To Whom it May Concern.

A WONDERFUL, DECEPTIVE, and DANGEROUS TRICK has just been discovered, with which thousands of dollars have been taken upon the Mississippi and Missouri Rivers, in a few months; and, for fear that other innocent people may be taken in by it, I will send a circular describing it to any person that will send his address to X, 10, U, 8, Box No 785 St. Louis, Mo.

CAUTION.—The Public are Cautioned against negotiating a Promissory Note for $968 29-100, dated New-York, September 11, 1859, payable in six months, drawn by Thomas Dibble, to the order of Martin & Morrison, and not indorsed by them. Said note has been lost or stolen; payment has been stopped.

DIVISION-ST. FIRE.—The Lady from Brooklyn, who was inquiring for Mrs. Burns at No. 194 Clinton-st. will find me at No. 127 Forsyth-st., third floor, and I will be thankful for any relief, as I had a child burnt and lost over $300 in goods, and no insurance; and I have a family of five children to take care of.

HARNDEN'S EXPRESS.
DAILY.
Forwards Valuables and Merchandise to and from, and collects drafts, bills, &c., in all parts of the
EAST, WEST AND SOUTH.
Will receive goods or orders to "call" at
No. 74 BROADWAY.

MAYOR'S OFFICE, NEW-YORK, February, 1860.
NOTICE.—Notice is hereby given that all persons who require to be VACCINATED will be attended to promptly, without charge, by application at either of the Dispensaries, where Physicians are constantly in attendance; and it is recommended that all who have not been vaccinated should avail themselves immediately of the opportunity thus offered.
The New-York Dispensary is located at the corner of Centre and White-sts.
The Eastern Dispensary, in Ludlow-st., in the rear of Essex Market.
The Northern Dispensary is located corner of Waverley-place and Christopher-st.
The Demilt Dispensary is located at No. 511 8th-av.
The North-Western Dispensary is located at No. 511 8th-av.
FERNANDO WOOD, Mayor.

PAPERS PENDING BEFORE HIS HONOR THE MAYOR FOR APPROVAL.
FROM SUPERVISORS.
Resolved, That the bill of Baker & Godwin, amounting to six hundred and forty-three 50-100 dollars, for printing three hundred copies of the "Supreme Court Circuit Calendar for January, 1860," be audited and allowed, and the Comptroller directed to pay the same from the appropriation for printing, stationery and blank books.
Board of Supervisors Feb. 20, 1860.
On ayes and noes adopted. J. B. YOUNG, Clerk.
Resolved, That the annexed bills, for printing and stationery furnished the county, be audited and allowed, as follows:

Cary, Howard, Sanger & Co	$171 69
Moses Golden	54 00
Thaddeus Davids & Co	22 50
Baker & Godwin	22 00
Edward A. Lambert & Co	10 00
John J. Bloomfield	13 25
E. Faber	9 67

and the Comptroller directed to pay the same from the appropriation for printing, and stationery and blank books.
Board of Supervisors, February 20, 1860.
On ayes and noes adopted. J. B. YOUNG, Clerk.
Resolved, That the bill of the Clerk of the Board for contingent expenses of his office up to February 20, 1860 be audited and allowed at fifty 47-100 dollars, and the Comptroller directed to pay it from appropriation for "County Contingencies."
Board of Supervisors, Feb. 20, 1860.
An ayes and noes adopted. J. B. YOUNG, Clerk.
Resolved, That the Comptroller draw his warrant in favor of A. T. Stewart & Co for eighty-six 51-100 dollars, ($85 51) in full for carpeting, oil-cloth, matting, &c., furnished the Tax Commissioner's office. In favor of L. Ingersoll for forty-eight dollars ($48) in full, for coals furnished Tax Commissioner's office. In favor of A. Ollendorph for sixty dollars in full, for desk furnished Tax Commissioner's office; and also in favor of D. Van Buren & Co., for twenty 6-100 dollars ($20 06) in full, for articles furnished the Surveyor's office attached to the Tax Commissioner's Department, and charge the several amounts to the appropriation for "Light, Cleaning, and supplies."
Board of Supervisors, Feb. 20, 1860.
On ayes and noes, adopted. J. B. YOUNG, Clerk.
Resolved, That the Comptroller draw his warrant in favor of the persons named in the above list, for the several sums set opposite their respective names, being in full for the service of tax notices mentioned in the bills, and charge the same to the appropriation for "County contingencies."
Board of Supervisors.
On ayes and noes, adopted. J. B. YOUNG, Clerk.
Resolved, That the personal tax for the year 1859 assessed against Augustus Smith as a non-resident be remitted, said Smith having paid personal tax for the year 1859 as a resident of the County of New-York.
Board of Supervisors, Feb. 20, 1860.
On ayes and noes, adopted. J. B. YOUNG, Clerk.

