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. Handsome new settlement; good improvements. Apply to CHAS. K. LANDIS, Proprietor, Vineland, Landis township, N. J. Letters answered. Papers containing full information will be sent free. *From the Report of Solon Robinson, Agricultural Editor of The Tribune. It is one of the most extensive fertile tracts, in an almost level position and enjoys a mildness for pleasant farming that we know of this side of the Western Prairies.*

ANY person wishing to purchase a fine FARM, in Suffolk Co., L. I., of 150 acres, with fine buildings thereon, within about two hours' ride of New-York by railroad, can hear of one of the best Farms and finest Residences, with fish-pond and such other improvements and embellishments as render country life attractive, by addressing J. SEAMAN, Box No. 2,400, New-York Post-Office, and the owner will seek a personal interview, as he wishes to sell for special reasons, and prefers not to advertise his property. Any person responding to this will please to give his name and what are his wishes as to location, and the owner can judge whether it will suit, and save trouble.

A number of fine RESIDENCES for sale or to let, FURNISHED and UNFURNISHED, in Elizabeth, Newark, Brooklyn, New London, etc. SMITH BROTHERS, 139 Broadway.

COUNTRY SEATS and FARMS near Hartford, Conn.—A number of very desirable places, locations as fine and healthy as any to be found in New-England; some commanding most influent views of the Connecticut River Valley; at prices varying from $6,000 to $40,000, and with from six to 400 acres and over. For particulars apply to HOMER MORGAN, No. 2 Pine-st., or to WM. C. ALDEN & Co., Hartford, Conn.

FOR SALE—In Longmeadow, Mass., HOUSE, BARN, and 12 ACRES.—The House is built of stone in the most thorough manner, in noble style, with bay and oriel windows and niches, handsomely finished; contains 14 rooms, with marble mantels, furnace, &c. Barn large and good grounds, nicely laid out; gravel walks and drive, with shade trees and a great variety of choice fruit. Located within half a mile of the railroad station and four miles from Springfield. Easy of access from all large cities in one of the pleasantest New England villages. This offers rare inducements to an owner of a superior Country Residence. For terms apply to WM. C. ALDEN & Co., Hartford, Conn., or to HOMER MORGAN, No. 2 Pine-st.

FOR SALE—A splendid MANSION, a few minutes walk from Jamaica Village, L. I.; house 60x61, with fine barn, carriage house, ice-house filled, all in good order, and nearly new. This is a good chance for a down-town business man, as he can go from Jamaica's slip in less than one hour, without being jostled in horse cars. To this house is 60 acres of land; fruit in abundance. Will be sold cheap for cash. Also, a new house near the above, 15 rooms, four acres of land. Location highly respectable. Will be sold cheap. Inquire of JOHN GLASS, No. 89 Sixth-st.

FOR SALE.—80 ACRES (30 woods) in Westchester County, 2 miles east of White Plains. Price, $3,000. No. 280 Henry-st., New-York.

FARM FOR SALE, 2¼ miles from Tarrytown, and one mile from Unionville Station, on Harlem Railroad; 92½ acres of beautifully located and very productive land, in good condition, well watered and fenced. Comfortable farm-house, good barn, and all necessary out-buildings; 14½ acres in superior timber; stock, such as horses, cows, calves, &c., with every kind of farming utensils, and crops to be sold with the place. All for $200 per acre. Distant 28 miles from New-York (to Unionville). Apply to HAGGERTY & PHELPS, No. 11 Pine-st., New-York.

FIRST-CLASS COUNTRY RESIDENCE for SALE—On the banks of the Hudson River, with water front, located at East Haverstraw, four miles below Peekskill, and nearly opposite Stony Point; house is large and commodious, with modern improvements, in excellent repair throughout; there are 12 acres of land in a high state of cultivation, and with an abundance of choice fruits, grapes under glass, &c. The views are very fine; location retired and healthy. For full particulars, apply to HOMER MORGAN, (438) No. 2 Pine-st.

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 207 acres. Apply to E. & G. W. BLUNT, No. 179 Water-st.

