New Publications.

A NEW BOOK by the author of "Light on the Dark River."

We published WEDNESDAY, February 7,

ESPERANCE,
BY META LANDER.
Author of "Light on the Dark River," "Marion Graham," &c.

One vol. 12mo. Price $1 75.
NOTICES OF THE ADVANCED SHEETS.
From Transcript, Boston.

"Meta Lander, the nom de plume of this gifted writer, encouraged by the success of her previous works, has written a new novel, which in some respects is superior to her former books, and will attract the same if not greater interest."

From The Boston Post.

"A capital novel of the Beulah order, entitled 'Esperance,' is about to be issued from Sheldon & Co.'s press. It has many elements of permanent popularity, and its diction is unexceptionable."

From The Round Table.

"As we have already hinted we like the book. It is written in good, plain English, and the attempts at what passes for fine writing are so few that it is hardly fair to criticise them. The author is, moreover, evidently a careful observer of human nature. Every character introduced is human—which is saying a great deal for a modern novel. The moral of the book, too, is excellent. Under the guise of an attractive story, Meta Lander utters more wholesome truth than may be found in a score of ordinary sermons, yet so unobtrusively that the casual reader might overlook it entirely. As a work of art 'Esperance' may encounter severe criticism, but as a really good book—good as a story, good as a reflection of every-day life, and good as conveying a valuable moral lesson—we cordially commend it to our readers."

THE DRUNKARD'S CHILD;
OR, THE TRIUMPHS OF FAITH.
BY THE REV. SYDNEY DYER,
Author of "Songs and Ballads," &c. One vol., 18mo. Cloth. Price, 50 cents.

This is a most exquisite little poem, and portrays most vividly the horrors of the drunkard's home.

GRONDALLA,
A ROMANCE IN VERSE BY IDAMORE.
One vol., 12mo, red edges. Price, $2.

Park Benjamin said of it:

"I like it amazingly. I think it as interesting in narrative as Tennyson's late poem, Enoch Arden."

Recently Published:
The Only Full and Complete Account of Gen. Sherman and His Great Army yet Published.
SHERMAN'S MARCH THROUGH the SOUTH,
WITH
SKETCHES AND INCIDENTS OF HIS CAMPAIGNS.
BY CAPT. DAVID C. CONYNGHAM,
of "The New-York Herald."
One Vol. 12mo. Price, $1 75.

Major-Gen. HOOKER said of it: "It is the most complete and truthful work I have seen on that subject."

Major-Gen. Geary says: "It is the only one which is entitled to credit for real ability, truth and fairness."

Major-Gen. Logan says: "I have read your history of Sherman's campaign, and find it very correct."

A POWERFUL NEW AMERICAN NOVEL.
MARIAN ROOKE:
Or, QUEST FOR FORTUNE.
One volume, 12mo. By HENRY SEDLEY. Price $1 75.
FROM THE ENGLISH PRESS.
From The Reader.

"It has a value not to be awarded to ordinary works of fiction."

From The Press.

"A most striking, original and crisply-written story, and one which must rank among the very first which have ever reached us from the other side of the Atlantic."

SENT BY MAIL ON RECEIPT OF PRICE.

SHELDON & COMPANY,
Publishers, No. 498 Broadway, New-York.

THE OLD LAW BOOKSTORE.
ESTABLISHED 1830.
BAKER, VOORHIS & Co.
(SUCCESSORS TO JOHN S. VOORHIS,)
LAW BOOKSELLERS,
PUBLISHERS AND IMPORTERS OF
LAW BOOKS,
NO. 66 NASSAU-ST.,
Between Maiden-lane and John-st., New-York.

☞ We have a large stock of RARE and VALUABLE WORKS in every department of the LAW.

Also, a full collection of United States, State and English REPORTS and DIGESTS constantly on hand.

N.D.

Just Published:
THE FAIR LILIAS.
A NOVEL.
BY PIERCE EGAN, Esq.
432 octavo pages. Price, $1 50.

Editions of the following Novels, by Pierce Egan:
Life; Or, The Marble Heart..Price $1 50
Life; Or, The Marchioness Secret.....Price 75
[illegible] Flower.....Price 75
[illegible] Usy's.....Price 75
[illegible] Mond.....Price 75
Published by
DICK & FITZGERALD,
No. 18 Ann-st., N. Y.

Also for sale by all Booksellers in this place.
Copies of the above book sent by mail, to any address, free of postage, on receipt of the price.

SIMPLICITY and FASCINATION—LORING'S New Novel "is a nice book for a clean hearth and an easy chair. It is a natural, healthy book, written by a live person, about people of flesh and blood, who might have been our neighbors, and events which might happen to anybody. This is a great charm in a story. This book leaves a clean, pleasant taste in the mouth. The tone of it is high and true, without being obtrusively good. Such a book is a great relief among the 'sensational novels of the day,' as a quiet little bit of still life is to the eye after being blinded by the glaring colors of the French School."