VALUABLE COAL MINES TO LEASE in ILLINOIS.—The undersigned are prepared to lease, for the term of 25 years, the well-known and productive Coal Mines situated at Caseyville, Illinois, nine miles from the City of St. Louis, on the line of the Ohio and Mississippi Railroad, and known as the GERMAN MINING COMPANY. These mines are in complete working order, and capable of producing from 3,000 to 5,000 bushels of coal per day. Also, suitable HOUSES for miners, Store and good Dwellings, are on the premises.
The above valuable lease will be sold low as the present owners are unable to give their time and attention to the business. For further information, as to price and terms, address JOHN W. WIMER & Co. Real Estate Agents, St. Louis, Mo., or S. DRAPER, No. 36 Pine-st.

Houses to Let.

A BROADWAY STORE to LET—No. 256, between Warren and Murray-sts., for three years; also, the LOFTS of No 645 and 647 Broadway, together or in separate floors. Apply at No 256 Broadway.

HOTEL to RENT or LEASE.—The large, commodious WALNUT-STREET HOUSE to rent or lease for a term of years. Apply to WILLIAM HART & Co., No. 95 Walnut-st., or PHARES, TAYLOR & Co., No. 49 Pearl-st., Cincinnati.

LIGHT ROOMS and STEADY POWER, on Canal-st, near Broadway, to LET by
JOHN GANDU, No. 102 Walker-st.

OFFICE ROOMS—To LET, two FRONT ROOMS on second story; also, ROOMS in fourth and fifth story of building No. 9 Spruce-st. Inquire of
ALLEN & Co., No. 9 Spruce-st.

TO LET—A large and commodious four-story Brick BUILDING, suitable for manufacturing purposes. The building is furnished with a steam-engine of eighty horse power, and shafting throughout the entire building, with engine and boiler-room attached. The main building is fifty feet on 1st-st, by one hundred feet on south 8th-st., adjoining the Long Island Ferry Company's landing. The whole will be let to a desirable tenant upon reasonable terms. For further particulars, inquire at the office of the Long Island Ferry Company, foot of South 8th-st., Brooklyn, E. D.

TO LET, at NEWTOWN, LONG ISLAND—About four miles from Williamsburgh Ferry—a large one-story and-attic HOUSE, with a basement under all of it; with two fireplaces in it, and a large barn and wagon-houses, smoke-house, well of water, with some fruit trees, and about ten acres of good market land. Inquire of JAMES BAILEY, at No. 361 3d-st., near the East River, N. Y.

TO LET—The 4-story Brick HOUSE, No. 71 West 27th-st; 16 rooms; Gas, Bath, &c. Rent only $65; Can be seen from 2 till 4½ p. m. Inquire in the store, No. 77 same street, three doors below.

TO LET—Two-story and attic HOUSE, from May 1, No. 180 4th-st., near 6th-av., suitable for a small respectable family of grown persons. Gas Fixtures in every room. It can be seen between 2 and 5 o'clock. Rent $400 per annum. Apply at No. 102 4th-st., to A. P. SMITH.

TO LET—The LOFTS of store No 56 Beekman-st.; OFFICES in store No. 110 Pearl-st., corner of Old-slip.
JOHN W. TOWT.