FOR SALE—400 acres of valuable TIMBER LAND on the Rappahannock River, at a sacrifice. For particulars address H. MUNNIKHUYSEN, Attorney, No. 47 St. Paul-st., Baltimore.

FOR SALE—500 acres FINE LAND, heavily timbered, on the Ocmee River, in Montgomery County, Ga. Price, $800. Titles warranted. For particulars address Post-Office Box No. 450, Savannah, Ga.

FOR SALE—FARM and COUNTRY SEAT, at Scarsdale, Westchester Co., 1¼ miles from depot; 50 acres, in high state of cultivation, and in complete order. Also 12 Acres, plenty fruit, at East Chester, 1½ miles from depot, Mt. Vernon, and near the Old Church. Apply to S. S. HERRIMAN, No. 15 Wall-st.

FOR SALE or to LET, FURNISHED—At Newburgh a COUNTRY SEAT, with 16 acres of land; house large, with modern conveniences; ground handsomely laid out and planted with a great variety of shade and ornamental trees; abundance of fruit; excellent kitchen garden; ice-house filled; views of the river unsurpassed. Inquire of HOMER MORGAN, No. 2 Pine-st. (743.)

FOR SALE—The elegant MANSION, No. 2 Second-Place, corner of Henry-st., Brooklyn, with stable. Lot 34 feet by 153½. Also, the fine House No. 20 Second-place. Can be seen by applying next door. For terms, apply to E. R. KELLOGG, No. 64 Cedar-st., New-York.

IN HARTFORD, Connecticut.—First-class RESIDENCES on the principal avenues in and near the city, some containing large grounds handsomely laid out and ornamented. This city is particularly healthy and almost entirely free from the ravages of Cholera in its former visitations. Five trains and stages daily to and from New-York render this city, with its many attractions, particularly desirable as a residence. For particulars apply to HOMER MORGAN, No. 2 Pine-st., or to WM. C. ALDEN & Co., Hartford, Conn.

MARYLAND and VIRGINIA FARMS.—FARMS from 50 to 1,000 acres, in most of the Counties of Maryland and Virginia, for SALE low. Apply to JOHN GLENN & CO., No. 59 Second-st., Baltimore, Md.

MUST BE SOLD.—The BUILDINGS now occupied as ticket-office, store, and dwelling at Hart's Corner Station, Harlem Railroad. Price low. No. 210 Sixth-ave.

TEXAS COTTON PLANTATION.—For SALE, a PLANTATION, 60 miles from Houston, on the Texas Central Railroad, containing 1,200 acres; 600 under fence, 300 in cultivation, chiefly cotton; all heavily timbered Brazos River bottom land; with a railroad front of two miles; wood worth $3 a cord on the place. For particulars apply to A. F. MERRILL, jr., Commission Merchant, No. 36 New-st.

A VALUABLE
MILL PROPERTY

FOR SALE—On the Hudson River, 100 miles from the City of New-York, in the Village of SAUGERTIES. This valuable property is known as the "Saugerties Lead and Paint Works," and is situated in the village of Saugerties, on the Hudson River, 100 miles from New-York City, and consists of a large stone mill, 212x40, and three stories high; four wooden buildings, formerly used as corroding houses—one 155x36 feet, two 114x15 feet, and one 46x30 feet; a stone warehouse 50x32; brick carpenter's shop, 22x24 46x30 feet; a stone building, 26x15 feet, and a commodious stone dwelling-house, with a good garden attached. The mill has the advantage of a never-failing water-power, driving an overshot wheel of any required size. The whole property embraces about six acres of ground. The mill is equally well adapted for cotton, woolen, paper, or almost any other description of manufacture. The property is very eligibly located, having daily access to the city by Hudson River Railroad and steamboat, direct from Saugerties. Apply to WM. H. RAYNOR, No. 6 Pine-st.

600 MARYLAND and VIRGINIA FARMS and TIMBERED LANDS. Catalogues of Maryland and Virginia Lands, with Geographical description of Maryland, for sale by E. W. TEMPLEMAN & Co., Land Agents, No. 37 Lexington-st. (up stairs), Baltimore City. Embracing a Description of the Soil and Products of Maryland. Send 25 cents for a copy.