Everybody likes it, everybody is reading it, and
THE SECOND EDITION
is going off fast.

Buy it at any Broadway Book Store, or from any prominent Bookseller. LORING, Publisher,
No. 319 Washington-st., Boston.

A BOOK and STATIONERY STORE in ITSELF.
THE BOOKSELLERS' PICTORIAL CHART,
Containing a complete list of all articles sold in the business. Printed in bold type and surrounded by a handsome border, elegantly printed in colors; size, 24 by 38 inches.
Sent by mail on receipt of price.
In Sheets 50 cents, and on Rollers 75 cents.
ANDREW PECK,
No. 122 Nassau-st., N. Y., or Box No. 4,183, P. O.

THE MAGIC WEB,
THE GREATEST PUZZLE EVER INVENTED.
Curious, New, Surprising.
Two kinds—10c. each.
Sent by mail on receipt of price.
ANDREW PECK, Publisher,
No. 122 Nassau-st., or Box No. 4,183.
N. B. Liberal discount to dealers.

NEW EDITIONS!—The Pictorial Double Nos. for Jan. and Feb. PHRENOLOGICAL JOURNAL, with PHYSIOGNOMY, ETHNOLOGY, PHYSIOLOGY and PSYCHOLOGY, now ready. 20 cents each, or $2 a year. Address FOWLER & WELLS, No. 389 Broadway, N. Y.

THE TRIBUNE ALMANAC
FOR 1866.
Third Edition Now Ready.

THIS POPULAR POLITICAL AND STATISTICAL ANNUAL CONTAINS:

ASTRONOMICAL DEPARTMENT:
Eclipses for the year 1866.
Lunar and Planetary Conjunctions.
Conjunction of Planets and other Aspects.
New and Valuable Tide Tables for 100 Places.
Jewish and Mahomedan Calendars.
Table of Sixty-one Bright Stars.
POLITICAL DEPARTMENT:
United States Government, Ministers, &c.
Senators and Representatives of XXXIXth Congress.
Laws Passed at the last Session of Congress.
Public Resolutions and Proclamations.
Slaveholders' Rebellion, or Chronicle of War Events.
The Union Party in 1865—Resolutions of the Union State Conventions on Reconstruction and Impartial Suffrage.
Impartial Suffrage—Laws in the Several States.
The Constitutional Amendment.
The Second Inaugural Address of President Lincoln.
President Johnson on Reconstruction and Impartial Suffrage.
ELECTION RETURNS for 1865, carefully compiled and compared with former Elections for THE TRIBUNE ALMANAC.
Territorial Election Returns for 1865.
States of the Union, Capitals, Governors, Time of Meeting of Legislatures, Time of State Elections.
The Territories of the Union—their Capitals and Governors.
Popular Vote for President by States in 1864, 1860 and 1856.
Foreign Countries, Form of Government, Rulers, Capitals, Area, Population, &c., &c.

We believe no other manual so compact and cheap as this will be found so convenient and useful for daily reference.

PRICE 50 CENTS. SEVEN (POST-PAID), ONE DOLLAR.
TWELVE DOLLARS PER HUNDRED, WHEN SENT BY EXPRESS.
ADDRESS ORDERS (WITH CASH INCLOSED)
THE TRIBUNE,
NEW-YORK.

New Publications.

NOW READY.

SOLD BY SUBSCRIPTION ONLY.
LIFE OF
THE MOST REVEREND
JOHN HUGHES, D. D.,
FIRST ARCHBISHOP OF NEW-YORK,
WITH
EXTRACTS FROM HIS PRIVATE CORRESPONDENCE.
By JOHN R. G. HASSARD.
Illustrated with a fine Portrait on Steel, and a fac-simile of the Archbishop's Handwriting.

Mr. John R. G. Hassard, the author of the Life of the Most Rev. Archbishop HUGHES, about to be published by the Messrs. Appleton, is a Catholic gentleman of fine literary ability and undoubted integrity, and I have entire confidence that he will make such use of the material's committed to his care by the family and friends of the late Archbishop, as to present the public with a most interesting and acceptable biography of that distinguished prelate.

J. ROOSEVELT BAYLEY, Bishop of Newark.

Beautifully printed on tinted paper.
Price, in Cloth, $4; in Half Morocco, $6.
Agents wanted in all parts of the country. Exclusive territory given, and liberal terms offered. Apply to
D. APPLETON & Co.,
Nos. 443 and 445 Broadway, N. Y.