TO LEASE—The UPPER PART of the 5-story white marble BUILDING No. 555 Broadway. Apply to WILLIAM TAYLOR, No. 555 Broadway, or to JOHN TAYLOR No. 365 Broadway.

Houses and Farms Wanted.

WANTED—A handsome PROPERTY on the Hudson River or Long Island Sound, in exchange for the most desirable COUNTRY SEAT in the village of Geneva, N. Y., on the banks of Seneca Lake. Apply to
ADRIAN H. MULLER, No. 35 Wall-st.

Real Estate for Sale.

A TRACT of about 75 acres for SALE, half a mile from depot at MORRISTOWN; has a plain farm house, 29 to 80 acres of timber, several fine building sites, several springs, and a brook, very cheap.
S. EDDY & Co., No. 51 Liberty-st.

A SMALL three-story HOUSE for SALE.—Contains hot and cold water, bath, gas, &c. Walls painted in the best style. Inquire on the premises, No. 161 East 19th-st., fifth house east of 2d-av.

COUNTRY RESIDENCE for SALE.—The Country Mansion of the late Garret Green, deceased, situated in Elizabeth, New-Jersey, with about 16 acres of land under high cultivation; great variety of grafted fruit trees, among which are about 150 pear trees, shade trees, shrubbery, flowers, &c.; superior garden, all the beds bordered with boxwood and silver vine; strawberries, blackberries, raspberries, and other garden fruits in great abundance. The situation is the highest and healthiest portion of the town. The house is 20x50 and 28x50, erected in the most substantial manner, and has all the modern improvements; the first and second floors contain 15 rooms (large) and numerous pantries, closets, store-rooms, bath-room with hot and cold water, water-closet, and 6 rooms in attic; house warmed throughout with best hot-air furnace; marble mantles and marble washstands, with water introduced on all the floors; a good cemented cellar under the whole house; range in kitchen, copper boiler, sinks, &c. Outbuildings in good order, and consist of a large barn, two carriage-houses, crib, poultry-house, gardener's cottage, shop, and ice-house. Distance, one hour from New-York, per boat or rail. Commutation, $56 per year. For further particulars apply to EDWARD GREEN, Executor, corner of Horatio and West-sts.; or to G. B. WHITTLESEY, No. 208 Broadway, or at his real estate office, Elizabeth, N. J.

COUNTRY RESIDENCE for SALE at a BARGAIN, at HUNTINGTON, Long Island.—A beautiful two-story COTTAGE HOUSE, nearly new, and 1½ acres of good LAND, well stocked with a choice variety of fruit and shrubbery. House sold with or without the land. Price low, and terms easy. Inquire of STEPHEN SAMMIS, 29 Catharine-st.

ELEGANT COUNTRY SEAT on the WESTERN BANK of the HUDSON for SALE.—The House and all the Outbuildings are of stone, well and thoroughly built, with between six and seven acres of land well laid out, and containing the choicest varieties of Fruit of all kinds, deciduous and evergreen trees. The site is one of the best on the Hudson, commanding the Pass, the Mountain, Newburgh Bay, and a grand sweep of the finest scenery in the country. The estate combines everything for an elegant residence. It has been occupied about a year, and will be sold furnished, together with horses, carriages, &c. Possession may be had immediately. Apply to GOMER MORGAN, No. 3 Metropolitan Bank Building, Pine-st.

LOTS for SALE—Six Lots on South Bergen Heights, on Palisade-av., one mile from the Ferry. Address FRANCIS CRAWFORD, Detroit, Mich.

FOR SALE—A beautiful COUNTRY RESIDENCE, 19 miles from New-York and 2½ from Newark, N. J.; comprising 12 acres of Land, 500 Fruit Trees, in full bearing; a handsome Gothic Cottage, Greenhouse, Outhouses, &c. For terms inquire of ISRAEL MINOR, No 214 Fulton-st., or No. 71 John-st., New-York.

