REAL ESTATE.

NEW-YORK, Friday, May 15, 1868.

Real estate was quiet to-day, and any sales that may have taken place were made in private. The offerings of city property from now until the Fall will be few and far between. During the Summer the city mind is rather turned toward the green fields and to the seashore, and does not care to contemplate bricks and mortar, and can scarcely discern a beauty in brown-stone front, nor discover a single attraction in Philadelphia brick. As a consequence, the owners of country lands improve this period, and accept it as their opportunity, and endeavor to "make hay while the sun shines" by throwing their property on the market while the grass is luxuriant and the flowers are in bloom, and all the surroundings look bright and beautiful, and even while the means of access to the locality, however inadequate or inconvenient, are regarded as charming, because of their novelty, to a people hemmed up in narrow streets for nine months of the year. It is thought that the present season will be prolific of sales of building sites convenient to the city, and of farms and lands within easy reach of good markets. There is a disposition to possess the former on the part of citizens of moderate means, for to these the purchase of improved property on the island of Manhattan is, if not already, fast becoming an impossibility; and the vacant lots, in many places, because of the outlay involved for the removal of the rock, are possessions not always heartily to be wished for. The high prices ruling in New-York have given an impetus to the increasing values of Brooklyn lots, as also to those situated in the other adjacent cities, and appearances indicate that during the Summer months many of these will be in the market, as their owners hope to profit by the prices ruling. No one expects that houses or lands will be worth less next year than they are now; on the contrary, many express themselves as confident that they will further appreciate in value in full proportion with the increase observable during the present season from that of 1867. The endeavors of the workingmen and women of the city to secure a home for themselves and their families should be encouraged. When a larger proportion of them own the lands, the taxes must be reduced.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Attorney-st., w. s., 150 ft. n. of Grand-st., 20x100	$13,500
Broadway, e. s., 50.3 ft. n. of 60th-st., 173.11x81.6x100.5x50x25x25 25x93.11	80,000
Monroe-st., n. s., 92.6 ft. w. of Clinton-st., 20x110	13,250
3d-st., n. s., (lot No. 42 Stuyvesant estate map) 24.8x105.9	20,000
13th-st., s. s., 197 ft. w. of Ave. A., 24.9x103.3	9,300
17th-st., n. s., 154 ft. e. of 2d-ave., 20x106	24,500
25th-st., 155.11 ft. e. of 6th-ave., 19.11x88.9	20,000
28th-st., n. s., 110 ft. w. of 8th-ave., 20x98.9	12,000
30th-st., s. s., 101.6 ft. w. of 7th-ave., 50x98.9	11,000
33d-st., n. s., 400 ft. w. of 9th-ave., 25x99.9	7,000
34th-st., s. s., 125 ft. w. of 2d-ave., 30x98.9, q. c.	Nominal
36th-st., n. s., 293.4 ft. w. of 7th-ave., 16.4x98	9,000
38th-st., n. s., 175 ft. e. of Madison-ave., 50x98.9	21,500
41st-st., s. s., 279 ft. w. of 9th-ave., 21x98.9	12,000
42d-st., n. s., (Lot No. 350 Hermitage Tract) 25x100	2,000
48th-st., s. s., 175 ft. e. of 5th-ave., 50x100.5	21,000
96th-st., s. s., 120 ft. w. of 6th-ave., 20x100.4	20,000
47th-st., n. s., 100 ft. e. of 6th-ave., 25x100.5	15,000
83d-st., n. s., 292.8 ft. n. of Broadway, 50x100.9	26,000
86th-st., n. s., 325 w. of 5th-ave., 25x100.59	15,500
87th-st., n. s., 275 e. of 9th-ave., 20x100.5	5,000
87th-st., n. s., 325 e. of 9th-ave., 40x100.5	11,000
93d-st., n. s., 100 w. of 4th-ave., 20x200.10x100.5x75.x100.5x125	58,000
99th-st., s. s., 175 e. of 3d-ave., 20x100.5	11,500
21st-st., n. s., 160 w. of 2d-ave., 20x102.2	8,025
105th-st., s. s., 220 ft. e. of 5th-ave., 25x100.8	1,000
109th-st., s. s., 215 ft. e. of 3d-ave., 22x100.8	1,075
116th-st., s. s., 100 ft. w. of 1st-ave., 50x32.9x35	5,000
117th-st., s. s., 276 ft. w. of 3d-ave., 17x[illegible]	5,700
118th-st., n. s., 107.9 ft. w. of Ave. A, 19.9x100.10	12,015
119th-st., n. s., 250 ft. e. of 9th-ave., 50x99	2,300
125th-st., s. s., 165 ft. w. of 4th-ave., 7.4x[illegible]	10,250
144th-st., s. s., 375 ft. w. of Grand Boulevard, 100x99.11	3,450
Ave. D, w. s., 97.5 n. of 3d-st., 20x80	11,250
3d-ave., w. s., 79 ft. s. of 42d-st., 17x75	13,000
3d-ave., e. s., 165 s. of 126th-st., 65x90	3,400
3d-ave., w. s., 66.7 n. of 126th-st., 16.6x100	10,000
4th-ave. and 113th-st., n. w. cor., 201.8x43	57,500
5th-ave. and 47th-st., n. e. cor., 25.5x100	51,250
8th-ave., e. s., 20.5 ft. n. of 47th-st., 20x100	25,000
9th-ave., e. s., 100.5 ft. n. of 47th-st., 50x100	30,000
9th-ave. and 36th-st., n. e. cor., 100.5x75	41,000
9th-ave., w. s., 49.4 ft. n. of 124th-st., 100x99.11	12,000
11th-ave., w. s., 52.2 ft. n. of 48th-st., 50.2x100	5,000
12th-ave., e. s., 103 ft. n. of 132d-st., 50x1ne of Kingsbridge Road	2,000
12th-ave., e. s., 55 ft. s. of 183d-st., 50xline of Kingsbridge Road	2,000

