Amusements.

ACADEMY OF MUSIC.—PATTI—MARTHA. The sale of seats commences this morning for to-night's MARTHA. Seats for Wednesday may be had on Tuesday. NOTICE.—The season will positively close on Saturday, with a Grand Matinee, as the Opera opens in Philadelphia on Monday next, March 5.
THIS MONDAY EVENING, Feb. 27, at 8 o'clock, Positively last night but two of Miss PATTI, prior to her departure for London in the early Spring.
Fine night of Flotow's Opera of
MARTHA; Or, THE FAIR AT RICHMOND.
MISS ADELINI PATTI,
Mad. STRAKOSCH, BRIGNOLI, JUNCA.
MISS PATTI in MARTHA.
In view of the genius and extraordinary facility displayed by this wonderful and gifted child, since her appearance on the lyric stage, the directors are enabled to announce that two of the most celebrated and difficult operas of the modern repertoire have been added to those in which Miss PATTI has obtained such unqualified triumphs in the three great cities of the Union. These two operas are MARTHA and ROBERT LE DIABLE. Although not yet seventeen years of age, and after a professional career of barely three months duration, Miss PATTI sings now seven leading operas—"Lucia," "La Sonnambula," "Don Giovanni," "Puritani," "The Barber of Seville," "Martha," and "Robert le Diable"—an artistic achievement, which, while it must surprise the general public, can only be fully appreciated by musical professors and connoisseurs.
The fact that, in compliance with one of the clauses of the contract signed with the director of the London Opera House, Miss PATTI will make her debut as MARTHA, will lend an additional interest to her appearance in that opera on Monday.
On WEDNESDAY—Second and positively last night of Miss PATTI in MARTHA.
On FRIDAY—Miss PATTI'S BENEFIT and positively last appearance in New-York.
ON SATURDAY CLOSING GALA MATINEE.

A LECTURE on DIPHTHERIA,
NEW-YORK, Feb. 23, 1860.
DR. H. S. GILBERT—*Dear Sir:* In view of the epidemic which is now prevailing in our community, causing such fear and apprehension, known as Diphtheria, or Malignant Sore-Throat, and being personally acquainted with you and your standing in your profession, and being aware that you are versed in its treatment, we would request you to favor our citizens with a lecture on the subject, at as early a day as will suit your convenience.
Yours, respectfully,
C. S. SPENCER, No. 49 London Terrace,
JAMES M. SMITH, No. 165 West 44th-st.,
JOHN NESBIT, No. 119 East 31st-st.,
JNO. QUACKENBUSH, No. 114 West 38th-st.,
P. C. B. WYKE,
JOHN W. MARSHALL,
J. H. LANE,
FRANCIS KIRMA.
NEW-YORK, Feb. 24, 1860.
HON. C. S. SPENCER, Hon. JAMES M. SMITH, Hon. JOHN QUACKENBUSH, and others—*Gentlemen:* I am in receipt of yours of the 23d inst. requesting me to deliver a lecture on Diphtheria. In view of the insidious approach and formidable nature of the disease, I think it ought to be well and generally understood, as well as the cause. I therefore cheerfully comply with your request, and would respectfully name Monday evening, Feb. 27, when I shall be pleased to deliver the lecture.
Very truly, yours,
H. S. GILBERT, No. 206 East 20th-st.
The above Lecture will be delivered in Hope Chapel, Nos. 718 and 720 Broadway, above 4th-st., on MONDAY EVENING, Feb. 27, for which it is to be followed by a course on the LUNGS and DIGESTIVE ORGANS, consisting of five Lectures. Tickets for the course, admitting a lady and gentleman, $1 50. Single tickets for the course, $1. Single admission, 25 cents. To be had at the door after 12 m. on MONDAY.

GRAND Vocal and Instrumental Concert.—The Second Annual Concert of the Burns Musical Society, at Bleecker Building, corner of Bleecker and Morton-sts., on Tuesday Evening, Feb. 28, 1860. The following Honorary Members of the Society will lead the Orchestral parts: Mr. Pickering, Violoncello; Mr. Hayward, Viola; Mr. Smith, Flute. Master John Pickering will preside at the Piano-forte. Mr. J. J. Clark, Leader. Mr. M. J. Corry has kindly volunteered to assist. Mr. Jarez Burns, Conductor. Doors open at 7, commencing at 7½ o'clock. Tickets 25 cents; children half price. Tickets may be had of the members of the Society, or at Mr. Hitzelberger's, No. 206 8th-av.
A CARD.
The object of this Association is the study and practice of Music. Our rooms have always been open to the public, and on the last Tuesday evening in each month the Society has given a Free Concert. The proceeds of this (Second Annual Concert) will go toward defraying the necessary expense.
Any person well recommended, having the necessary qualifications, may join the Society by conforming to the constitution. Amateur performers on any instrument used in the orchestra, having recommendation and qualification, may meet with the Society free of expense.
The Society meets at Hitzelberger's Hall, No. 206 8th-st., EVERY TUESDAY EVENING, at 7½ o'clock.