J. FERRIS, Real Estate Agent.—50 ESTATES for SALE in South Norwalk and vicinity, from ½ to 200 acres, with buildings thereon. Prices from $500 to $100,000. Also, 7 furnished HOUSES. Address J. FERRIS, Ely's Block, near the Depot.

MONEY TO LOAN ON BOND AND MORTGAGE, by S. C. BROWN, No. 344 Pine-st., Room No. 1.

$8,000 WANTED for twelve months on first-class collaterals, for which a large rate of interest will be paid. Address M. B., Box No. 124 Tribune Office.

To Let.

A PARTLY FURNISHED HOUSE to LET, at Yonkers, N. Y., with one acre of ground and barn. Fruit and shade trees in abundance. Address W. H. PERY, Real Estate Agent, Yonkers, N. Y.

A THREE-STORY and basement brown-stone HOUSE to LET, furnished. All the modern improvements. Time and terms made to suit a responsible tenant. Apply on the premises, No. 219 West Fifteenth-st.

COUNTRY RESIDENCE.—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, Ice-house full—75 tons, Barn, Stable, Garden spot, play ground for children and large pond of water for fishing or boating; the whole admirably arranged to accommodate about 50 persons, including servants; suitable either for a genteel country Boarding-House or for four or five private families clubbed together—just 20 minutes' walk from the station. Persons can be in New-York at 9 a. m. and leave at 5 p. m. Reference will be required as to character and responsibility. Rent will be made reasonable. For further particulars apply to JOSEPH PICKARD, first floor, Rotunda Building, Park, or to GEORGE S. HICKOK, National Park Bank.

COUNTRY RESIDENCE—On Staten Island, to LET or for SALE, on Cebra-ave., Castleton Hights; house, 20 rooms, with all modern improvements; outbuildings complete; ten acres of lawn and garden; healthy location; splendid view. Apply to CHAS. KEUTGEN, No. 102 William-st.

DESIRABLE COUNTRY RESIDENCE to LET—Furnished for the season, at Narragansett, R. I. House two stories, 36x41 feet, with ell, very beautifully situated; commanding a fine view of the bay and ocean. Good bathing and fishing. Also, two smaller houses, not furnished. JOSEPH EATON, Jr., Narragansett, R. I.

TO LET—At RIVERDALE, on the Hudson, 12 miles from this city, a beautiful COUNTRY SEAT, furnished or unfurnished, consisting of Gothic house, with 14 rooms, coach-house, stables, &c., and three acres of land; good garden, plenty of fruit, shade and ornamental trees, and all in perfect order. Inquire of Mr. CHALMERS or Mr. DUNSCOMB, Room No. 68, No. 111 Broadway.

TO LET—A neat furnished COTTAGE with Garden and barn, and plenty of shade trees, situated at Islip, L. I., near the Olympic Club. For particulars address SMITH WHITMAN, Islip, L. I.

TO LET—COUNTRY RESIDENCE, with garden, barn, stables, &c., for the Summer. This situation cannot be surpassed for beauty of scenery and healthfulness. Inquire at No. 153 East Broadway, between 8 and 9 o'clock a. m.

TO LEASE—4 LOTS—Corner Twenty-fifth-st. and Fifth-ave., Brooklyn, opposite entrance to Greenwood Cemetery; one of the best stands in the United States for Saloon or Monumental Yard. Inquire of WILLIAM PITBLADDO, on the premises.

Board and Rooms.

A YOUNG COUPLE, having more room than they desire, would LET two handsomely-furnished ROOMS, with or without board; privilege of gas and baths, in genteel neighborhood, convenient to South and Fulton Ferries. Reference required. Apply at No. 307 State-st., Brooklyn, or at Nos. 121 and 123 Washington Market, New-York.

A HANDSOMELY-FURNISHED FRONT ROOM, with gas, bath, and large range in basement, with every convenience for housekeeping, fire included, $6 per week; also two others with like advantages, $4 and $5 each. A very healthy location. Apply at No. 15 Hobart-st., near St. John's Park. Reference.