LEASE RECORDED.

Broadway, No. 334, first floor, basement and loft, 3 years, per yr.	$7,500
10th-st., No. 339, (East,) 3 years, per year	1,200
23d-st., No. 153, (East,) 3 years, per year	1,200
Greene-st., No. 385, 3 years, per year	2,200
5th-ave., No. 36, front room on 2d floor, &c., 3 years, per year	1,200

KINGS COUNTY.

BROOKLYN.

Adelphi-st., w. s., 92.8 ft. s. of Fulton-ave., 22x100	$7,000
Amity-st., n. s., 116.9 ft. w. of Lorimer-st., 100.3x109x20.0[illegible] 100.3x20.0	4,300
Court-st., e. s., 75 ft. n. of Livingston-st., 25.2x55x27.9x25	6,600
Court-st., e. s., 103.51 ft. n. of Livingston-st., 30x21	10,200
Hewes-st. and Hooper-st., n. e. cor., 66x100	} 8,150
Hooper-st., e. s., 224.4 ft. s. w. of Marcy-ave., 44.8x100	
Hooper-st. and Rutledge-st., s. w. cor., 22x100	
Lafayette-ave., n. s., 375 ft. w. of Nostrand-ave., 25x100	
Hunterfly-st., e. s., 115 ft. n. of Putnam-ave., 20x100	1,500
Herkimer-st., n. s., 178 ft. e. of Oakland-st., 22x100	2,000
Rent-st., s. s., 100 ft. w. of Clermont-ave., 100x100	8,000
Leonard-st., e. s., 125 ft. s. of Grand-st., 25x75	Nominal
Meserole-st. and Union-ave., s. e. cor., 50x100	5,000
Pacific-st., s. s., 515 ft. w. of Franklin-ave., 20x110	2,000
Quincy-st., s. s., 100 ft. e. of Washington-st., 68x25.7x61x25	2,500
Schermerhorn-st., n. s., 300 ft. e. of Smith-st., 50x100	10,000
Smith-st., e. s., 50 ft. s. of Livingston-st., 25x75	2,000
State-st., s. s., 190.9 ft. w. of Henry-st., 22.6x75	7,000
State-st., s. s., 175 ft. w. of Henry-st., 25x90	10,000
Ward-st., e. s., Lots 31, 33, Wall's map	1,900
Van Brunt and Van Dyck-sts., s. e. cor., 56x100	5,000
Warren-st., s. s., 75 ft. e. of Nevins-st., 25x100	975
Warren-st., s. s., 50 ft. e. of Nevins-st., 25x100	825
Warren and Nevins-sts., s. e. cor., 25x100	1,400
Warren-st., s. s., 25 ft. e. of Nevins-st., 25x100	675
Water-st., n. s., 250 ft. w. of Bridge-st., 25x[illegible]	1,500
Wyckoff-st. and Lincoln-ave., s. e. cor., 50x100	1,500
York-st., n. s., 245 ft. e. of Jay-st., 25x90	2,500
North 1st-st., n. s., 213.9 ft. w. of 7th-st., 110.6x—, irregular	14,000
North 3d-st., s. s., lot No. 2,181, Ewen's Map	2,300
3d Place, s. s., 120 ft. w. of Smith-st., 20x100	10,000
South 3d-st., s. s., 138.9 ft. w. of 4th-st., 24.9x[illegible]x24.7x100	6,000
4th-st., e. s., 60 ft. n. e. of North-7th-st., 20x100	2,000
36th-st. and 4th-ave., s. e. cor., 25x100	550
38th-st., s. s., 150 ft. e. of 5th-ave., 75x100.2	600
38th-st., s. s., 150 ft. e. of 5th-ave., 25x100	300
60th-st., s. s., 225 ft. e. of 5th-ave., 50x100.2	400
61st-st., n. s., 275 ft. e. of 5th-ave., 50x100.2	300
62d-st., s. s., 125 ft. w. of 5th-ave., 175x100.2	
63d-st., n. s., 290.5 ft. from 5th-ave., 100.2x175x99.2x[illegible]	1,750
Carlton-ave., e. s., 44.8 ft. n. of Willoughby-ave., 21x100	12,000
Central-ave. and Magnolia-st., s. w. cor., 99x[illegible]	1,200
Central-ave. and Jacobson-st., s. e. cor., 100x[illegible]	500
Clermont-ave., w. s., 345.5 ft. from Fulton-ave., 32x100	2,000
Clinton-ave., e. s., 143.3 n. of Greene-ave., 20x100	8,750
Dekalb-ave., s. s., 200 ft. e. of Gates-ave., 22x100	1,200
Dekalb and Gates-aves., s. w. corner, 80x100	11,000
Evergreen-ave. and Woodbine-st., s. w. cor., 116.4x80.9x[illegible]	845
Woodbine-st., n. w. s., 15.4 ft. s. w. of Evergreen-ave., 35x100	
Flatbush-ave., e. s., 236.1 ft. s. of Wyckoff-st., 20x100	9,000
Flatbush-ave., e. s., 160 ft. s. of Wyckoff-st., 25.5x210.7x25x3.11 x80x100	Nominal
Flatbush-ave., e. s., 226.1 ft. s. of Wyckoff-st., 20x100	Nominal
Franklin-ave., cor. Wyckoff-st., 30.2x76x38.2x66.11	600
Tompkins-ave. and Monroe-st., s. w. cor., 20x100	2,000
6th-ave. and 46th-st., s. w. cor., 100x100.2	700