ENGLISH CONCERT.
At the French Theater MONDAY EVENING, Feb. 27.
An excellent programme of Songs, Glees, Quartetts, CHORUS and ORCHESTRA.
Mrs. Morant, Soprano. Mr. W. H. Cooke, Tenor,
Mr. Henry Draper, Baritone. Mr. Eben, Flutiste, and
Mr. S. B. MILLS, the great Pianist.
Messrs. VAILLANT and MORGAN, Conductors.
Tickets of admission 50 cents and 25 cents.
Concert to commence at ½ o'clock.

MRS. ELLEN KEY BLUNT has the honor to announce that she will give a READING FROM THE POETS, at HOPE CHAPEL, on TUESDAY evening, Feb. 28, commencing at 8 o'clock.
Tickets, 50 cts. each, can be obtained at Mr. Crowen's Bookstore, No. 690 Broadway, and at the door.

BROOKLYN ATHENÆUM.
The TREMAINE FAMILY,
TO-NIGHT,
TO-NIGHT,
TO-NIGHT,
GO and HEAR THEM TO-NIGHT.
Doors open at 7, to commence at 7½.

BARNUM'S AMERICAN MUSEUM.
MONDAY, Feb. 27, 1860,
The management, gratified at the success of their enterprise, ANNOUNCE FOR REPETITION,
EVENING, at 7½ o'clock,
And also
AFTERNOON at 2½ o'clock,
that surpassingly popular, touching, amusing, and beautiful picture of Southern life,
BOURCICAULT'S FAMOUS OCTOROON!
OCTOROON!
OCTOROON!
OCTOROON!
Or,
LIFE IN LOUISIANA,
gotten up in a
STYLE OF MUNIFICENT PERFECTION,
in five Acts, and a multitude of Tableaux, from the AUTHOR'S COPY, with New Scenery, New Music, New Dresses, New Effects; presented by the entire
DRAMATIC GENIUS OF THE COMPANY,
and in a manner which attracts
THOUSANDS OF APPLAUDING PEOPLE
on every occasion.
WHAT IS IT?
Is it a lower order of Man? or
Is it a higher development of the Monkey? or
Is it both in combination?
Nothing of the kind
HAS EVER BEEN SEEN BEFORE!
It is alive! And it is certainly the
MOST MARVELOUS CREATURE LIVING!
This very unique specimen of BRUTE-HUMANITY—this most wonderful of NATURE'S FREAKS—this most insolvable of PHYSIOLOGICAL RIDDLES—was discovered in Africa, near the source of the river Gambia, by a party of adventurers who were in search of the Gorilla. There were five of these singular creatures in company; but, despite the efforts of their pursuers, two of them escaped. The remaining three were captured and shipped to this country. Unfortunately, however, two of them (one of each sex) died on the passage out, and the one now presented to the public (a male) is the sole survivor. He possesses the skull, limbs, and GENERAL ANATOMY OF THE ORANG-OUTANG, with the actual COUNTENANCE OF A HUMAN BEING! He is probably about 20 years old; is 4 feet high, weighs 50 pounds, and is intelligent, docile, active, and PLAYFUL AS A KITTEN. There is
NOTHING REPULSIVE IN HIS APPEARANCE;
on the contrary, all who see him are astonished and delighted. He may be
SEEN AT ALL ORDINARY HOURS,
without extra charge.
Wax Statue of John Brown, Living Baby Anaconda and enormous Serpents, Living Kangaroos, Seal, &c., beautiful Aquaria. Admittance 25 cents; children, 13 cents; Parquette, 13 cents extra.