FOR SALE.—$6,500.—No. 142 Duffield-st., Brooklyn, HOUSE three story, brown front, with two story extension. Range, furnace, gas, water, bath, &c., fitted up for owner's use. Vines, trees, plants, &c. $4,750, also, three-story brick HOUSE, with extension range, gas, &c., No 85 Pacific-st., opposite Long Island Hospital grounds. Cost to build, $4,500; or, rented $500. Terms easy on both.
R. C. EMBREE, No. 27 Wall-st.

FOR SALE—The modern Brown-stone, English-basement HOUSE, No. 21 37th-st. Price $12,000. Terms easy. Inquire on the premises, or of the subscriber, No. 52 Broadway.
WM. G. WEST.

FOR SALE or RENT, with or without the Furniture the Three-story Brown-stone front HOUSE, No. 34 East 27th-st., between 4th and Lexington-avs—with all the modern conveniences and improvements. House 25 ft by 60 in depth, and in perfect order; the Lot is 25 ft. by 100. Possession 1st of May next. For further particulars inquire of JAMES BARNES, Merchants' Exchange Bank, or H. B. WARDELL, No. 120 Front-st.

FARMS and COUNTRY SEATS for SALE or EXCHANGE—In Westchester County, Long Island, and in New Jersey, from 10 to 200 acres; good Lands, good Houses, Farms, &c.; plenty of Fruit and Water; close to New-York City. Any gentleman in quest of a Farm or Country Seat will please call on C. J. SANDS, No. 166 Broadway.

FOR SALE, or TO RENT—HOUSE in West 12th-st., near 5th-av.; brown-stone, substantially built, and in good order; for sale at a bargain. Apply to
C. PARTRIDGE, No. 37 Park-row, Room No 23.

FOR SALE in HOBOKEN.—A two-story and basement brick HOUSE, containing all the modern improvements, will be sold for $3,200, including heater and gas fixtures. $2,500 can remain on bond and mortgage, if desired. Apply at No. 67 Garden-st., Hoboken.

FOR SALE or to LET—The 4-story brick HOUSE, 18 feet front, 55 feet deep, lot 99 feet deep, situated at No 151 West 26th-st., between 7th and 8th-avs; good repair, all modern improvements, and in good order. Part of the purchase money may remain on bond and mortgage. Apply at No. 507 3d-av.

FOR SALE—At Fort Washington Hights, a very select PLOT OF GROUND, of eleven acres, with fine river front, running from Kingsbridge Road to the Hudson River. Also, one of 22 acres, equally good, in the same vicinity, by
R. G. PIERCE, No. 13 William-st.

FOR SALE—In Westport, Conn., two dwelling HOUSES in the most desirable part of the village. Inquire at the Saugatuck Bank. Also one dwelling HOUSE in Danbury. Inquire of FREDERICK S. WILDMAN.

FOR SALE—A beautiful COUNTRY SEAT, near Rye Depot, Westchester County 73 Acres, fine Garden and Orchard. The House is two stories and attic, about 30x40 with wing attached, and in perfect order; has hot and cold water, &c. The barns, carriage-house, stable, &c., are all in order and adapted to the place. Apply to
P. C. BULKLEY, No. 43 Wall-st, Janney Court.

FOR SALE or to LET—The CROWEN HOUSE, at HASTINGS, beautifully situated, and well calculated for a Summer Boarding-house or Seminary. For particulars apply to T. J. CROWEN, No. 689 Broadway.

FOR SALE—STONEHURST.—The new and elegant RESIDENCE of the late WM. D. CROMWELL, at Riverdale, on the Banks of the Hudson, 15 miles from New-York. This property consists of about 10 acres of land a massive stone MANSION, 60 feet square, replete with every elegance and convenience of a modern first-class dwelling, containing bath rooms, billiard room, laundry, in all 25 rooms, heated throughout with the most approved steam apparatus. There is also a gas house, a stable, and a coach house on the grounds, all built of cut stone in keeping with the house. The grounds are tastefully laid out, and adorned with large forest and rare fruit trees, and contain an extensive and excellent kitchen garden in fine, the whole comprises every refinement and luxury of a gentleman's residence. The peculiar and unrivaled situation of this property makes it, at least, one of the most desirable on the Hudson; within three minutes' walk of the station, it is out of sight of both depot and railroad; it is retired from any thoroughfare, and commands an uninterrupted view of the river from Sing Sing to the Narrows. A large part of the purchase money may remain. Apply to H. B. CROMWELL, No. 36 West-st.

