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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 Montclair, 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
F. & G. W. BLUNT, No. 179 Water-st.

FOR SALE—At Greenwich, Conn., 29 miles from this city by New-Haven Railroad or steamboat, a delightful COUNTRY RESIDENCE, with three acres of LAND. House large and nearly new, with all the city improvements. Abundance of Fruit, &c., &c. Price $16,000. Apply to HOMER MORGAN, No. 2 Pine-st. (609)

FOR SALE—Preakness, 5 Miles from Paterson, N. J.—80 acres of good LAND; House 26 by 36, with addition of 18 by 20, Barn 26 by 36, all nearly new and in good order; good neighborhood; Churches and Schools near by. Price $9,000; one half can remain. Apply to J. Q. FOWLER, No. 66 Broad-st., N. Y.

FOR SALE—In Yonkers, a splendid MANSION; rent, $550 00. Also one for $12,000. Also the four-story brick HOUSE, No. 11 Ashland-place. Also, the four-story, brown-stone HOUSES, Nos. 156 and 158 East Fourteenth-st. Also, the large, double HOUSE, No. 45 Grove-st. Also for sale or to let, three handsome COTTAGES near Paterson, N. J. Apply to GEORGE COOK, Auctioneer, No. 91 Liberty-st.

FARM for SALE—Containing 36 acres of first-rate LAND, with improvements and a variety of Fruit, at Bell's Corners, one mile from the Village of Five Corners, Cayuga County, N. Y., near the Mail Stage Route, and equal distant from Ithaca and Auburn. For further particulars address JOHN S. KENYON, East One-hundred-and-eighteenth-st., New-York City.

FOR SALE—At Malden, Ulster County, splendid Stock FARM. Fine view of Catskill Mountains and the River; land exceedingly fine, and filled with choicest fruit. Buildings commodious and good. Very cheap, at $4,000. For particulars, apply to RIDER & FORD, No. 71 Broadway, Room No. 52.

FARM for SALE—In Orange Co., N. Y., 6 miles from Newburgh, adjoining Orange Lake, 196 acres, two good dwellings and necessary outbuildings; good water, wood land, and plenty of fruit; possession 1st of April next; terms to suit. H. A. SPEARD, No. 65 Wall-st., New-York, or No. 156 Remsen-st., Brooklyn.

FIRST-CLASS MANSION, with Nine Acres Lawn and Garden, in Burlington, N. J., adjoining the Episcopal Church, for SALE, with immediate possession. Also, a complete COTTAGE and 10 Acres below cost. Apply at No. 25 Main-st., Burlington.

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FOR SALE, in BROOKLYN—Fifty HOUSES, in good locations, on the line of De Kalb and Fulton-aves. Prices from $3,500 to $5,000. Terms easy.
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FOR SALE—A 4-story English basement HOUSE and LOT, No. 165 East Nineteenth-st. To be seen from 2 to 6 o'clock p. m. Price, $12,000.

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GRAIN, GRASS, and FRUIT FARMS, all sizes, all prices. Terms easy. 54 acres, $5,000; 60 acres, $3,000; 200 acres, $10,500; cheap. JAQUIS, No. 40 Dey-st.

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. 143 Fulton-st., New-York, dining saloon.

ORANGE COUNTY FARM for SALE.—100 acres, with fine House, &c.; 1½ miles from depot; very cheap. Also, a VILLAGE FARM of 47 acres, neat Cottage, and pleasant location. C. L. OLIVER, No. 7 Beekman-st.

THE SUBSCRIBER offers for SALE an INTEREST in a large body of valuable COAL and TIMBER LANDS, with a view to their development. Their location affords great inducements, as they are situated directly on the line of the Philadelphia and Erie Railroad.
An Organized Company is now boring for Oil on adjoining lands with every prospect of success.
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TO TEACHERS.—$3,500 (terms accommodating) will buy a large HOUSE, with three acres of lawn, pleasure ground, garden, and orchard; built expressly for and suited to a choice young ladies' Boarding School. Pleasant village, pure water, fruits abundant, property cheap to one competent and willing to open such a school. Place healthy and accessible. Apply to J. A. NASH, No. 111 Nassau-st., N. Y.

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We make surveys, plans and estimates for the drainage and improvement of farms, country seats, parks, cemeteries, &c.; also, take charge of and superintend the work in all its branches.
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$22,000.—THREE-STORY HOUSE for SALE.—Brown stone, high stoop, and fronting about $1,000 worth of Furniture and Gas Fixtures, in Thirteenth-st., between Madison and Fifth-ave. Marble hall and in thorough repair; $13,000 can remain on bond and mortgage. House 22 by 56; modern improvements. Inquire of URBY & COFFLAND, No. 448 Fourth-ave., near Thirteenth-st.

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A FARM for SALE, containing 103 acres of land, located in the town of Eastchester, in Westchester County, one and a half miles from the New Rochelle and Mount Vernon depots, and known as the Daniel Morgan Farm, late of New Rochelle, with plain dwellings and numerous out buildings and fine orchards. The Hutchinson River, running through the farm, affords unsurpassed mill sites. The above farm will be sold at public auction on the premises on THURSDAY, March 1, 1866, at 1 o'clock. For particulars inquire of Dr. A. MORGAN, No. 721 Third-ave., New-York.

AT No. 758 THIRD-AVE., 3 and 4-story brick and brown-stone high stoop HOUSES for SALE and to LET. Land owners of real estate may and do register their property in my office free of charge. N. B. No fancy prices asked, no false inducements urged to effect sales.
JAMES ROWE, Licensed Real Estate Broker.

DELAWARE COUNTY, PENN.—For SALE—TO MANUFACTURERS—Desirable MANUFACTURING ESTABLISHMENT at Chester, Pa., new and ready for three sets of machinery, convenient to a landing for vessels. Apply at once. JAS. R. CUMMINS, No. 504 Walnut-st., Philadelphia. N. B.—A number of fine FARMS for SALE in Delaware and Chester Counties.

FOR SALE—The RESIDENCE of the late JOHN RANKINE, esq., Canandaigua, Ontario Co., N. Y. This very desirable property is situated in the beautiful village of Canandaigua, and contains 63 acres, or thereabout, of excellent land, nicely under-drained, and in a high state of cultivation. The House, which is large and commodious, stands on rising ground, one mile north-east of the post-office and railway station, and commands a fine view of the lake and part of the village. The Garden and Orchard are well stocked with choice fruit, and adjoining the immediate surroundings of the house is a fine grove of about 15 acres. For particulars apply to the subscriber, Mrs. M. RANKINE, Canandaigua.

FOR SALE—THE UNITED STATES HOTEL GROUND at Saratoga Springs.—For sale, to close an estate, the plot of ground at Saratoga Springs heretofore occupied by the United States Hotel, and comprising about five acres, with a frontage on Broadway of 220 feet, about 470 feet on Division-st., about 350 feet on Railroad-ave., and about 775 feet on the southerly line. This affords, probably, the best site for a hotel in the Union, and is recommended to hotel proprietors and capitalists. Title per