BOARD, with an unfurnished room and closet or pantry, WANTED in a central location, 16th or 17th Ward preferred, with an American mechanic or widow without small children, where the comforts of a home may be enjoyed; early and regular meals required. For interview, please address, with particulars, MECHANIC, Tribune Office, 3 days.

BOARD IN A PRIVATE FAMILY.—Handsomely furnished Extension Room, with dressing Room on parlor floor; also Furnished Rooms on first and second floors, in suite or singly, to Let, with Board, at No. 56 Madison-ave.

BOARD.—Elegantly furnished ROOMS at moderate terms for the Summer months, at the private residence No. 147 West Fourteenth-st. Reference.

BOARD WANTED IN BROOKLYN—In a plain private family, by a young Lady, daughter of a clergyman, who is not particular as to locality. Terms must be moderate. Address CLERGYMAN, Box No. 196, Tribune Office.

BOARD on BROOKLYN HIGHTS.—Apply at No. 161 Willow-st. References required.

BOARD.—FRONT and BACK ROOMS, on the second floor, suitable for single gentlemen, or gentlemen and their wives; bath room attached; terms moderate. Call at No. 190 Franklin-st.

FURNISHED ROOMS—With full or partial BOARD, in a private house, No. 30 West Twenty-seventh-st. Situation convenient. References required.

FIRST-CLASS BOARD.—House, Location, Rooms, Attention and Home for 3 or 4 persons, with good references. Call at No. 7½ East Twenty-seventh-st., between Lexington and Fourth-ave. $9 to $12.

HOBOKEN.—One or two single Gentlemen can obtain pleasant furnished ROOMS, with a strictly private family, in a most desirable and lively neighborhood. References exchanged. Address W., Box No. 77, Hoboken Post-Office.

PARLOR and BEDROOM; also, two ROOMS on second floor, newly furnished, to LET to a gentleman in a first-class house and family. References required. View on Broadway and Grace Church. Address No. 84 Fourth-ave.

PLEASANT FURNISHED ROOM, with gas, with or without Board, five minutes from Central Park. Fine location, fifth house east of Third-ave., on Seventy-fifth-st.

ROOMS to LET—With or without BOARD, in the finishless private residence No. 42 West Washington-place; every convenience for comfort and health; house handsomely furnished throughout, and kept in the best order. No smoking in the house allowed.

TO LET WITH BOARD.—Pleasant ROOMS for single gentlemen, or gentleman and wife, at No. 150 Waverley-place.

WELL FURNISHED ROOMS to LET to single gentlemen, without board, in a private family. No. 22 East Thirteenth-st., near University-place. References exchanged.

7 OR 8 BOARDERS can be accommodated with Board at a Farm-house in Westchester County; pleasant rooms and healthy location; Board $10 per week, children half price; good School close by. For particulars inquire of FORSTER & LOFER, Real Estate Agents, No. 4 Sands-st., Brooklyn.

Summer Retreats.

A GENTLEMAN and wife, or two single gentlemen, can be accommodated with first-class BOARD in a private family 40 minutes from city, and five minutes' walk from depot; house well shaded, piazza front and back, plenty of fruit and vegetables. Apply to Mrs. D. S. LEWIS, Tremont, Harlem Railroad, Westchester County.

A YOUNG Lady wishes a pleasant HOME for the Summer with a family living a few miles from the city, where instruction in music would be received as whole or part payment, or would act as musician in a first-class boarding-house. Address M., Brooklyn Post-Office.

ALL WANTING BOARD, Rooms or Cottages (from $5 to $30), can have directions immediately. N. B.—For Board or Boarders, address (with stamp) Board Exchange, 532 B'way.

BOARD may be obtained for the Summer for one large or two small families, in a large, commodious residence, 30 minutes drive from depot at North Bennington, Vt. Horses and carriage can be accommodated. Address J. Y. BRECKENRIDGE, North Bennington, Vt.

BOARD in FISHKILL.—Pleasant accommodations in a private family, $7 to $10 a week. Address P. W., Box No. 56, Fishkill, N. Y.

COUNTRY BOARD can be obtained, on reasonable terms, 1½ miles from New-Brunswick; accommodations are fine; rooms large and airy, with water, gas, and every improvement throughout the house; good accommodations for parties desiring to keep horses. Address P. O. Box No. 247, New-Brunswick, N. J.