JUST PUBLISHED:
DAY'S AMERICAN READY-RECKONER, containing Tables for rapid calculations of Aggregate Values, Wages, Salaries, Board, Interest Money, &c., &c. Also, Tables of Timber, Plank, Board and Log Measurements, with full explanations how to measure them, either by the square foot (board measure), or cubic foot (timber measure). Also, how to Measure Wood by the Cord, with Tables applicable to Piles of Wood of any shape, and showing in a simple manner how to ascertain the Contents in Cords of a Pile of any shape. Also, Tables of Land Measurements, showing the Contents of a Piece of Land of almost any shape, from a quarter acre up to ten acres, and telling exactly how to Measure Land in any quantity by Chains and Links, or by Yards and Feet. Also, telling how to describe a piece of land in deeding it. Also, giving information as to acquiring and locating a Farm on the Public Lands of the United States. By B. H. DAY. This Ready-Reckoner is composed of Original Tables which are positively correct, having been revised in the most careful manner. We think purchasers of this book will be satisfied that we have succeeded in making a Reckoner that anybody can comprehend. It is a book of 192 pages, and embraces more matter than 500 pages of any other Reckoner. Bound in boards, with cloth back. Price..... 50
Bound in cloth, gilt back. Price..... 75
Bound in leather backs (Pocket-Book style). Price.....$1 00

ALSO
MARTINE'S SENSIBLE LETTER WRITER; Being a comprehensive and complete Guide and Assistant for those who desire to carry on Epistolary Correspondence; Containing a large collection of model letters, on the simplest matters of life, adapted to all ages and conditions, the whole containing 300 Sensible Letters and Notes. This is an invaluable book for those persons who have not had sufficient practice to enable them to write letters without great effort. It contains such a variety of letters, that models may be found to suit every subject. Bound in boards, with illuminated cover and cloth back, 207 pages. Price..... 50
Bound in cloth..... 75
Published by DICK & FITZGERALD,
No. 18 Ann-st., N. Y.

Also for sale by all Booksellers in this place.
Copies of the above books sent by mail to any address, free of postage, on receipt of the price.

CATASTROPHE ON SKATING POND, illustrated in colors, with music of Matilda Toots..50c.
"I Have Heard Sweet Music Stealing,"
Beautiful Song and Chorus.....30c.
Silver Trumpets Grand March.....50c.
FREDERICK BLUME, No. 208 Bowery.

EXCELSIOR MUSIC for Violin and Flute; the most popular Songs, Waltzes, Polkas, Schottisches, Marches, Operas, &c., in 18 books, $1 75, mailed; 6 numbers, 80c.; 15c. each. FREDERICK BLUME, No. 208 Bowery.

Corporation Notices.

MAYOR'S OFFICE, NEW-YORK, Jan., 1866.

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 by the Health Commissioners that all persons who have not been Vaccinated within five years should avail themselves immediately of the opportunity thus afforded, or have the operation performed by their own physicians.

THE NEW-YORK DISPENSARY is located at the corner of Centre and White streets.

THE EASTERN DISPENSARY is located at the corner of Essex and Grand streets, over Essex Market.

THE NORTHERN DISPENSARY is located at the corner of Waverley place and Christopher street.

THE DEMILT DISPENSARY is located at the corner of Second avenue and Twenty-third street.

THE NORTH-WESTERN DISPENSARY is located at No. 511 Eighth avenue.

THE NORTH-EASTERN DISPENSARY is located in Fifty-ninth street, between Second and Third avenues.

JOHN T. HOFFMAN, Mayor.

OFFICE OF CLERK OF THE BOARD OF COUNCILMEN, No. 5 CITY HALL, NEW-YORK, Feb. 6, 1866.

THE COMMITTEE on LAMPS and GAS of the Board of Councilmen will meet in Room No. 5, City Hall, on FRIDAY, the 9th inst., at 1 o'clock p. m., when the subject of the complaints against the several Gas Companies will be considered.

All parties interested are requested to appear without further notice. By order of
GEORGE D. KELLOGG,
MILNOR IMLAY,
JAMES LONG, } Committee.

Hotels, &c.

AMERICAN HOTEL, Broadway and Eighth-st., New-York, on the European Plan. Rooms, in suite or singly, at moderate rates.

CONGRESS HALL, Albany, N. Y.—The undersigned respectfully announces that this well-known and popular Hotel has, during the past season, been thoroughly refitted and newly furnished, and is now complete in all its appointments, for the comfort and convenience of guests. Its contiguity to the Capitol and State offices makes it a desirable residence for those visiting Albany on public business.
ADAM BLAKE.

Houses and Farms Wanted.

COTTAGE WANTED—Within a short distance of the city, furnished or unfurnished. Would lease or purchase if location suited. Address M., Box No. 2,784 N. Y. Post-Office.

WANTED to PURCHASE—A modern-built COTTAGE, with large garden, or one or two acres of land, within 25 miles of the city, either in New-Jersey or on the line of Hudson River Road. Address, stating price, which must be moderate, also all particulars, B, Tribune Office.

WANTED to RENT—On west side of city, above Fourth-st., three ROOMS with Fire-places, and three BEDROOMS. Address G. CHARLES, Station A.

FARM WANTED.—An old and experienced farmer and gardener, familiar with the cultivation of fruits, flowers, vegetables, and with ordinary farming, is desirous of hiring or taking on shares a well-stocked FARM, accessible to market. Best of references as to capability and integrity. Address, A. R., Box No. 4,700 New-York Post-Office.

To Let.