LAURA KEENE'S THEATER.
EIGHTH WEEK
AND
LAST NIGHTS
OF THE
BEAUTIFUL SCOTTISH DRAMA,
BY
DION BOURCICAULT,
entitled,
JEANIE DEANS,
Or,
THE HEART OF MID-LOTHIAN,
ONE HUNDRED AND NINE THOUSAND PEOPLE
HAVE SEEN IT.
MISS LAURA KEENE as EFFIE DEANS,
MISS AGNES ROBERTSON as JEANIE DEANS.
Supported by
EVERY MEMBER OF THE COMPANY.
Doors open at 6½; commence at 7½.
Dress Circle Seats can be secured TEN DAYS in advance.
Balcony Chairs, 75 cents; Sofa Seats, 50 cents.

BROADWAY BOUDOIR, No. 444 Broadway, between Grand and Canal.—Manageress, Mrs. C. Howard. Stage Manager, H. Watkins. Musical Director, H. Eckhardt. This beautiful Parlor Theater, dedicated to
MUSIC! MIRTH! AND SONG!
Is now open with a
TALENTED COMPANY OF DRAMATIC ARTISTS.
A CAREFULLY SELECTED AND EFFICIENT ORCHESTRA.
MONDAY EVENING, Feb. 27, 1860.
First Time here of Mr. H. Watkins. Thrilling Sensation Play, depicting scenes in the
Old Dominion and Empire State.
Founded on the Brilliant Ledger Romance of the
HIDDEN HAND.
Archey, a New-York Newsboy, with song, "Flag of our Union." Mrs. C. Howard. Capitola Black, with new song, "Kissing on the Sly," Mrs. C. Howard. Capitola Le Noir, with Scena "Invitation to the Ball," Mrs. C. Howard. Wool, Cap's Major Dummy: Mr. H. Watkins. Black Donald: Mr. J. E. Nagle. Old Hurricane: Mr. W. Edwards. Plisqui: Miss Kate Singleton. Clara Day: Miss C. Walters.
During the evening the Orchestra will execute several beautiful airs, one composed expressly for the occasion.
THE BOUDOIR MARCH.....By Mr. H. Eckhardt.
For full particulars see small bills. Admission to all parts of the house, Twenty-five Cents. Front Seats reserved for Ladies. Private Boxes secured.

GEO. CHRISTY'S MINSTRELS at NIBLO'S SALOON,
CROWDED WITH THE ELITE AND BEAUTY OF THE CITY.
FOURTH WEEK OF THE AFRICAN GIANT.
GEORGE CHRISTY'S celebrated farce of the MUMMY.
Ginger Blue, with songs his original parts...GEO. CHRISTY
Messrs. Bidout, Wilmarth, W. Arlington, M. Lewis, and R. Smith in new and special acts.
Doors open at 6½—to commence at 7½. Tickets 25 cents.

THEATRE FRANÇAIS, No. 585 Broadway—MARDI, 28 Fevrier, 1860, Le ROMAN D'UN JEUNE HOMME PAUVRE; or, The ROMANCE OF A POOR YOUNG MAN.

WINTER GARDEN.
The return of the
COMIC MUSE
hailed nightly by
REFINED AND CROWDED AUDIENCES
with bursts of laughter and delight. While other theaters offer great attractions of the more solemn and sensation school, the Garden has become the home of
MIRTH AND GAYETY,
where, in the charming extravaganzas of
MRS. JOHN WOOD,
MR. JOSEPH JEFFERSON,
and a company unequaled for their ability in this character of performance, may be found a repast of merriment and vehement jollity, presided over by some of the brightest and most gaulsi spirits on the stage.
Mrs. JOHN WOOD, Mr. JOSEPH JEFFERSON,
Mr. GEORGE HOLLAND, Mrs. W. R. BLAKE,
Mr. A. H. DAVENPORT, Mr. T. B. JOHNSTON,
Mr. HARRY PEARSON, Mrs. J. H. ALLEN,
Mr. J. H. STODDART.
And the brilliant company of the Garden in
COMEDY,
MUSICAL EXTRAVAGANZA,
AND
BURLESQUE.
EVERY NIGHT.
EVERY NIGHT.
TO-NIGHT, Monday, the 27th,
Will be presented the Two-Act Comedy, received on its production, Wednesday night, with
SHOUTS OF LAUGHTER,
Entitled
THE GOVERNOR'S WIFE,
with the following cast:
The Governor, Mr. J. H. Stoddart; Hickory Short, Mr. Jefferson; Capt. Holystone, Mr. Pearson; Trevor, Mr. Davenport; Neb, Mr. Harrison; Miss Somerdown, Mrs. J. H. Allen; Letty Briggs, Mrs. J. Wood (with songs and dances.)
After which the Musical Extravaganza of
JENNY LIND,
in which Mrs. John Wood will give her celebrated
OPERATIC IMITATIONS.
Stanby Cap.....Mr. Joseph Jefferson
It had been the intention of the management to produce the "Last Edition of Ivanhoe" positively on Monday night; but the enthusiastic pleasure afforded by the
TWO GREAT COMIC PIECES,
THE GOVERNOR'S WIFE,
And
JENNY LIND,
makes it impossible to remove them at present from the bills.