BOARD on the HUDSON.—Private family, having fine, commodious house, beautifully located, great abundance of fruit, will accommodate a few boarders on reasonable terms. Inquire of SMITH BROTHERS, No. 139 Broadway.

COUNTRY BOARD.—Very fine accommodations at Plainfield, N. J., five minutes from Depot; terms reasonable. Apply at No. 110 Williams-st., New-York.

COUNTRY BOARD.—Two fine ROOMS, with exclusive use of Parlor, if desired, with good BOARD, in a healthy village within easy access of the Erie Road at Goshen. This is a rare chance for those who wish roomy quarters and use of good library; carriage and horses on the premises. References exchanged. Address A. B., Tribune Office.

COUNTRY BOARD.—A few quiet families can be accommodated with pleasant ROOMS and good BOARD for the Summer, in the beautiful and healthy village of Goshen, Orange Co., N. Y. Apply to Miss McILLER.

COUNTRY BOARD AT NORWALK, Conn.—One or two families can be accommodated with good Board at a farm-house in a healthful and pleasant location. Plenty of fruit and shade. C. H. OLIVER, No. 7 Beekman-st.

COUNTRY BOARD—NEVERSINK HOUSE, Port Jervis, N. Y.—Families or single Gentlemen wishing BOARD, will find this a beautiful and healthy location. Pleasant Drives, Stabling, &c. Has recently been thoroughly refitted. Splendid resorts for Hunting and Fishing in the immediate neighborhood. Half a mile from the depot. Apply to D. S. VANCE, Proprietor.

COUNTRY BOARD—Families can secure BOARD in the town of Kinderhook, convenient to Harlem Road Depot, where they may enjoy the comfort and freedom of home. Address, Box No. 93, Valatie, Columbia County, N. Y.

COUNTRY BOARD—With a Farmer, in a healthy location, within 40 minutes' drive from Thompson Station, L. I. R. R. For information apply at No. 334 Bowery.

COUNTRY BOARD for four or five single Gentlemen, 45 minutes by rail or boat from the City. Call on, or address MR. CASE, No. 324 Bowery.

GOOD COUNTRY BOARD can be obtained at a low price, in a healthy and pleasant locality on the south side of Long Island, near the Great South Bay, which affords good fishing, sailing, bathing, &c. Two hours' ride on L. I. R. R. (three trains each day. Reference, THOS. W. WOOD, Coal Office, cor. of State and Nevins-sts., Brooklyn.

GENTEEL COUNTRY BOARD.—The OREAD INSTITUTE, for Young Ladies, Worcester, Mass., elevated, romantic and healthy, will be opened for first-class Boarding during the hot months. Address immediately H. R. GREENE, Worcester, Mass.

PERSONS desiring to spend the hot season in the Country, can find pleasant accommodations in Amenia, on Harlem Railroad, 2½ hours from New-York; 10 minutes from depot. Address G. W. CENTER.

SUMMER HOME—Good board, pleasant rooms, a delightful village, livery, fishing, health and comfort, near Saratoga and Lake George; open July 2. J. H. LANSLEY, Poultney, Vt.

SEASIDE, WATCH HILL, WESTERLY, R. I., three miles East of Stonington, Conn. "PLIMPTON HOUSE." First season. New House and New Furniture. First-Class Accommodations. Open from the middle of June to October 1. Watch Hill Point, for its fine sea air, sailing, fishing, and surf bathing, is not surpassed on the whole coast. It is accessible by New-York and Stonington Steamboats, and all steamboats and railroads connecting with the Shore Line Railroad. Steamers and sail-boats connect with all trains at Stonington, for Watch Hill. Address, A. S. PLIMPTON & Co., Westerly, R. I., until July 1. After July 1, Post-Office address, Stonington, Conn.

THE coolest necktie in hot weather is the HARD RUBBER CRAVAT.

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AMERICAN HOTEL, Broadway and Eighth-st., new open on the European plan, rooms in suites or singly at moderate rates.

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COZZENS'S WEST POINT HOTEL is now open for the season. COZZENS BROTHERS.