A RARE CHANCE—STORE No. 264 Bowery, to LET; suitable for Dry Goods, Fancy Goods, or Millinery. Apply to DAVIDSON BROTHERS, No. 264 Bowery.

TO LET—From 1st May, the RESTAURANT known as CROOK'S HOTEL, No. 195 Washington-st., opposite Washington Market; a large four-story brick building, with modern improvements and conveniences. Rooms and interior arrangements can be seen from 9 to 11 a. m., and from 3 to 6 p. m. For particulars inquire of CALDWELL & MORRIS, No. 20 Old-slip, cor. Water-st., up stairs.

TO LET—A Gentleman, about to leave for Europe, wishes to RENT his HOUSE, furnished, one year from May next. Possession given about 20th of April. House is three-story brown stone, near Fifth-ave., on Murray Hill. Price moderate. Inquire of Mr. BATES, 343 Broadway.

TO LET—A very desirable OFFICE on 2d floor of No. 249 Broadway. Also, 2 Desk Rooms in front office. Apply at Room No. 1.

TO LET—An OFFICE in Wall-st. until the first of May, from March 1. Address Box No. 266, Post-Office, N. Y.

OFFICES TO LET,

With all the modern improvements, splendid Light and Ventilation, suitable for
BANKS, BANKERS, BROKERS, MERCHANTS, LAWYERS, RAILWAY, INSURANCE AND OTHER COMPANIES,
IN BUILDINGS
Nos. 38, 39, 40, 42, 57, 64, 66, 69, 71, 73, 78 and 80
BROADWAY,
Nos. 5, 7, 17, 19, 34, 36, 49 and 53 NEW-ST.,
ALL NEAR WALL-ST;
Nos. 4, 6, 11, 17, 19, 21, 38 and 50 BROAD-ST.,
Nos. 4 and 19 WALL-ST.,
AND
Nos. 55 and 57 EXCHANGE-PLACE.
APPLY AT THE OFFICE OF
EDWARD MATTHEWS,
No. 19 Broad-st., corner Exchange-place.

Real Estate for Sale.

FOR SALE—Completely furnished and with every appliance for housekeeping, a small three-story brick HOUSE on Thirty-ninth-st., between Lexington and Third-aves. Apply to W. L. TYSON, foot of Seventh-st., East River.

WE OFFER, for $5,000 each, three handsome Philadelphia brick English basement HOUSES, on Cumberland-st., Brooklyn; hot and cold water all over, range, gas and gas-fixtures. The cheapest property within 30 miles of New-York. RIDER & FORD, No. 71 Broadway, Room 52.

Real Estate for Sale.

ALL WANTING FARMS.
Large and thriving settlement, of Vineland; mild climate; 30 miles south of Philadelphia by railroad. Rich soil; produces large crops; twenty acre tracts, at $25 per acre, payable within four years; good business opening; good society. Hundreds are settling and making improvements. Apply to CHAS. K. LANDIS, Postmaster, Vineland, Landis township, N. J. Letters answered. Papers containing full information will be sent free. *From Report of Solon Robinson, Agricultural Editor of The Tribune: It is one of the most extensive fertile tracts, in an almost level position and suitable condition for pleasant farming that we know of this side of the Western Prairies.*

A FIRST-CLASS FARM for SALE in Dutchess County, Town of Beekman; good buildings, abundance of fruit and shade; 105 acres. Sold on reasonable terms. Apply to Mr. JOHN KELLY, No. 85 West Twenty-seventh-st., or M. CUNNINGHAM, on the premises, Beekman.

A LARGE number of FARMS and COUNTRY RESIDENCES for SALE—Located from 3 to 30 miles from this city, at prices from $2,000 to $40,000 each. Apply to PARSONS & WARD, No. 79 Cedar-st.

CHEAP MARYLAND FARMS.
$10 TO $40 PER ACRE.
Send stamp for Descriptive Circular to
H. P. CHAMBERS, Fredericksburg, Md.

CITY and COUNTRY REAL ESTATE at PRIVATE SALE.—Our descriptive list can be obtained from 10 to 4 o'clock, or by mail, upon receipt of stamp. DAY & PALMER, No. 319 Fourth-ave.

FOR SALE—A splendid FARM of 170 acres, including 20 acres hard wood. On the farm is a large two-story house, two large barns, and other buildings, all of which are in good order; an orchard, consisting of 500 of the choicest varieties standard and dwarf pear trees, also a large orchard of grafted apple trees, in full bearing, and a young orchard in partial bearing.

The farm keeps 60 head of cattle, and cuts annually about 100 tuns of hay, mostly of the first quality.

On the farm is a fine herd of Alderney cattle; also half breeds and native stock.

A full stock of machines, tools, steaming apparatus, wagons, carts, and everything necessary for a farm of its size, which will be at the option of the purchaser of the farm.

The farm is in Woodstock, Conn., within a half mile of church, academy, district school, large Summer boarding-house and post-office. Said to be the best farm in Windham County. For further particulars, inquire of Dr. WM. H. SMITH, Newport, R. I.