LEASE RECORDED.

Graham-ave., No. 108, whole premises, 5 years, per year	$516
Adams-st., Nos. 289 and 267, brick houses, 10 years, per year	1,200
Adams-st., No. 289, first floor, 5 years, per year	600

FLATLANDS.

Road to New-Utrecht, s. s., adj. Geo. Stillwell's, 40 acres plot adj. Stillwell's and G. Stryker's	$34,600

FLATBUSH.

Flatbush Plank Road, e. s., plot adjoining Lefferts & Cortelyou's	$6,200

NEW-LOTS.

Schenck-ave., e. s., 200 ft. s. of North Carolina-ave., 25x100	$1,875

NEW-JERSEY—HUDSON COUNTY.

Grand-st., s. s., 236.6 ft. w. of Henderson-st., 20x25	$4,375
Grand-st., s. s., 196.6 ft. w. of Henderson-st., 20x60.6	8,000
Grand-st., s. s., 236.6 ft. w. of Henderson-st., 20x60	
Montgomery-st., s. s., 83.4 ft. w. of Henderson-st., 16.8x100	$5,100
Morgan-st., s. s., lot 109, 20x41.11	5,000
Morris-st., Lot 96, Blk. 42, 25x100	2,500
Warren-st., w. s., 69 ft. s. of Mercer-st., 20x75	10,750
Warren-st., w. s., 89 ft. s. of Mercer-st., 20x75	10,500
South 9th-st., Lot 30, Blk. 147, 25x100	3,600

HUDSON CITY.

Clinton-ave., n. s., 175 ft. w. of Columbia-st., 25x50	$225
Clinton-ave., w. s., Lot No. 154, 25x100	850
Franklin and Clinton-aves., n. w. cor., 25x100	3,100
Manners-ave., w. s., Lots Nos. 27, 29, each 25x100	1,000

BERGEN.

Atlantic-ave., s. s., 200 ft. w. of Ocean st., 25x100	$350
Atlantic-ave., s. s., 325 ft. w. of Ocean-st., 25x100	500

UNION COUNTY.

ELIZABETH.

House and lot on Newark-ave., adjoining Miss Joe T. Whitehead 50x[illegible]	$34,000
Lot 36, blk. 37, on new manufacturing Town of E. Town, map	1,800
Lots 13 and 14 on blk. 22, new manufacturing Town of E. Town	350

SPRINGFIELD.