WALLACK'S THEATER.
Doors open at 7; to commence at 7½ o'clock.
UNDIMINISHED TRIUMPH.
MR. LESTER WALLACK, MR. BROUGHAM,
MR. WALCOT, MR. DYOTT,
MRS. HOEY,
MRS. VERNON, MISS MARY GANNON,
MRS. WALCOTT, MISS MORANT,
In their great
Original Characters,
Aided by
MR. YOUNG, MR. LEVERE, MR. PARSLOE, &c.,
EVERY NIGHT,
In the
ROMANCE
Of a
POOR YOUNG MAN.
No free admission except the Press.
Box book open two weeks in advance.

NIBLO'S GARDEN.—COOKE'S ROYAL AMPHITHEATER.
MONDAY EVENING, Feb. 27, will inaugurate
THE LAST WEEK
Of the Equestrian Season in this city.
Last representation of the Grand Pageant of
THE FIELD OF THE CLOTH OF GOLD,
previous to the Company's appearance at the Boston Academy of Music on the 5th of March.
ALL THE GREAT FEATURES
will be displayed in the course of this week, including
THE MAGNIFICENT TOURNAMENT;
The sublime equitation of
ELLA ZOYARA;
Mr. JAMES ROBINSON'S Immense Act;
THE HANLON BROTHERS,
In their Bold and Original Aerial Feats;
THE MERRY SPORTS OF OLD ENGLAND;
THE STEEPLE-CHASE;
The Trained Mare ZAIDEE;
The Educated Horse DUCROW;
The Performing PONIES, &c., &c.
WEDNESDAY and SATURDAY, Feb. 29 and March 3,
Will be given the
GRAND CLOSING MATINEES.
WEDNESDAY EVENING, Benefit of
Mr. JAMES ROBINSON.
Boxes, 50 cents. Orchestra Chairs, $1. Private Boxes, $5 and $6 each.

VAN AMBURGH & Co's MENAGERIE.
Palace Gardens every MONDAY Afternoon and Evening.
LARGEST COLLECTION of ANIMALS in the WORLD.
Elephants, Lions, Tigers, Leopards, Pumas, Bears, Hyenas, Civets, Wolves, Sacred Cows, Zebras, Lamas, Ostrich, Zebus, Ichneumons, Coons, Peccaries, Anteaters, Fowzes, Macaws, Parrots, Mexican Dogs, Pheasants, Vultures, Condors, Squirrels, Rabbits, Guinea Pigs, Apes, Monkeys, Babboons, Doves, Rattlesnakes, Musk, Deer, Egyptian Weasel, besides many other rare, curious and interesting animals: performing Ponies, Monkeys, Mules, Elephants, Lions, Tigers, and Leopards.

HALL'S PICTURES,
AT THE
ACADEMY OF DESIGN,
10th-st., near Broadway.
Open Day and Evening. Admission Free.

NOW on Free Exhibition, a choice collection of
OIL PAINTINGS,
At WHITLOCK'S GALLERY, 366 Canal-st., West of B'dway.

Wants.

A RESPECTABLE middle-aged Catholic Lady, accustomed to keep house, would take a Situation as HOUSEKEEPER in a private family, or would nurse an invalid. Address J. M., Tribune Office.

UN chimiste français qui a travaillé longtemps dans l'impression des étoffes, et qui connaît bien son travail cherche un emploi. S'adresser Fitt street, 128.

WANTED—By a most willing and obliging young Woman, a situation as COOK, WASHER and IRONER, or to do GENERAL HOUSEWORK. Is a good Cook, Baker of Bread, Pies, &c., and an excellent Laundress. Would not as Nurse and Seamstress, or do Chamberwork and Washing if required. City reference. No objections to country. Call at No. 72 Bleecker-st., near Broadway, for two days.