FOR SALE—In Jersey City, corner of Grove-st. and Pavonia-ave., the elegant double HOUSE, furnished with gas, hot and cold water, bath, &c., containing 18 rooms, 12 pantries, &c., with a well-arranged Conservatory, with Brick Stable and Carriage House. The premises occupy four Lots, laid out with Fruit Trees, Grape Vines, Shrubbery, &c. This House was built by day's work. The location is unsurpassed, with an observatory overlooking the bay of New-York and surrounding country. In such a residence, within 20 minutes of the City Hall, New-York, one may enjoy a city life with the pleasures of a country home. Three-fourths of the purchase money can remain on bond and mortgage. Apply on the premises or to C. H. A., No. 212 Greenwich-st., New-York.

FARM FOR SALE—Seventy-five acres—of which 65 have been put in perfect order, stoned and ditched. The barns are extensive and in excellent order. The horses, cows and poultry, of which the stock is large, will also be sold. The farm is in the township of Monroe, 2½ miles from the depot at Morristown, New-Jersey. Also three farms on the east bank of the Hudson, 6 miles south of Albany, about 287 acres. Apply to
E. & G. W. BLUNT, No. 179 Water-st.

FOR SALE—A four-story and basement brown stone front HOUSE, having all modern improvements, in first-rate order, being newly painted throughout. Neighborhood first class. Inquire on the premises, No. 219 East Fiftieth-st.

FOR SALE—A very desirable FARM of 80 acres, with good improvement, and in good condition, in Fairfield County, two hours and a half from New-York, and half a mile from Milton Depot on Norwalk and Danbury Railroad. Immediate possession, and very low price. Apply to BENEDICT & COIT, No. 4 Pine-st.

FOR $25,000, for this week only, four of those beautiful four-story, high-stoop HOUSES on the south side of Forty-ninth-st., 100 feet west of Sixth-ave., 21.8 front and rear, by 53 feet deep. Lot half the block. Possession by March 15. Inquire of the owner on the premises. JOHN C. SARES.

FOR SALE—A FARM of 336 acres in Berkley Co., Virginia, two miles from depot on Baltimore and Ohio Railroad; price $4,000. Inquire of R. R. NICHOLAS, Room No. 9, No. 35 William-st.

FOR SALE—A splendidly furnished HOUSE on Murray Hill. Possession given immediately. Apply to LODER BROS. & CO., Nos. 313 and 315 Broadway.

FOR SALE—Valuable FARM and MINERAL LANDS of 225 acres, with DISTILLERY on the same, two miles from the depot of the Morris and Essex Railroad at Dover, Morris Co., N. J. Address Dr. ROSSI or JAS. HOUGHTON.

FOR SALE—A COUNTRY RESIDENCE.—A first-class country place for sale in Llewellyn Park; for full particulars see Independent this week and next. Apply to L. S. HASKELL, Orange, New-Jersey.

HOUSE for SALE in BROOKLYN, within 30 minutes of the ferry by car.—A desirable HOUSE, built of brick; brown stone basement and trimmings; three-story, basement and sub-cellar, in a healthy and pleasant location; modern improvements; possession immediate. Terms easy. Call on or address H. T. L., No. 145 Fulton-st., New-York, dining-saloon.

IRON WORKS, ROLLING MILLS, STEAM AND WATER POWER FOR SALE near New-York. WATER POWER and 40 acres in Oneida County; splendid location, and very cheap. WATER POWER and 800 acres near New-York; 200 feet fall within half mile.
J. H. JACKSON, No. 155 Broadway.

ORANGE, N. J.—FOR SALE—Two large HOUSES, with modern improvements, and a very fine ornamental COTTAGE adjoining. Excellent location, near Valley Depot, plank walk, &c. A. O. VAN LENNEP, No. 52 Cedar-st., up stairs.

PLAINFIELD, N. J.—Several first-class HOUSES, FARMS and LOTS, from one to twenty acres; a great variety of building sites, beautifully situated, for SALE. Also, Houses to RENT. New, tasteful and convenient residences erected immediately on application, with security of disposal. For business circular and other information, apply to E. DEAN DOW & SON (office near Depot), Plainfield, N. J.

ROLLING MILL for SALE.
The CATASAUQUA MANUFACTURING COMPANY offer for SALE their ROLLING MILL, situated at Catasauqua, Lehigh Co., Penn. The mill is nearly new and in excellent condition. It has 8 single and 2 double puddling furnaces, rotary squeezer, paddle rolls, 5 heating furnaces, 1 train of rolls for large size iron, 1 10-inch train for small sizes, 1 train for boiler and armor plates, with reversing gear, 1 steam-engine for blast, 2 vertical steam-engines for driving the mill. There are 27 workmen's houses belonging to the mill. The situation cannot be excelled, it being in the center of the Iron and Coal region of the Lehigh Valley. Application to be made to R. J. LEEDOM, No. 350 North Delaware-ave., Philadelphia; THEODORE STURGES, No. 241 Pearl-st., New-York; or at the Mill, where the property can be seen.