Plot on the Elizabeth and Morristown Pike, 18-100 of an acre	$150

LINDEN.

Farm on the Vreelands Road, adjoining Gilbert Rindes, 81 16-100 acres	$18,000

UNION.

16-100 of an acre on the A. M. Clark-ave	$48
30-100 of an acre on the Connecticut Farm Road, adjoining E. Headleys	750

PLAINFIELD.

Lot on Front-st., adjoining J. Nelson, 343-1000 of an acre	$2,000
House and lot n. w. s. Stiles-st., Elizabeth, adjoining Geo. S. Curt, 150x187	24,000

Persons having real estate for sale or to let, and those desirous of purchasing or renting such property, will find it to their interest to advertise in THE TRIBUNE. Its aggregate circulation exceeds that of any other newspaper, and in addition to this advantage THE TRIBUNE will be found, not only in New-York and all its cities and villages, but in every State and Territory within the Union. The advertisement should be made as brief as will allow of the advantage offered being clear to the reader. We would especially dwell on the fact that the subscribers for the three editions of THE TRIBUNE, Semi-Weekly, and Weekly, comprise individuals in every profession or business; consequently advertisements in each disseminate among all classes. THE TRIBUNE devotes especial attention to the reports of real estate both in the city and in every part of the State, thus adding greatly to the value of its columns as an advertising medium. The charges for advertising are as follows: DAILY TRIBUNE, 25 cents per line for a single insertion; WEEKLY TRIBUNE, $1 50 per line; SEMI-WEEKLY TRIBUNE, 25 cents per line.

City Real Estate for Sale.

JOHN B. CHURCH & JACOB SHARPE,
No. 24 PINE-ST.,
Real Estate Brokers and Auctioneers.
City and Country PROPERTY SOLD or RENTED; LOANS negotiated.
CHURCH & SHARPE, No. 24 Pine-st.

CENTRAL PARK and BOULEVARD LOTS For SALE by ALLEN & BROWN, No. 96 Broadway.

DESIRABLE LOTS on the principal avenues and streets above and below the Central Park. For SALE by ALLEN & BROWN, No. 96 Broadway.

FOR SALE—A very desirable HOUSE, modern improvements, in Thirtieth-st., between Fifth-ave. and Broadway; completely furnished and ready for immediate occupation. For permits apply to MULLER, WILKINS & Co., No. 7 Pine-st. (4716)

HOUSE for SALE on Ninety-second-st., between Third and Fourth-aves. (with furniture and immediate possession if desired.) Full lot front, and well built, with all the modern improvements. Address Box No. 3,812, P. O., or inquire at No. 169 Fulton-st., up stairs.

City Real Estate for Sale.

HOUSE and FURNITURE for SALE on Thirteenth-st., two doors from Fifth-ave.—A 3-story brick HOUSE high stoop, basement, sub-cellar and attic, thoroughly built and in complete repair, elegantly furnished throughout, will be sold at a bargain. Inquire of GIDEON DAVENPORT, Room No. 4, No. 119 Nassau-st.

HOUSES to LET and for SALE, CITY AND COUNTRY PROPERTY. MONEY LOANED ON BOND AND MORTGAGE. KING & Co., corner Thirty-fifth-st. and Sixth-ave. (Sixth National Bank.)

Brooklyn Real Estate for Sale.

AN EXCELLENT FLOURING MILL PROPERTY in prime running order; constant work; steam engine 50-horse power; situated in Brooklyn. Call on JAQUES, 208 Broadway.

FOR SALE, a bargain.—Five Brick HOUSES and STORES on Hamilton-ave., Brooklyn. Price $25,000, half mortgage, must increase rapidly in value for business purposes. Apply to owner, D. ELSTON, No. 91 Maiden-lane.

Country Real Estate for Sale.

AT ELIZABETH, N. J.—The City of Churches and Schools, and one of the handsomest cities in the vicinity of New-York; 45 minutes from City Hall; 45 trains daily.

50 Dwellings	from	$1,200	to	$5,000
50 Dwellings	from	5,000	to	10,000
50 Dwellings	from	10,000	to	25,000
25 Dwellings	from	25,000	to	50,000

With LOTS of all sizes, from a city lot to 30 acres, for SALE by J. M. MEEKER, No. 222 Broad-st., Elizabeth, N. J.

ALL WANTING FARMS—Good soil, mild climate, 34 miles south of Philadelphia. Price only $25 per acre. Also, improved farms. Hundreds are settling. Information sent free. Address C. K. LANDIS, Vineland, New-Jersey.

