be let low to one that will take good care of it. Inquire of WM. MILLER, No. 156 East 21st-st., near 3d-av., Piano-Forte Manufactory.

TO LET in BROOKLYN—The genteel three-story Brick HOUSE, No. 416 Pacific-st., near Nevins-st. Has Gas Fixtures, Range, &c. House in perfect order; neighborhood first class; 12 minutes' ride by city cars to Fulton Ferry. Apply to E. J. OLIVER, No. 194 Fulton-av., Brooklyn. Rent $500.

TO LET—The SECOND FLOOR of No. 104 John-st., facing Cliff-st., very desirably located; will be let on reasonable terms. Apply on the premises, or at No. 97 John-st.

TO LET.—FURNISHED COTTAGES to LET at Glen Cove Landing; also one unfurnished; a large House and Stable at Manhasset. Apply to BAKER & WEEKS, No. 6 Pine-st.

TO LET to a MERCHANT TAILOR—At No. 539 Broadway, a desirable ROOM, size 20x60 feet, with chandeliers, water closet, &c., and sufficient custom from the place to pay the rent. Apply at the desk of the Chinese Billiard Rooms from 7 to 10 o'clock p. m. Also, Private Billiard Rooms, and Furnished Rooms for Clubs and Societies.

TO LET—Suitable for a Physician, an OFFICE, with Bedroom and Dressing-Room attached, with Gas and Croton water, at No. 16 Bleecker-place, 10th-st., between Broadway and University-place.

TO LET or FOR SALE—The 4-story English-Basement HOUSE No. 89½ West 26th-st., between 6th and 7th-avs.; with all modern improvements; price, $7,500; rent, $700. STEPHEN BARKER, No. 14 Pine-st.

TO LET—In Brooklyn, on Myrtle-av., two doors east of Kent-av., a first-class three-story high basement brick HOUSE, with four LOTS of ground, beautifully laid out, with abundance of grapes, peaches, raspberries and other fruit. Rent low. The FURNITURE, which is new and elegant, will be SOLD if desired. Cars from Fulton Ferry pass the house every three minutes. Inquire on the premises, or of BENNETT JOHNSON, corner of Kent-av. and Hughes-st., or of DANIEL B. TAYLOR, No. 82 Nassau-st., N. Y.

TO LEASE—Broadway, No. 776, between 9th and 10th-sts.—Has extra baths, chandeliers in parlors, and gas throughout the house; desirable either as a dwelling or for any business requiring spacious rooms, as there are three rooms deep on first and second stories. Inquire at No. 774 Broadway.

TO LET or LEASE—The 4-story, cream-colored brick HOUSE, No. 177 East 13th-st. To a good tenant the premises will be leased on very moderate terms. Possession immediately. For further information apply to T. MACFARLANE & SONS, No. 188 10th-st.

TO LET or LEASE—Two 5-story STORES, Nos. 25 and 27 Canal-st., near Broadway, communicating with one another, and having a front of 49 feet 7 inches; depth, 96 feet. Apply at No. 37 Water-st., to DU BOIS & VANDERVOORT.

TO LET—The UPPER PART of HOUSE No. 122 East 19th-st., between 3d-av. and Irving-place, having all modern improvements, Gas, Croton Water, &c. Rent moderate to a small family without children. Can be seen from 2 to 5 o'clock.

TO LET—To colored persons of respectability, the 2-story and attic Brick HOUSE, No. 36 North Moore-st., suitable for two families. Apply to T. HYATT, 5 Worth-st.

TO LET—Two Genteel COTTAGES at Ravenswood, with GROUNDS and STABLES; opposite to the Steamboat Landing at LOWER RAVENSWOOD. Stages pass every hour to Greenpoint, Williamsburgh and Brooklyn. Apply to J. S. HARRIS, near the premises, or to HARRIS, MEDAY & Co., No. 29 Peck Slip.

WILLIAMSBURGH HOUSES to LET.—I have got a few very fine HOUSES at reasonable rents. S. COCKCROFT, No. 72 South 7th-st., near 3d-st., and No. 13 Merchants' Exchange, Wall-st., New-York.

Real Estate for Sale.

COTTAGE and GROUNDS at BULL'S FERRY for SALE or to LET.—It is suitable for a family of ten persons. There is a Kitchen with Range detached from the House; Stabling for 8 horses; Flower and Vegetable Garden in front and rear; and three minutes' walk on the road from steamboat landing, to which boats ply three or four times daily. Apply to or address note No. 263 4th-st. The House is furnished.

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, 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, is 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 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 team 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 expense 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, &c. 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 rates of interest char