SIX ELIGIBLE LOTS FOR SALE on Eighty-fifth and Eighty-sixth-sts., near Madison-ave., forming a plot 75 feet by 200 feet. They are well suited for a Church or other large building.
C. & G. WOODMAN, No. 60 Wall-st.

TRYON ROW.—For SALE—Just east of the City Hall, a large and valuable piece of PROPERTY with three fronts, suitable for any business requiring room and light. Apply to E. H. LUDLOW & Co.,
(P 1,769) No. 3 Pine-st.

$2,000.—For SALE—Two three-story brick HOUSES in Williamsburgh; $1,000 to $1,200 can remain on mortgage. Apply at the Arion Piano Company's Warerooms, No. 420 Broome-st., New-York.

GREAT WESTERN LAND AGENCY.
H. G. MAIR, Nos. 40 and 42 Broadway, N. Y.
Locations made for parties from selected Quarter Sections (160 acres) of the choicest of Farming or Pine Timber Government Lands in the States of Michigan, Wisconsin, Missouri, Iowa, Minnesota and Kansas, and Territories of Nebraska and Dacotah.

FREE HOMES FOR ALL.
BEST LANDS IN THE WORLD.
Complete instructions furnished those desiring to settle upon Government Lands under the Homestead enactment, WHERE and HOW to secure a choice selected Quarter Section (160 acres) in either of the above States and Territories.
Special attention given to Soldiers' locations under amended Homestead Act. Improved Farms, richest of soil, beautiful locations, for sale at low rates, in all of the Western States.
TAXES PAID. TITLES EXAMINED.
Bounty Land Warrants and College Scrip located by special contract. Our facilities for sale of good Western improved Farms are unexampled. Correspondence for sale of such invited. For particulars send postpaid envelope, with address, for Circular, GREAT WESTERN LAND AGENCY, Box No. 6,000, New-York. Refer, by permission, to His Excellency REUBEN E. FENTON, Governor of the State of New-York.

TO OUR FRIENDS.—If, as has been asserted, that dreadful scourge, the Cholera, should visit us this Summer, it is the duty of every family to prepare a home for themselves. We would advise them, therefore, to call on the HOMESTEAD IMPROVEMENT Co., Central Buildings, East New-York. Terms to suit everybody.

EAST TENNESSEE LAND AGENCY.
COCKRILL & SEYMOUR,
REAL ESTATE BROKERS,
Knoxville, Tenn.,
Offer for SALE valuable LANDS of every description in all parts of East Tennessee. Information concerning real estate promptly and gratuitously furnished.

HENRY C. WHITNEY & Co.,
REAL ESTATE BROKERS AND ATTORNEYS,
NASHVILLE, TENN.
HIGHLY IMPROVED FARMS,
SPLENDID MILL SEATS,
RICH IRON AND COAL FIELDS
MARBLE QUARRIES
and
in East Tennessee. Superior
COTTON PLANTATIONS
on the Alabama and Tombigbee Rivers, and
IRON LANDS
in Alabama, all at very low prices, and in lots and of qualities to suit all classes of buyers.

Real Estate for Sale.

A VALUABLE STEAM SAW-MILL and SITE for SALE, in Darien, Ga., on most desirable terms. Attached to the Mill are about 17 acres of land, on which are two House Lots in the city. Everything, even slabs and edging, sold regularly. For further particulars address
WM. L. COLLINS, Darien, Ga.

A FARM for SALE—Of 44 acres, situated in the town of Eastchester, about one mile from Tuckahoe Depot, on the old post road to New-York; under a good state of cultivation, bringing good crops, with fine building site for a gentleman, with a variety of good fruits. A never-failing well of water in the house. A. REYNOLDS, Eastchester, Westchester County, N. Y.

AN Elegant Corner HOUSE with STABLE, situated on corner of Second-place and Henry-st., Brooklyn; is in a first-class location in every respect, and complete order. House is 34 feet in width, lot 133 feet deep. For sale on easy terms; possession at once if desired. Apply to E. R. KELLOGG, No. 139 Pearl-st.

A VERY tasty COTTAGE at Rahway, one hour by rail; in good order; convenient to Depot; must be sold; terms easy. JAQUES, No. 40 Dey-st.

A FEW first-class RESIDENCES in Morrisania, West Morrisania, Fairmount, Tremont, and Fordham, at $5,000 to $15,000, are for SALE. Apply quickly to DEMOREST, Melrose Depot, one mile from Harlem.

BEAUTIFUL FARMS near Somerville, Rahway, Boundbrook, and other points; productive land; choice fruit; prices low; terms easy. JAQUES, 40 Dey-st.