A. M. WAY & Co.,
No. 49 Neilson-st., New-Brunswick, N. J.,
Have a large number of FARMS and other properties to sell, varying in price from $4,000 to $35,000. We sell on a commission exclusively; in all cases we bring the buyer and seller together to make their own bargains; there is no such thing as "hide and go seek" in the case.
For square dealing we refer to the Hon. Marcus L. Ward, Governor; William B. Taylor, ex-P. M., No. 30 Pine-st., N. Y. City.

FARM of 140 acres, 22 miles from N. Y. City, 3½ from New-Brunswick, 1½ from N. J. R. R. Depot. Mansion house, 42x50, fitted up in sumptuous style; verandahs; observatory; the whole house is lined with brick, and hard finished; floors deadened throughout; healthfulness and scenery unsurpassed; hot and cold water baths; gas and water; eight marble mantels, grates, and registers; the land is in the best state of cultivation. For further particulars send for minute description, free, &c.
Two handsome residences in Bayard-st., in the most desirable part of our city, $7,500 and $10,000. Persons wishing to purchase will please send for particulars.
A. M. WAY & Co.

A. D. MELLICK, JR., & BRO.,
No. 26 PINE-ST.,
Offers for sale at GREENVILLE, BERGEN POINT, ROSELLE, WESTFIELD, PLAINFIELD, SOMERVILLE, WHITEHOUSE, and all points on the line of the
CENTRAL RAILROAD OF NEW-JERSEY,
HOUSES, LOTS, COUNTRY SEATS, and FARMS. We offer no property that we have not thoroughly examined. Descriptive lists just issued, complete, with time-tables, maps, and detailed descriptions of the towns and villages, and the property we are offering for sale.

A BEAUTIFUL COUNTRY RESIDENCE for SALE, at Ravenswood, Long Island.—Elegant modern House, built in the most thorough manner by days' work, second to none, accessible at all hours; and location perfectly healthy; has a beautiful river front, salt water, bathing, boating, fine shade and ornamental trees, grapes and other fruits; about two acres of land in front, and garden, also, a splendid carriage-house and stables. This property being within a short distance of the city is very pleasant for either Summer or Winter residence. Photographs of the same can be seen at No. 77 Cedar-st. Will be offered at auction by A. J. BLEECKER, SON & Co., at Exchange Salesroom, at 12 o'clock, on TUESDAY, May 26.

A FINE RESIDENCE for SALE—At Saratoga Springs, N.Y., within five minutes walk of Congress or Empire Springs, situated on Caroline-st. Call on or address R. E. MOREY, Saratoga Springs, N. Y. Price, $12,500.

A GOOD brick HOUSE, 12 rooms, in fine order, two acres of land, abundance of fruit, for SALE or to LET, furnished; on the river bank, within five minutes' walk of the boat or cars, at Tarrytown, on the Hudson; elegant views, fine bathing, a splendid separate bed, lots of cherries, an old stable, and carriage-house; immediate possession; terms very easy.
S. EMBERSON, No. 421 Eighth-ave.

AT ELIZABETH, N. J., is more desirable for residence than any place within 50 miles of New-York; perfectly healthy; 56 trains each way daily; communication 18 cents per day; time 40 minutes. For all kinds of property, houses, country seats, farmers' lots, stores, factories, &c., inquire of BROOKFIELD, No. 81 Cedar-st., N. Y., and No. 221 Broad-st., Elizabeth.

AT ORANGE, N.J.—VILLAS, VILLA SITES and FARMS, a great variety, beautifully situated, one hour from New-York, for SALE low. Also, Country Seats and Houses TO LET for the season or year, by BLACKWELL & SMITH, No. 243 Broadway, New-York, 9 to 11 a. m.; Orange, corner Main and Cone-sts., 3 to 6.

A COUNTRY RESIDENCE at Orange, New-Jersey (only one hour from the city), in Llewellyn Park, for SALE. House, stable, and 5 acres of land. Also, a beautiful building lot of four acres. The Park should be seen to be appreciated. For particulars apply to the owner, L. S. HASKELL, Library Building, Orange, N. J.

A BEAUTIFUL COTTAGE, 10 rooms, painted in fresco, gas, water, furnace, dumb-waiter, &c., for SALE cheap; immediate possession; on Washington-st., corner of Chestnut-st., Tarrytown; lot 125x85; fruit, shrubbery, and shade trees; fine stable, &c.; very desirable; on easy terms. S. EMBERSON, No. 421 Eighth-ave.