FOR SALE—The PROPERTY of the late HARRISON YOUNG, situated on the Harlem Railroad at Mount Kisco depot, containing about one acre of land. On the premises is a new two-story House, with five rooms on the first floor, and pantries; also a good cemented cellar; together with new out-buildings and a good well of water. For information, inquire of JOHN W. YOUNG, on the premises, JOSEPH REYNOLDS, Executor, Bedford, or JACKSON YOUNG, No. 529 Hudson-st., New-York.
N. B.—If the above property is not sold by the 29th day of February, 1860, it will be disposed of at public auction on that day, on the premises, at 1 o'clock p. m.

FOR SALE in BROOKLYN—The three-story, basement and sub-cellar brown-stone-front HOUSE No 69 First-place, 25x56 ft.; Lot 25x128 ft. 8½ inches.
Also the three-story, attic, basement, and sub-cellar BRICK HOUSE, on the east side of Clinton-st., between President and Carroll-sts., 25x50 ft.; Lot 100 ft. These Houses are built in a thorough manner, are located in an excellent neighborhood, and have the modern improvements. Apply to E. R. KELLOGG, Executor, No. 96 Beaver-st., New-York.

FARM—83 acres, Westfield, N. J.; soil a loam; 200 young Apple Trees; Brook running through the farm; good Water; large Garden; near Churches, Schools, stores; Buildings neat and in excellent order. Also, one of 40 acres, near the Depot; new Buildings; plenty of Fruit; land lays well for a Market Garden, and very productive. Would be pleased to show them to persons desiring to live in the country. I am in New-York every Saturday, at L. Meltzer's office, No. 75 Fine-st., up stairs, from 10 to 1 o'clock, when I will give a description of the property—being 20 miles from New-York, on the N. J. C. R.; eight times a day to and fro. Address or apply as above.
C. A. LEVERIDGE.

FOR SALE—In the pleasant Village of Conneaut, Ohio, a TWO-STORY HOUSE, built in modern style, and of the best material, containing thirteen rooms, a gothic barn, carriage-house and shed. The House is surrounded by an iron fence, a good well of water, with two cisterns, bathing room with fixtures, in perfect order and nearly new. Every variety of fruit, and about THREE ACRES of LAND. The premises may be had by applying soon, together with all the FURNITURE. Apply to WM. SHEPPARD, near the premises.

FOR SALE or EXCHANGE for CITY PROPERTY—A desirable COUNTRY RESIDENCE in the Town of Greenburgh, Westchester County, 1½ miles from Hart's Corners Station on the Harlem Railroad. One hours ride from New-York. Containing 20 Acres—17 improved and three Wood. Buildings new, consisting of House, Barn, Carriage-House, Shed, Ice House, &c. Yards inclosed for stock, Fowls, &c. There are on the premises over 400 young-grafted Fruit Trees. Also, Grape Vines, Garden, Shrubbery, Flowers, &c. A good well of Water. For terms, &c., apply to
JOHN D. McCRARY, No. 5 Spruce-st.

FOR SALE—A 3-story and basement HOUSE, in the immediate vicinity of the Brick Church and the Tabernacle, with all the modern conveniences, and beautifully finished inside. Price $9,000, half on bond and mortgage. The furniture will be sold with it if desired. Address Box No. 2,003 N. Y. Post-Office.

FOR SALE—HOUSE and LOT No. 57 West 23th-st.—The house is brick, 3-story and basement, with extension on rear, courtyard in front, and is pleasantly situated on the south side of the street, a few doors west of 6th-av. Part of the money can remain on bond and mortgage. For particulars inquire of C. L. STEWART, No. 29 West 23th-st., from 4 to 6 o'clock p. m.

FOR SALE—Three first-class, four-story brown-stone front HOUSES, with the modern improvements; Parlor and Hall Doors and Stairs black walnut, finished mahogany, and one of the best sites on Marion-st., near Broadway, between Lexington and 4th-avs. Inquire at the premises.