COUNTRY HOUSE for SALE.—Rare chance for a Summer hotel. East end of Long Island, directly on Peconic Bay, in the healthiest region in the world; only 4½ hours from New-York. Fine driving, bathing, boating, fishing, &c. A large double country house, with extension; can now accommodate 40 to 50. An acre and a half of ground, barns, sheds, out-houses, garden, fruit trees and vines. Can easily be made ready for the coming Summer. Apply to CARRINGTON & Co., No. 30 Broadway, or IRA B. TUTHILL, Cutchogue, L. I.

COUNTRY SEAT for SALE at NEWBURGH—On Carpenter-ave., an English Gothic house, built of brick in the most substantial style, about 40 feet square, with all the modern improvements, gas, water, heater and ventilators throughout, together with five acres of ground, laid out with fruit, flowers, lawn, &c. Will be sold low on reasonable terms. For full particulars, apply to WYCKOFF & LITTLE, Montague-st., near Court-st., Brooklyn.

FOR SALE in BROOKLYN—A brown-stone and mastic detached RESIDENCE, No. 300 Washington-ave., between Gates and Greene. House 33x85 feet, with extension 15x17, in complete order, and with all modern improvements; two parlors, dining and reception room, and kitchen on first floor, five bedrooms, bath-room, &c., on second, and four bedrooms on third floor; stable, coach-house, and poultry yard fronting on Hamilton-st. Ground 75 feet on Washington-ave. by 212 feet to Hamilton-st. Garden tastefully laid out, and filled with choice fruit trees. Price, $21,000. Furniture at a valuation, if desired. Apply to BURGESS & GODDARD, No. 73 Murray-st.

FOR two-story, attic and basement HOUSE, filled in with brick, 12 rooms and bedrooms, gas, water, range, good fire-place heater, good yard and wood-house, $4,500. Part may remain on mortgage; near the Brooklyn City Railroad, within three minutes of Tenth and Twenty-third-st. Ferries, and 10 to 12 minutes of five others landing in New-York. S. D. CLARK, corner Ferry and Franklin-sts., Greenpoint.

FOR SALE.—A first-class FARM of 85 acres, in a high state of cultivation; new frame house, two-story, with basement, very commodious and in complete order, and good outbuildings; an abundance of choice fruit and ornamental trees, situated at Queens, Long Island, near the Long Island Railroad Station. Apply to A. M. WAY, on the premises.

FOR SALE—On South Oxford-st., near Mr. Cuyler's Church, a first class, 3-story, high stoop, basement and sub-cellar, brown stone front HOUSE, with or without the furniture, which is entirely new; all the improvements; has been built in the most substantial manner, and is in the very best of order; location unsurpassed; will be sold right and terms to suit. Permits only from A. KNOWLTON, No. 305 Fulton-ave., corner of Portland-ave., Brooklyn.

FOR SALE—Valuable VACANT PROPERTY in BROOKLYN, near the Catharine Ferry and near the River. Very desirable for Manufacturing purposes. For SALE to close an estate. B. G. HITCHINGS, Executor, No. 191 William-st., New-York.

FOR SALE—A substantial FRAME HOUSE filled in with brick, 40x40 feet, with one Acre of Ground, Stable, &c., at Bay Ridge. The Greenwood Cars pass constantly. Price $6,000.
Apply to CVINGTON BROTHERS,
No. 249 Fulton-st., Brooklyn.

FOR SALE—In Twelfth-st., first House west of Broadway—The large Brown-stone front HOUSE with lot of extra size. The house is one of the best in the city. Will be sold with or without furniture. Apply to HOMER MORGAN, No. 2 Pine-st. (635.)

FOR SALE in Brooklyn, on the Hights, an elegant brown stone HOUSE, with the complete and costly FURNITURE. Price, $45,000. Apply to HOMER MORGAN, No. 2 Pine-st. (637.)

FOR SALE or EXCHANGE—The finest Country Residence in Queens County, situated at Jamaica. Apply to AARON A. DEGRAUW, No. 25 South-st.

FOR SALE or to LEASE—The RESIDENCE of H. P. KELLOGG, esq., situated upon the Sound shore, about one mile from the depot at New-Rochelle, Westchester County. The House is large and convenient; fine shade trees of large growth; ample stable room. Apply to P. C. BULKLEY, No. 43 Wall-st., Jauncey court.

FOR SALE—One of the most complete, well finished brown-stone and brick front HOUSES to be found; four-story, Basement and Cellar, complete; high-stoop, with Furnace, Dumb-waiter, Wash-tubs; Croton Water and Gas from cellar to attic; in complete order throughout. Apply at No. 219 Ninth-st., near Second-ave.

FOR SALE.—The best PINE GROVE within 300 miles of New-York, and 50 miles of the State's center; 5 miles from canal; easy descent. Two mills, storehouses, dwellings, barns, utensils, &c.; 800 acres of good farming land; 25 cleared. A fortune to whoever works up the timber. Would take improved property in or near the city or will allow the timber to be worked on a royalty per thousand feet. Apply to C. PARTRIDGE, No. 72 Front-st., N. Y.