COLUMBIAN SPRINGS.—This Hotel is in good repair and now open for the accommodation of Visitors. For further information inquire of W. COLE, Columbian Springs, Herkimer County, N. Y.

LA PIERRE HOUSE, PHILADELPHIA. The subscribers having leased this favorite House, it has been REFITTED AND REFURNISHED IN AN ELEGANT MANNER, and is now prepared with the most perfect appointments for the reception of guests. The first position among first-class Hotels will be maintained in the future, as in the past. BAKER & FARLEY.

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BRICK MAKING MACHINES, Brick Presses, Tempering Wheels, Tile Machines, Castings for Coal Kilns; all kinds of Machinery for manufacturing Brick. Please send for a circular. F. L. CARNELL & Co., No. 1,844 Germantown-ave., Philadelphia.

BARTLETT & DEMOREST'S SEWING MACHINE, with recent and valuable improvements, making it the best, simplest and no pins stitch of family sewing machines. It makes the elastic and most desirable stitch, and has a combination of all the qualities essential to a practical and reliable sewing machine for all kinds of family sewing, with all the desirable attachments. It is adapted for the hand, treadle, table, or full cabinet. Price $25, with full directions, etc.; treadle, $5 extra; table, $10 extra. Cabinets according to finish. Sent anywhere on receipt of the price, or collected on delivery. Address W. JENNINGS DEMOREST, No. 473 Broadway, N. Y. Splendid terms for agents.

FOR SALE—A ROPERS CALORIC ENGINE, in good order, and but little used. Is a good Machine for any light Manufacturing purpose. MOSES G. WILDER, West Meriden, Conn.

FOR SALE—ENVELOPE MACHINES for manufacturing all the sizes of envelopes used. The best in use. Also an Envelope and Paper Collar Cutting Press. Apply to JACOB B. SCHENCK, Machine Manufacturer, No. 79 Maiden-lane.

FOR SALE.—Two new Horizontal Steam ENGINES, made very heavy and strong; Cylinder 24in. bore, 4 feet stroke, with variable Cut-off, wrought iron Fly Wheel, Shaft 12in. diameter; suitable for a Rolling Mill or other purposes. Address STANHOPE & SUPLEE, Bridgewater Iron Works, Frankford, Pa.

PAPER COLLAR MACHINES—With the latest improvements—makes the most perfect Collars. Experimental Machinery—perfecting Inventions, Patterns, Models, &c.; to order at W. H. TOLHURST'S Machine Shop, Corner Union and Fulton-sts., Troy, N. Y.

STEAM ENGINE for SALE—One second-hand, low pressure, 150-horse-power engine and boiler, 32-inch cylinder, five-foot stroke, and all in perfect working order. Can be seen running at the works of the J. Russell Manufacturing Company, Greenfield, Mass. Apply to WOODRUFF & BEACH, Hartford, Conn., or to J. RUSSELL Manufacturing Company, Greenfield, Mass.

TOBACCO CUTTERS.—Hand machines, suitable for Tobacco Dealers and Growers. Will cut Chewing and Smoking. Manufactory No. 15 East Twenty-seventh-st., New-York. J. THOMPSON.