FOR SALE—The valuable PROPERTY No. 15 Mott-st., near Chatham. Size of lot, 25x100 feet; also, the brick STORE and DWELLING, No. 199 Sackett-st., Brooklyn, E. D. Apply to A. WILLETS, No. 270 Canal-st., N. Y.

FOR SALE.—A very desirable HOUSE and LOT, No. 226 West 35th-st., between 7th and 8th-avs, three-story brick, with all the modern improvements, and in the best order; location good. Price $7,000.

FOR SALE.—The desirably located HOUSE, No. 113 2d-st, with lot 25 ft. 2 in. by 100 ft. 11 in.; has two-story extension attached, with basement under; solid mahogany parlor doors, gas, croton water, closets, &c., and is in complete and the rough order. Will be sold on easy terms. Apply on the premises, or to RUSSELL CRANE, No. 173 Front-st.

HANDSOME RESIDENCE for SALE—Beautifully situated in the suburbs of Poughkeepsie, commanding a fine view of the Hudson. The grounds are 190 feet front and rear by 250 feet in depth, tastefully laid out, and well stocked with choice fruit and ornamental trees, and shrubbery. The House is 45x51 feet frame, well built, nearly new, replete with modern improvements, including gas, furnace, hot vint tors, &c. Gardener's Cottage, a good supply of filtered rain and spring water. Apply to J. W. MASON, No. 63 Pine-st., N. Y., or JOS. SMART, Balding's Hotel, Poughkeepsie.

HOUSE and LOT for SALE.—The Subscriber offers for sale his HOUSE and LOT, corner of south and Smith-sts., Peekskill. The house is wood, filled in with brick, is nearly new, built in the most substantial manner, by day's work, for the owner's particular use; is 32 feet square, two stories and basement, and kitchen attached; contains 15 rooms, beside numerous pantries and closets, all arranged in the most convenient manner; is lighted with gas, has a large cistern of the finest filtered water; also an excellent public well near the door. The lot contains between ½ and ¾ of an acre, with an extensive front on each street, tastefully laid out, and completely stocked with the most beautiful flowers and fruits, of the choicest kinds. The location is surpassed by few in the village, having a beautiful river view, perfectly healthy, and within five minutes' walk of the Depot, Bank, Post-Office, and most of the churches. It applied for soon, will be sold at a bargain, and terms made perfectly easy. Apply to GILBERT B. HART, on the premises; or to J. C. HART, No. 20 Beekman-st., New-York.

HOUSES to LET.—No. 2 Livingston-place, fronting on Stuyvesant-square; No. 162 East 13th-st; No. 205 East 19th-st.; No. 161 East 13th-st; No. 109½ St. Mark's-place, &c. Apply to C. J. FOLSOM, No. 156 1st-av., corner of 9th-st.; or at No. 10 Wall-st.

MONROE-ST. PROPERTY at AUCTION.—WM. H. FRANKLIN will sell at Auction, on THURSDAY, March 1, at 12 o'clock, at the Merchants' Exchange, the 2-story basement, and under-cellar brick HOUSE, and 18 years' unexpired LEASE of the Lot No. 131 Monroe-st. Maps and full particulars at No. 5 Broad-st.

PLEASE READ.—For SALE CHEAP.—A Company of gentlemen, owning A LARGE TRACT of valuable LAND in the City of Elizabeth, New-Jersey (14 miles from New-York), offer a portion of the same for SALE in plots of four to ten acres each. A broad avenue is now being graded of four to ten acres each. A broad avenue is now being graded through this property, extending from Staten Island Sound across the New-Jersey Railroad. At one end of this avenue, a dock, from which it is intended to run a ferry to New-York, and at the other a Station of the New-Jersey Railroad, have lately been built. A gentleman may here obtain an eligible site for a residence within one hour of New-York, with land sufficient for a large garden and pasturage for a cow and a pair of horses. The soil is of the best quality. A ferry to Staten Island will probably be established within twelve months, thus giving residents on this property immediate access to the delightful drives of that beautiful Island. Only a portion of these plots will be sold at the present prices, which, when considered in connection with the improvements now being made, will be found to be far below their real value. Terms of sale exceedingly liberal. For maps, and other information, apply to
JAMES MORAN, No. 3 Pine-st.