FOR SALE—A handsome COUNTRY RESIDENCE, one mile from the Depot at Paterson, N. J. Large dwelling, nearly new, with Barns, Stables and other Outbuildings; suitable for a gentleman's residence; 2½ acres of Land, well stocked with Fruit and Shade Trees. Price $12,000. If desired more land may be had. Apply to A. A. FONDA, Paterson, N. J.

FOR SALE—A HOUSE and LOT, on the corner of Third-st. and Washington-ave., Morisania, Westchester Co. House contains 10 rooms, with 2 attics, large cellar, cistern and well, and barn. Price, $5,000. Also, a DOUBLE HOUSE; price, $1,800. Terms favorable. Inquire on the premises.

FOR SALE, in Brooklyn—50 HOUSES, on the line of Fulton-ave., on Lafayette, Oxford, Carlton, Cumberland and Adelphi-sts. and Greene-ave.
THOS. WELWOOD, No. 79 Cedar-st.

FOR SALE—COUNTRY SEAT at Clifton, Staten Island, delightfully located, on high ground, about 1½ miles from the landing; fine dwelling-house and outbuildings; choice fruit and shade trees; commanding view; surroundings unexceptionable; 13 acres of land; price $20,000. Apply to A. JOURNEAY, No. 6 Pine-st.

FOR SALE in BROOKLYN—A two-story and extension FRAME HOUSE, filled in, containing ten Rooms, Cellar and Attic. Water and Gas. Cars pass the block. D. THOMSON, No. 46 Stone-st.

FOR SALE—Very low, on easy terms, two-story and basement frame HOUSE, perfectly adapted for two families, No. 20 West Forty-third-st., near Fifth-ave., with very valuable Ground Lease of 56 years; rent only 2½ per cent on value of ground. Apply on premises.

FOR SALE—A very cheap FARM of 102 acres, 40 miles of New-York, on the New-Jersey Central; good for all kinds of grain, peach-growing, &c. Price $50 per acre. No. 191 Broadway, Room No. 4.
DAY, FINDON & Co.

FOR SALE—A desirable DWELLING HOUSE, half hour from Wall-st. Apply to ST. NICHOLAS INSURANCE COMPANY, No. 166 Broadway.

HOUSES and LOTS for SALE by PIERCE & MARTIN. Office, No. 143 East Thirteenth-st., N. Y.
In 21st-st., bet. 7th & 8th-ave., 3-story brick, 24x50, lot 107, $1,500
In 31st-st., bet. 2d & 3d-ave., 3 st'ry br'n stone, 18x50, lot 100, 15,000
In 2d-av., bet. 16th & 17th-sts., 4 story brick, 22x56, lot 100, 16,500
In 71st-st., bet. 3d & 4th-ave., 2-story cottage, 22x24, lot 100, 7,500
In 43d-st., bet. 7th & 8th-ave., 3-story brick, 23x50, lot 100, 9,000
In 32d-st., bet. 1st & 2d-ave., 4-story brick, 18x45, lot 100, 5,500
In 52d-st., near 10th-ave., 2 lots, 25x100. Price $1,300 each.

EXCHANGE for a HOUSE or COUNTRY SEAT, First-class MERCHANDISE.—Will give a decided bargain. Will pay part cash. Principals only address WOODWARD, Tribune Office.

TO PRIVATE FAMILIES desiring a pleasant COUNTRY RESIDENCE during next year.—A gentleman has just erected a large and commodious building in the upper part of Westchester County, containing some 30 rooms, with large parlors, dining and billiard-rooms; delicious water at the door; ice-house, barn, stables, good garden spot, fine play-ground for children, and large pond of water for fishing or boating; the whole thing admirably arranged for the accommodation of about 50 persons, including servants. This is a fine opportunity for about four or six private families to club together, and, where the families are known to each other, would make it pleasant and comfortable as a residence during the whole year, as it is of easy access by railroad, just 20 minutes' walk from the station. Persons can be here at 9 a. m. and leave at 5 p. m.; full advantage of express trains. Price per year, $2,000. Brokers furnishing tenants will be allowed the usual commission up to the 1st of February. References will be required as to character and responsibility. For further particulars, apply to JOSEPH PICKARD, Rotunda Building, under Croton Aqueduct Board, City Hall, or to O. F. HICKOK, Park Bank.

THE PREMISES Nos. 9 and 11 Thames-st., corner Trinity-place, 50 feet on each street, for SALE by CHARLES H. CLAYTON, No 157 Pearl-st.

LEASE of a BROADWAY STORE for SALE—Located above Canal-st.; size, 18x75. Rent very low, and Lease for sale cheap. Inquire of
C. LEMBKE & Co., Opticians, No. 1 Vesey-st.

A.—For all TRANSACTIONS IN and SALES of REAL ESTATE, in all parts of the city and vicinity, see INSURANCE AND REAL ESTATE JOURNAL published at No. 39 Nassau-st., opposite Post Office. Subscription $1 per annum.

Sales by Auction.

AT PUBLIC SALE.—The subscribers will sell at public sale on TUESDAY, Feb. 13, 1866, at 1