A HANDSOME COUNTRY RESIDENCE for SALE in Westchester County, within 25 miles of New-York, with from 5 to 115 acres of improved land, commanding, for a distance of 50 miles, a view of Long Island Sound, with beautiful intervening landscape; the House and outbuildings are in perfect condition; lawn contains three acres in fruit and shade trees; will be sold at a bargain. Apply to MITCHELL & SMITH, No. 28 Pine-st.

A FINE FARM and COUNTRY SEAT for SALE, 1½ hours from New-York, by the Central R. R. of N. J., on the Harlem—145 acres excellent land, sloping to the south. The improvements on the property are a mansion, with 13 rooms in fine order, new Farm-House, Green-House, Stables, Carriage-House, Barns, &c. Very fine garden well stocked with small fruits; grounds in good order, with plenty of shade; only one mile from depot; fine drives and healthy location. Apply to D. HOPE, No. 103 Liberty-st.

AT TARRYTOWN—For SALE, a very COMMODIOUS HOUSE, suitable for a large family. Will be sold cheap, as the owner is desirous of going West. MALLORY, BLACKWELL & Co., No. 55 Liberty-st.

A VERY DESIRABLE new COTTAGE-HOUSE FOR SALE at Fordham, only $3,500; decidedly a bargain; lot 50x100 feet, near the depot; terms easy. Apply to W. BASSFORD, No. 612 Broadway.

AN OLD HOMESTEAD, recently put in complete repair; good barns, &c.; 17 acres of excellent land; great abundance and variety of fruit; pure water; fine shade; healthy; attractive; desirable; 1 hour from New-York; 15 minutes from depot. Price, $8,500; buildings alone worth $6,000. Address Box No. 2,325, N. Y. P. O.

A BEAUTIFUL COUNTRY SEAT of 60 acres, elegant house and grounds, with stock and everything to be found on a first-class place, the property of a gentleman about leaving for Europe, will be SOLD low and on easy terms. E. G. LOCKE, No. 141 Eighth-st.

A VERY desirable RESIDENCE at Tarrytown; large and commodious house, grounds handsomely laid out and in perfect order; will be SOLD at a very reasonable price and on easy terms if sold within a few days. MALLORY, BLACKWELL & Co., No. 55 Liberty-st.

AN ELEGANT brown-stone HOUSE in Brooklyn will be EXCHANGED for a first-class COUNTRY SEAT on the Hudson worth about $20,000. Address for one week WINTHROP, Box No. 156 Tribune Office.

COUNTRY PLACE—At Willow Vale, near Utica, N. Y., on railroad, nine hours from New-York. LARGE HOUSE, Stables, &c., Garden, Orchard of Plums, Pears, Grapes, Apples; fine site, on stream; shade trees. Price $2,500. DEAN BROS., Rome, N. Y.

COUNTRY RESIDENCES for SALE on the Banks of the Hudson at almost every station of the line of the Hudson River Railroad between this city and Albany. Parties desiring to purchase or hire will find it to their interest to consult the advertiser, as he is intimately acquainted with the value and location of most all the property on the river bank and interior country.
S. EMBERSON, No. 421 Eighth-ave.

CHEAP RENTS.—Every one desiring to reap some permanent benefit from money paid for house room, should go at once and examine the property I offer for sale in the First and Second Wards of Elizabeth, N. J. (called Elizabethport), on such easy terms that almost any one can secure a home. New houses on full lots from $1,400 upwards; also, good lots at $200 and upwards; payments monthly, quarterly or yearly, to suit purchasers; 22 trains each way, also boat; only 40 minutes by cars from Liberty-st., North River. Commutation tickets $50 per year (16 cents daily); excursion tickets 45 cents. Full particulars given at my office, No. 51 Cedar-st., New-York, or Second-st., near Broadway, Elizabethport. R. R. KELLOGG, Executor.

COUNTRY RESIDENCES on the Hudson; several fine places at Hastings, Dobbs Ferry, Sing Sing, and other places, FOR SALE, RENT, and EXCHANGE. Apply to R. LIVINGSTON LUCKY, No. 53 Exchange-place, Room No. 26.

CHOICE REAL ESTATE FOR SALE at Peekskill. Prices from $2,500 to $30,000. Inquire of J. W. CRUMB, Agent.

COZY HOUSE at Rahway—Only $2,300; terms very easy; first come first served. JAQUES, No. 208 Broadway.

ENGLEWOOD, N. J.—FINE HOUSE, STABLE, and GROUNDS, near depot, for SALE by A. J. BLEECKER, SON & Co., No. 77 Cedar-st.