FOR SALE.—Two vacant LOTS on the west side of Lexington-av., between 53d and 54th-sts. They will be sold cheap. Inquire of M. E. GRASTO, Randall's Island, foot of 122d-st., E. R.

SEA SHORE RESIDENCES, FURNISHED, for SALE—Situated in the Town of GREENPORT, and located on a peninsula of land running into Peconic Bay. The premises are bounded on one side by a street, and on the other sides by tide water, with a sandy shore. A row of tall pop arts skirt the bank all round the premises; an orchard of thrifty fruit trees in bearing condition. The house is one of the best-built mansions in the country, constructed of selected materials and by days work, with double air chambers throughout, and with all modern improvements. The main house is 40 by 50 feet, the wing 20 by 38 feet; the laundry, which is detached, is about 20 feet square. The house is furnished with elegance for a gentleman's residence—rosewood and satin brocatel furniture, velvet tapestry carpets, &c., &c. All kinds of shell-fish are found on the shores; an abundance of fishing and shooting in the neighborhood; fine bathing, and one of the finest bays in the country for sailing. The place is remarkably healthy, and entirely free from mosquitoes, sand-flies, &c. Fine hard roads for driving; railroad depot within a quarter of a mile. Will be sold at a great sacrifice; only a small amount of cash wanted. For further particulars apply to J. HOXIE, Esq., President of the Commonwealth Insurance Company, No. 6 Wall-st.

TO TEACHERS, HOTEL-KEEPERS, and MANUFACTURERS.—The OCEAN INSTITUTE, near Long Branch, N. J., 36 miles from New-York, convenient to railroad and steamboat landing, costing $9,000 to erect in 1846, is now offered for $5,500. Apply to C. CUTHBRETH, Ocean Port, N. J., or N. COTHREN, No. 5 Wall-st., New-York.

TO CAPITALISTS.—For Sale, at much less than their value, a plot of about 40 LOTS, located near the block (29th-st. and Broadway) just purchased for the site of a magnificent hotel. These lots are on slightly elevated ground, with the eight full-sized fronts, and are it is to be hoped, the cheapest parcel now offered in this city. Terms easy. Apply to
FRANCIS MORGAN.

VALUABLE REAL ESTATE for SALE.—To Manufacturers and Capitalists.—For SALE the PROPERTY known as Nos. 94 96, 98, 150, and 152 East 21st-st., between Lexington and 3d-avs. On the premises is a good steam engine, with large new boilers, Steam-drying Rooms, a large amount of Steam Pipes, together with a large amount of valuable Machinery, consisting of Planes, Saws, and other tools, also, fine Shafting Belts, Pullies &c. The above premises are well located for almost any manufacturing purposes being in a central part of the city and rapidly improving neighborhood, and having a front of 125 feet on the street and one half the block in depth. Apply to EDWARD KILPATRICK, No. 422 3d-av., or JOHN WEBBER, No. 67 Wall-st.

WATER-POWER and FACTORY for SALE.—A never failing Water-power and Stone Factory, 35 by 80 feet, four stories, with one-story building adjoining, 25 by 35 feet, all in perfect order, on the Bronx River, 18 miles from New-York, at Tuckahoe Depot, on the Harlem Railroad. Inquire of D. HODGMAN, No. 27 Maiden-lane.

WHITE PLAINS.—FARM or COUNTRY SEAT of 30 acres, for SALE, one mile from the Depot; with good House and Out-Buildings; House built in Swiss cottage style; very roomy; Barn, Carriage-House, and Out-Buildings large and in good order; Grounds well cultivated; Fruit and Ornamental Trees. Apply to W. L. SEYMOUR, No. 19 Nassau-st., Room No. 5.