WANTED—A situation as HOUSEKEEPER, or first-class COOK, by a Protestant English Woman, who perfectly understands cooking in all its branches. Has good reference. No objection to the country. Can be seen until suited, at the Employment Agency of the Protestant Episcopal Brotherhood, No. 124 4th-av., near 12th-st.

A GOOD DESIGNING DRAUGHTSMAN and practical MECHANIC, of unexceptional references, would like to have a situation in an already well-established Machine-Shop in or 50 miles around New-York, where he could enter into partnership after some time. Address T. H. M., Box No. 2,028 New-York.

ANY one can make $100 per month with $10 Stencil Tools. Stencil material furnished cheaper than elsewhere. Address (inclosing stamp) JOHN MILLIKEN, Lawrence, Mass.

FAMILIES in want of GOOD HELP will please call at Mrs. YORKSTON'S OFFICE, No. 24 4th-av., where a great number of Girls can be had for city or country, and no dishonest dealings practiced at her office.

FAMILIES, Farmers, and others, can obtain excellent SERVANTS, of all nations, at moderate wages—such as Cooks, Chambermaids, Laundresses, Waiters, Nurses, Dairy Maids, General Houseworkers and Housekeepers; also, Farmers, Gardeners, Coachmen, Grooms, etc. BROADWAY EMPLOYMENT INSTITUTE, No. 424 Broadway—ten years established.

SERVANTS IN GREAT ABUNDANCE.—French, German, Scotch, and Irish, together with English, French, and German FIRST-CLASS COOKS, with good references, may be obtained at the rooms of THE EMPLOYMENT SOCIETY, Nos. 18 and 14 Bible House, 8th-st., between 3d and 4th-ave. A Lady in attendance. The German, Italian, and French languages spoken.

THE BOOK-KEEPER of a late firm of Philadelphia wishes a SITUATION in that capacity in New-York. Best Philadelphia or New-York reference. Address L. W. LEEDS, No. 119 Broadway.

WANTED—A LAW CLERK, who has had experience in the general practice of an office, including examination of titles. Address, stating terms, Box No. 2,136 Post-Office.

WANTED—A respectable GIRL, to do the general HOUSEWORK, COOKING, and WASHING of a small family near the city. Call at No. 47 West 26th-st., between Broadway and 6th av., New-York City.

Chances for Business Men.

A RARE OPPORTUNITY.—An old and very long established retail HOT-AIR FURNACE, RANGE and STOVE ESTABLISHMENT in Connecticut, which is one of the very best stands in New-England, will now be sold if applied for soon. It will afford the purchaser an opportunity to step at once into a most desirable business, which has been, for the last fifty years, and is now very remunerative. Address,
C. B., care of Brimhall, Hodge & Co.,
No. 442 Broadway, New-York.

CAST-IRON FOUNDERIES and WOODEN TUBING MANUFACTORIES.—ANCHOR PUMPS, PATENT RIGHTS to LEASE for a certain percentage, by the Patentee, NEHEMIAH BODGE, at No. 24 East 16th-st. N. B.—Pirating infringers punished according to law, and informers liberally rewarded.

FOR SALE—The BROADWAY FOUNDERY and MACHINE SHOP, St. Louis, Mo., established 1836. This long-established and well-known Foundery is offered for sale on accommodating terms. The Foundery Building is 95 by 65 feet, and is furnished with Cranes, Cupals, Core Oven, &c., complete. The Machine Shop is 120 by 40 feet, 2½ stories high, and contains a large and well-arranged set of Lathes, Boring, and Planing Machines, &c., usually found in shops doing a general Machine business. The stock of Patterns is the largest and most valuable in the City of St. Louis. Flasks, Tools, &c., about Blacksmith Shop, Foundery, Machine Shop, and Boiler Yard in abundance. For particulars, address at St. Louis, Mo.,
CUDDY, CARPENTER & Co.

FOR SALE for $1,000.
An OLD ESTABLISHED BUSINESS, in a Country Town, a short distance from New-York, which will pay twenty per cent on the capital invested, above expenses.
For further particulars apply to JOHN RYCKMAN, Morristown, N. J., or J. J. FURMAN, at Arch, Young & Co.'s, No. 316 Broadway, N. Y.

FOR SALE—The STOCK, FIXTURES, and GOOD WILL of a PROVISION and SMOKING ESTABLISHMENT. The store is located in a central position, and has the facilities for doing a large and lucrative business. The Ice House (now filled) is capable of containing from 130 to 140 hhds. Apply at No. 73 New Canal-st., before 10 o'clock a. m.