ELIZABETH, N. J.—For SALE a COTTAGE, 6 rooms, 4½ acres, stable, carriage-house, cow-house, fine fruit and lawn. BROOKFIELD, No. 81 Cedar-st., and No. 221 Broad-st., Elizabeth, N. J.

FARM for SALE in Westchester Co., N. Y.—240 acres, with mansion and farm houses, barns, and all necessary outbuildings; situate about two miles from Williams Bridge; fine view of Long Island Sound. Apply at No. 170 William-st. No agents need apply.

FARMS for SALE with POSSESSION—Containing from 25 to 200 acres of good Land, abundance of fruit, well watered, within two to three miles of Tarrytown, and lying between the Hudson River and Harlem Railroad; some of them have fine improvements, others have old-style farm-houses; prices from $150 to $250 per acre. Further particulars with S. EMBERSON, No. 421 Eighth-ave.

FOR SALE—At Mt. Kisco, Westchester Co., a delightful COUNTRY RESIDENCE, house, barn, and outbuildings, with 14 acres of land, 1½ miles from the station; house nearly new, large and commodious, built on high ground, presenting a fine view, with a spacious lawn in front, and situated on the main road between Mr. Greeley's farm and the Jay homestead. Will be sold low, and possession given immediately. Apply to HALL J. HOW, No. 12 Pine-st.

FOR SALE at Long Branch, N. J., on Chelsea-ave., five minutes' walk from the seashore—A new three-story COTTAGE, containing 17 rooms, finished in the best manner; also stable and carriage-house; lot 50x160 feet; will be sold cheap for cash. Inquire of H. W. WILSON, the owner, No. 69 Columbia-st., Newark, N. J., or of WOOLMAN STOKES, Long Branch, N. J.

FOR SALE—At White Plains, Westchester County, N. Y., a fine PLACE of six acres; House with all the modern improvements; one hour from Twenty-sixth-st. For further particulars apply to C. W. WHITNEY, No. 142 Greenwich-st., N. Y.

FOR SALE or to LET.—A good sized HOUSE and LOT on the Shrewsbury River, one mile from Fort Washington, New-Jersey, three miles from Long Branch by railroad; of easy access to the city by steamboats and railroad; location healthy; plenty of boating, fishing and bathing; would make a splendid Summer residence. To rent, $350. For sale, price, $3,000. Inquire of F. S. WINCHESTER, Room No. 26, No. 21 Nassau-st., N. Y., for further particulars.

FOR SALE—Two large brick FACTORIES, with Engine and Boiler; 12 miles from New-York, near depot. BROOKFIELD, No. 81 Cedar-st. and No. 221 Broad-st., Elizabeth, N. J.

FOR SALE—At Mt. Vernon, a fine DWELLING, just finished; lot large, 125x250, and beautifully located; terms easy. CHARLES CRARY, No. 104 Broadway.

FOR SALE—Opposite Daniel Drew Property, on THURSDAY, May 21, at 10 a. m., 100 acres of beautiful LAND, to be laid out in lots to suit purchasers, on reasonable terms; one-third down, balance on bond and mortgage for two years. I will also offer my FARM of about 200 acres, including 40 acres of splendid peach orchard, and now bearing. Address E. HOLLAND, Madison, N. J.

FOR SALE—A first-class COUNTRY SEAT in Westchester County, 30 minutes' from city, five minutes' from depot; house has all the modern improvements, gas, water, &c.; good shade and water front on Harlem River. E. G. LOCKE, No. 141 Eighth-st.

FOR SALE, near Plainfield, N. J.—A COTTAGE HOUSE, containing 8 rooms, with stable. Grounds comprise one acre, beautifully shaded, and stocked with all kinds of fruits. Apply to C. F. BLAKE, No. 60 Pierrepont-st., or to A. D. MELLICK, Jr., & BRO., No. 26 Pine-st.

Country Real Estate for Sale.

FOR SALE—A COUNTRY SEAT at Greenfield Hill, Conn.; 3 miles from Southport on the N. Y. & N. H. Railroad; containing about 25 acres fronting 60 rods on the principal street, and 24 rods on the public square of the village; it has upon it never-failing spring and two wells of soft water, a great abundance and variety of fruit and forest trees, a large and convenient House, and all the necessary out-houses; the situation is one of the most beautiful in the State, commanding an extensive view of Long Island, the Sound, and the Connecticut Coast. For further particulars inquire by letter of HENRY BALDWIN, No. 111 Front-st., N. Y.; WILLIAM HALL, Bridgeport, Conn., or ALLEN NICHOLS, Southport, Conn.