TO LANDLORDS AND OWNERS OF REAL ESTATE.
JOHN KAVANAGH,
REAL ESTATE BROKER AND HOUSE AGENT,
No. 773 Sixth-av., New-York.,
Can let to first-class tenants one half of the Island of Manhattan in HOUSES, at rents from $500 to $1,000 a year.
REFERENCE:
Townsend Vanburen & Co., No. 180 Broadway, New-York.
Dennis Cown, Rich & Brewster, No. 17 Dey-st., New-York.
B. E. Sheets, No. 238 Pearl-st., New-York.
Clark & Scofield, No. 7 Platt-st., New-York.
R. W. Lowber, No. 61 Wall-st., New-York.
Wm. H. Leggett, Esq., No. 9 East 16th-st., New-York.
Jordan L. Mott, No. 264 Water-st., New-York.
Crystal & Donohue, No. 228 Pearl-st., New-York.

$4,000.—FOR SALE—A nice, two-story attic, basement and under-cellar COTTAGE HOUSE, 10 rooms, culver furnace in cellar, piazza front and rear, two grape vines in yard. Apply on premises at No. 219 Livingston-st., Brooklyn, one block from Fulton-av. cars.

Instruction.

CLASSICAL and ENGLISH SCHOOL, No. 20 East 33d-st.—JAMES WEIR MASON, Personal instruction by the Principal, and thorough drilling in the English branches. Circulars at Carter's, No. 530 Broadway, and at the School.

EDUCATION in GERMANY.—In the middle of April, a New-York Teacher of seven years experience, will start for Frankfort-on-the-Maine, (via Havre and Paris), to pursue his profession there. PARENTS desiring to SEND their CHILDREN to the Continent of Europe will find this a favorable opportunity. Advertiser speaks German and French. Satisfactory references given and required. Address DEYNCOURT, Whiteplains, Westchester County N. Y.

FRENCH INSTITUTE for Young Gentlemen, No. 48 East 24th-st.—Boarding and Day Schools, Classics, French, German, Spanish, Mathematics, English
Prof. ELIE CHARLIER, Director.

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S. B. DRIGGS, Inventor and Patentee.

Sales by Auction.

A. J. BLEECKER, Auctioneer.
ABSOLUTE SALE to CLOSE an ESTATE of Nos. 57 and 59 Park-st.—A. J. BLEECKER, SON & Co., will sell on MONDAY, Feb. 27, at 12 o'clock, at the Merchants' Exchange, on Park-st the two valuable LOTS, with Buildings, Nos 57 and 59 x x 129.8 east Pearl-st. No. 57 is 24.2x22 1-2x32 9, and 85 2. No. 59 is 19.10x41 2x85 8, and 81.5. This property is very valuable for manufacturing or other purposes owing to the recent widening of streets in its vicinity. Will hold reserve. Terms liberal. Maps, &c., at No. 7 Pine-st. (1844)

A. J. KEELER & Co., Auctioneers.—Magnificent sale of elegant HOUSEHOLD FURNITURE THIS DAY at No. 52 West 16th-st., near 6th-av., at 10½ o'clock precisely, consisting of Drawingroom, Chamber, and Dining room Furniture; Bronzes, Vases, Statuary, Piano-Forte, Rosewood Suites. Also, Basement and Kitchen Furniture.

AUCTION NOTICE.—RUDDEROW, JONES & Co will sell at auction, at No. 29 Park-row, THIS DAY, at 10 o'clock, a quantity of READY-MADE CLOTHING suitable for the coming season, by order of Assignee.

A. M. MERWIN, Auctioneer.
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NOTICE IS HEREBY GIVEN, that in pursuance of the deed of trust executed on the 17th day of August, A. D. 1857, the undersigned Trustees will sell, at public auction, on TUESDAY, the 10th of January next, at 1 o'clock p. m., in the Rotunda of the Merchants' Exchange, New-York city, the following named steamships, together with the Tackle, Apparel, Furniture, and all other appurtenances thereunto belonging, to wit:

ILLINOIS,	EMPIRE CITY,
STAR OF THE WEST,	MOSES TAYLOR,
PHILADELPHIA.