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THE HARRISON BOILER a SAFE STEAM BOILER.—The new Steam Generator combines essential advantages IN ABSOLUTE SAFETY FROM EXPLOSION, in first cost and cost of repairs, durability, economy of fuel, facility of cleaning and transportation, not possessed by any other boiler. It is formed of a combination of cast-iron hollow spheres, each eight inches in external diameter and three-eighths of an inch thick. These spheres are held together by wrought-iron bolts with caps at the ends. The form is the strongest known; its strength to resist internal pressure very great—unwearied as it is by punching or riveting, which lessens the strength of the wrought-iron boiler plate about 60 per cent. Every boiler is tested by hydraulic pressure to 400 pounds to the square inch. IT CANNOT BE BURST UNDER ANY PRACTICABLE STEAM PRESSURE. Under pressure which might cause rupture in ordinary boilers, every joint in this becomes a safety valve. No other steam generator possesses this property of relief under extreme pressure without injury to itself, and thus preventing disaster. It is not affected by corrosion, which soon destroys the wrought-iron boiler. Most explosions occur from this cause. It has economy in fuel equal to the best boilers, arising from the large extent and nearness to the fire of its heating surface, as also from the waved line of the surface, which thoroughly mixing the gases, induces better combustion, and breaking the flame, causes the heat to be more effectually absorbed than in the ordinary tubular or cylinder boiler. It gets up steam quickly and with little fuel. It produces superheated steam without separate separators, and is not liable to priming or foaming. It is easily transported, and may be taken apart so that no piece need weigh more than 80 pounds. In difficult places of access, the largest boiler may be put through an opening one foot square. It is readily cleaned inside and out. Under ordinary circumstances it is kept free from permanent deposit by blowing the water entirely out, under full pressure, once a week. It requires no special skill in its management. Injured parts can be renewed with great facility, as they are uniform in shape and size. When renewed the entire boiler remains as good as new. The greater part of the boiler will never need renewal unless unfairly used. For the mining districts of California, Colorado and Nevada, it is without a rival in its facility for transportation; as it may be taken apart, so that no single piece need weigh over eighty pounds. It has less weight and takes less than one-half the ground area of the ordinary cylinder boiler without being increased in hight. Any kind of fuel may be used, from the most expensive to refuse coal dust. There are over 100 of these boilers now in use, some of them in the best establishments in England and in this country. Drawings and specifications free of charge. For circulars or prices address JOSEPH HARRISON, jr., Harrison Boiler Works, Gray's Ferry Road, adjoining United States Arsenal, Philadelphia, Pa.

WOOLEN MACHINERY for SALE.—A superior set, consisting of Roll Cards, sets of Card Jacks, Drop Box Looms, Card Grinders, &c. All new and of the best quality. Address UNION IRON WORKS, Rhinebeck, N. Y., or No. 91 Maiden-lane.

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AT No. 260 Bowery, Townsend's Academy. Private Instruction, Day and Evening, in Book-keeping, Writing, Arithmetic, Algebra, Spelling, Grammar, &c. No classes. Ladies receive separate instruction.

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IRVING INSTITUTE, Tarrytown, N. Y.—A Boarding School for Boys. The fifty-seventh semi-annual session will commence on TUESDAY, May 1. For circulars apply to the Principal, D. S. ROWE, M. A.

NEW-YORK NORMAL MUSICAL CONSERVATORY.—Piano, Violin, Guitar, Singing, &c. Send for Circular, or call at No. 747 West Twenty-sixth-st., between Seventh and Eighth-aves.

PIANO TAUGHT by C. WEBER; terms moderate. No. 420 Broome-st. (at Brown & Perkins's Music Warerooms.)

WANTED—To board and educate two or three CHILDREN, under ten years of age. Address S. L. R., Stamford, Conn.

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A VERY fine Concert Grand PIANO made by Hallet, Davis & Co., but little used, price new, $1,200, will be sold for $600. An Old Piano taken in exchange. Inquire at the Piano Rooms of T. S. BERRY, No. 280 Broadway.

A SPLENDID PIANO for $225.—G. & H. BARMORE, Manufacturers, No. 343 Bleecker-st.; 17 Prize Medals; warranted 5 years; without exception the best Piano made. Testimonials from most distinguished artists.

A RARE CHANCE to obtain a splendid full GRAND PIANO, by one of the best Boston makers, new, and fully warranted, for two-thirds its value. Just the thing for a hotel or fashionable watering place. J. H. CRAFT, No. 86 Chambers-st.

CARD.—THE COPARTNERSHIP between CHAMBERS & GABLER having expired, I will continue the business of manufacturing Pianos at my New Manufactory, No. 140 Centre-st., between Walker and White-sts. EMIL GABLER, manufacturer of Piano-fortes, No. 140 Centre-st., New-York.

CHICKERING & SONS, Established 1823. MANUFACTURERS OF GRAND SQUARE AND UPRIGHT PIANO-FORTES. Warerooms, No. 652 Broadway. Messrs. C. & SONS have been awarded 50 medals for the superiority of their instruments over all competitors, 14 of which were awarded in the months of September and October, 1865.

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