$1,500.—WANTED, a PARTNER, with this sum, who can engage immediately in a light and pleasant manufacturing business; one that will pay 25 per cent profit, and from which at least $10,000 per annum can be realized. Apply at No. 368 Broadway, 3d floor, room 9.

$10,000 MAY be made by buying a FARM in the City of New-Brunswick, N. J. Inquire of T. B. M. D.

To Whom it May Concern.

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.

NOTICE TO TAX-PAYERS.—OFFICE OF COMMISSIONERS OF TAXES AND ASSESSMENTS, No. 32 Chambers-street, New-York, January 10, 1860.—Notice is hereby given that the Assessment Rolls of Real and Personal Estate of the City of New-York for the year 1860 are now open for public inspection, and will continue open until the 30th day of April next, inclusive. All tax-payers are earnestly requested to call and examine the same, in order that any errors in the assessments may be corrected. Also, all persons entitled by law to reduction of their assessments, by reason of being clergymen, or for military services; and also literary or charitable institutions, by law exempt from taxation, are requested to make application for such reduction or exemption, previous to the closing of the rolls on said 30th day of April.
The following section of the Act of April 14, 1859, is published for the information of tax-payers:
SECTION 10. During the time the books shall be open for public inspection, as heretofore provided, application may be made by any person considering himself aggrieved by the assessed valuation of his real or personal estate, to have the same corrected. If such application be made in relation to the assessed valuation of real estate, it must be made in writing, stating the ground of objections thereto, and thereupon the Commissioners shall examine into the complaint, and if, in their judgment, the assessment is erroneous they shall cause the same to be corrected. If such application be made in relation to the assessed valuation of personal estate, the applicant shall be examined under oath by the said Commissioners, who shall be authorized to administer such oath, or any of them, and if, in their judgment, the assessment is erroneous, they shall cause the same to be corrected, and fix the amount of such assessment as they may believe to be just, and declare their decision thereon within thirty days after such application shall have been made to them. No reduction shall be made by the Board of Supervisors of any assessment on real or personal estate imposed under this act, unless it shall appear, under oath or affirmation, that the party aggrieved was unable to attend within the period prescribed for the correction of taxes, by reason of sickness or absence from the city.—Laws of 1859, Chapter 302, Section 9.
A. J. WILLIAMSON,
J. W. ALLEN,
J. W. BROWN,
Commissioners of Taxes and Assessments.

PROPOSALS.—Proposals for ERECTING the WORKS of THE CITIZENS' GAS LIGHT COMPANY OF BROOKLYN will be received until the 10th of March. The Plans and Specifications are now ready for inspection at the office of the Company, No. 1 Post-Office Building, Montague-st., Brooklyn.
All proposals must be in writing, and addressed, under seal, to TYLER SABBATON, Engineer, at the Company's office, and indorsed "Proposals for building works."

Board and Rooms.

BOARD in WESTCHESTER COUNTY.—A lady with one child, residing in Mount Vernon, occupying her own house, near the Railroad Depot, can accommodate a small family with pleasant ROOMS and plain but substantial BOARD. For persons desirous of reducing expenses this offers an excellent chance of doing so. Distance from City Hall one hour, and trains making constant stoppages both ways. Best references exchanged. Address Mrs. P., Mount Vernon, Westchester County, N. Y.

Houses to Let.

A BROADWAY STORE to LET or LEASE—No. 256 Broadway, between Murray and Warren-sts; also, the LOFTS of the buildings Nos. 445 and 447 Broadway, together or in floors or rooms. Apply at No. 256 Broadway.

A RARE CHANCE.—To LET—14 years established—DRY GOODS STORE, Nos. 160 and 162 3d-av., all complete, with fixtures, &c. Apply to
L. J. HALL, No. 71 East 16th-st.

FURNISHED HOUSE to LET.—The HOUSE No. 92 10th-st., three rooms deep on two floors. It is completely and handsomely furnished, contains the modern conveniences, and is in perfect order. For permission to see the premises, apply to
JOHN G. KANE, No. 6 Hanover-st.

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.

SHOP to LET or LEASE—The five-story and basement BRICK BUILDING, well lighted—No. 139 Mulberry-st., with comfortable dwelling on Front. Inquire of J. S. ABRAMS, No. 632 Broadway, or J. C. JOHNSON, No. 36 Howard-st.

STEAM POWER, corner of Broadway and Broome-st., well lighted; room 30x100 feet.

TO LET.—The following high-basement HOUSES, with the modern improvements: No. 1 Abingdon Square, corner Bank and Bleecker streets, three-story, $850. Three-story and attic large house, No. 174 West 21st-st., $800. Three-story house, No. 167 West 26th-st., $650. Three-story house No. 273 West 19th-street, $550. Three-story house No. 130 West 24th-st., $650. Three-story house No. 14 Lamartine Place (West 29th-st.), $750. Three-story house No. 117 8th-av., $650. The neat two and a-half story brick house No. 165 West 17th-st.; rent $350. Also, the following English-basement houses: Four-story house (narrow) No. 315 West 22d-st., $600. Two of the brown stone houses in 22d-st., North side, between 7th and 8th ave.; rent $700 and $750. Three-story house No. 239 West 30th-st., $400. Three-story house No. 174 West 30th-st., $450; and others from $400 upward. J. & W. DENHAM, House Agents, 8th-av, corner of 16th-st. Office open from morning until 9 in the evening.

TO LEASE—The UPPER PART of the 5-story white marble BUILDING No. 855 Broadway. Apply to WILLIAM TAYLOR, No. 556 Broadway, or to JOHN TAYLOR No. 565 Broadway.

TO LET.—In South Yonkers, near Spuyten Duyvel, two or three FURNISHED COTTAGES, with every convenience, and in the midst of extensive grounds; very accessible to the city, with every convenience for gentlemen's families. For particulars, apply to E. H. LUDLOW & Co., (1,761) No. 3 Pine-st., near Broadway.

TO LET or LEASE—The four-story brick BUILDING and LOT No. 433 Broome-st., second door east of Broadway. Lot 25 by 101. Apply to
WM. & JOHN O'BRIEN, No. 29 Wall-st.

TO LET—UPPER PART of the White Marble Building No. 145 Fulton-st., near Broadway. Apply on the premises.

TO LEASE—For a term of years, a beautiful HOUSE, splendidly located, opposite Madison-square fronting 5th-av. and 25th-st., extending through to Broadway, known as the WORTH HOUSE. Inquire at No. 194 5th-av.

Real Estate for Sale.

A TRACT of about 75 acres for SALE, half a mile from depot at MORRISTOWN; has a plain farm house, 25 to 30 acres of timber, several fine building sites, several springs, and a brook, very cheap.
S. EDDY & Co., No. 51 Liberty-st.

A COUNTRY SEAT.—50 acres, in healthy neighborhood; 1½ mile from depot; 20 miles from New-York. Good buildings, fruit, &c. Inquire of L. McBEAN, No. 75 Pine-st., N. Y., up stairs. Price $4,200. Title perfect.

COUNTRY RESIDENCE.—For SALE or EXCHANGE for City Property, one of the beautiful and healthy HOMES in Southern Berkshire, Mass. The Farm contains 65 acres of fine land, with good buildings, situated not far from the residence of David Leavitt, esq., near the Salisbury Lake, and convenient to the Railroad Stations. For particulars, inquire, from 12 to 2 p. m., of J. VAN BUREN, No. 32 William-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 HOMER MORGAN, No. 3 Metropolitan Bank Building, Pine-st.

FARM for SALE—30 acres, with good Buildings, abundance of Grapes, Cherries, Apples and Berries of all sorts; of easy access, in Westchester County, 25 miles from New-York.
S. EDDY & Co., No. 51 Liberty-st.

FOR SALE—Cheap, and upon easy terms, or will be EXCHANGED for unimproved property in this city or Brooklyn, the IMPROVED PROPERTY, No. 79 3d-st., one of the best places in the city for the lager-beer or German boarding-house business. Apply to Mr. MILLER, No. 3 Johnst., N. Y.

FOR SALE—The FARM situate in the Village of White Plains, Westchester Co., containing 84 acres of land, lately owned and occupied by Wm. Barker; on said premises is a 2-story frame house, with suitable outbuildings. Part of the consideration money can remain on mortgage. For particulars inquire of SMITH BARKER, No. 179 Broadway, New-York City; UNDERHILL HALSTED, Rye, or JOHN FLANDRAW, opposite the premises.

FOR SALE—A beautiful COUNTRY RESIDENCE, 12 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. $4,250. Also, three-story brick HOUSE, with extension range, gas, &c., No. 55 Pacific-st., opposite Long Island Hospital grounds. Cost to build, $4,500; or, rented $500. Terms easy on both.
R. C. EMBREE, No. 37 Wall-st.

FOR SALE—Three first-class, four-story, brown-stone front HOUSES, with the modern improvements; Parlor and Hall Doors and Stairs black walnut; front Blinds mahogany, and one of the best sites on Murray Hill, on 37th-st., between Lexington and 4th-avs. Inquire at No. 49.

FOR SALE or to LET—The 4-story brick HOUSE, 16 feet front, 50 feet deep; lot 99 feet deep, situated at No. 131 West 38th-st., between 7th and 8th-avs.; good neighborhood; it has all modern improvements, and in good order. Part of the purchase money may remain on bond and mortgage. Apply at No. 361 3d-av.

FOR SALE or EXCHANGE for CITY PROPERTY.—A beautiful residence and grounds situated in the Village of Asbury, Warren County, N. J.; distant from New-York 50 miles, 2½ hours' ride, accessible four times a day by New-Jersey Central Railroad. The Village is in the center of the most productive and beautiful Valley of New-Jersey, with the Muscenetcong—a famous trout stream—running through its whole length, in point of healthfulness not to be surpassed, and having superior educational and church advantages. The property contains 11 acres, three of which are highly ornamented and beautifully arranged, laid out with well-shaded walks and drives, decorated by choice flowers and shrubs, the whole surrounded by evergreen hedges of juniper, hemlock, pirvit buckthorn, lilac, etc., in full perfection and order. A large, tasteful kitchen garden, well stocked with currants, raspberries, strawberries, &c. Also, a fine grapery. The cottage, a framed one designed by a skillful architect, is 2 stories, and built in the best manner. In size, 40 feet front by 26 feet, with a wing 26x24 feet, also of two stories, and corresponding. The house has large porticoes front and rear, bay windows on either side; the first floor containing hall, parlor, library, dining room, kitchen and pantry. The second, seven chambers and bath room, and servant's room in attic. There is also an ornamental ice-house, stable, carriage-house, poultry yards, etc. The place will be sold cheap, if applied for soon, or exchanged for city property. Price $10,000. Apply to
HOMER MORGAN
(315) No. 3 Metropolitan Bank Building, Pine-st.

FOR SALE—At Orange, N. J., the MANSION and GROUNDS in Scotland-st., known as West Lawn. The house is large and commodious, lighted with gas and heated by a furnace. The grounds comprise a little over three acres, and are highly ornamental, having been laid out with great taste, and planted with a great variety of choice trees and shrubbery, which have now attained a large size. A commodious stable and carriage-house are on the premises, as also a gas-house in complete order. The garden contains an ample supply of fruit of various kinds, and is in fine cultivation. For terms of sale inquire at No. 350 Broadway, up stairs.

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 72 Acres, fine Garden and Orchard. The House is two stories and attic, about 38x40, 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., Jauncey Court.

FOR SALE.—The two-story DWELLING HOUSE and LOT, situated in Jersey-st., Elizabeth, New-Jersey, and within two minutes' walk of the Depot. Apply to C. HILD, No. 25 Jersey-st., Elizabeth, New-Jersey.

FOR SALE—The three story brick, tin roof DWELLING HOUSE and LOT No. 114 4th-st., between Amos and Charles-sts. Apply to W. POST, St. Mark's Insurance Company, No. 67 Wall-st.

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 convenient 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. 82 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 converted 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. 589 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, at a Great Bargain, near Princeton, N. J., A SPLENDID FARM or COUNTRY SEAT, of 82 acres—14 acres Wood, balance cultivated, well watered by springs and wells, a great variety of choice fruit and shade trees. There are two houses; one is a first class, three-story frame House, 50x50, with extension 20x8—has modern improvements, &c. Also, a 1½ story Farm-House; the Barn and outbuildings are large and extensive. Price $11,000, including all the Stock, Crops, and Farming Implements. Terms easy. For full particulars, apply to A. SERGEANT, No. 15 Wall-st.

FOR SALE—The handsome four-story, brown-stone English-basement HOUSE No. 46 West 26th-st., Murray Hill. The House is elegantly finished, frescoed throughout, and ready for immediate occupancy. A large amount of the purchase money may remain on mortgage. Apply to W. T. CHURCH, No. 29 John-st., or to G. G. COFFIN, Post-Office, Newark-st. Can be seen during the day.

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