FOR SALE—A COUNTRY RESIDENCE in the village of Sellen, 48 miles on Long Island, comprising about two acres of land, a handsome house of six rooms, large garden and vineyard of 200 grape vines, in bearing; school, church, and other conveniences just at hand. Price, $800. Apply to Mr. EFFORD, on the place. Take the morning train from Hunter's Point to Waverley Station, and stage to the door. Come and see for yourselves, you who want such a place; you cannot be satisfied but by seeing.

FOR SALE—At Kinderhook, a beautiful RESIDENCE. The property consists of a modern built brick house, with four acres of land, handsomely laid out with fruit and ornamental trees. For full description of property inquire of JAMES M. PRICE, President of Oriental Bank, New-York, or JAMES MITCHELL, on the premises.

FOR SALE, Cheap—A neat COTTAGE and large lot, one block from Depot, Elizabeth, New-Jersey. Apply to J. M. MEEKER, Elizabeth, or P. B. AMORY, No. 78 Cedar-st., New-York.

FOR SALE, a FARM—New-Jersey Central Railroad—75 acres, near depot, cheap. Apply to J. M. MEEKER, Elizabeth, New-Jersey, or P. B. AMORY, No. 78 Cedar-st., New-York.

FOR SALE—A FARM of 175 acres for $15,000, at Hyde Park, on the Hudson, having ¼ of a mile river front, with splendid view of the river and Catskill Mountains.
S. C. DOTY, No. 229 Broadway, N. Y.

FOR SALE—At Plainfield, N. J., at a bargain, a good HOUSE, containing 16 rooms, with splendid cellar and attic, good well of water, fruit and shade trees, and 15 acres of first-rate land; very healthy; finely located; ½ mile from depot. Inquire of owner, J. L. HAMILTON, No. 346 West Twenty-ninth-st.

FOR EXCHANGE—COTTAGE, 11 rooms, outbuildings, 3 acres, fruit, &c., on Staten Island. W., Tribune Office.

LONG BRANCH COTTAGE and five acres of ground for SALE; the cottage is new, just built; contains nine bed-rooms; parlor, dining-room, and reception-rooms; it is complete with all the modern improvements; gas, hot and cold water in all the rooms; the view from the balconies is one of the finest at the Branch; half the purchase money can remain on bond and mortgage. Apply to JOHN HOEY, No. 59 Broadway.

LONG BRANCH.—For SALE or to RENT, furnished COTTAGES on the sea-shore, situated south of the Stevens House, and surrounded by first-class improvements. Apply to LEWIS R. or FRANK G. BROWN, No. 58 Broadway.

NEAR TARRYTOWN.—A PLOT of 41 acres of LAND, well adapted to divide into four villa sites, each with unsurpassed river and mountain view. About six acres of this property is covered with large and fine oak and other trees. A front-brook runs through the land, and it has also a number of fine springs that could be used for ornamental purposes, and also to supply buildings with water. Fine young orchard. Buildings consist of farm-house and brick cottage, barn, &c. Fine country seats in the immediate vicinity.
MALLORY, BLACKWELL & Co., No. 55 Liberty-st.

ON MORRIS AND ESSEX RAILROAD—COUNTRY HOUSES, all sizes and prices, $1,200 to $50,000; perfect title on application. TO RENT—Houses by the season or year, $300 per annum and upward. CHAS. W. WARD, No. 79 Cedar-st.

ORANGE COUNTY DAIRY FARM, 60 acres, all stocked; only $8,000; terms easy.
JAQUES, No. 208 Broadway.

RIDGEFIELD PARK LOTS for SALE—Within 10 miles of City Hall; elevated and healthy location. Apply to A. J. BLEECKER, SON & Co., No. 77 Cedar-st.

SEASIDE COTTAGE.—A beautiful SUMMER RESIDENCE, adjoining the Pequot, at the mouth of the Thames, New-London, only five hours from the city, situated immediately on the water, with highly-ornamented grounds attached, elegantly furnished, for housekeeping or as a dependence to one of the best hotels in the country, for SALE or to LET. For agreeable society, health, aquatic amusements, and a location from whose views, this locality is unequaled. Apply to HOMER MORGAN, No. 2 Pine-st., N. Y., or to H. S. CROCKER, New-London, Conn. (1,219)

SOUTH JERSEY FARM, Fruit, and Cranberry Lands, improved and unimproved, in large and small tracts, for SALE cheap. Descriptive catalogue sent free. S. H. SHREVE, 44 Nassau-st.

THE RICHARD HOUSMAN FARM, containing about 22 acres of land, situated near Four Corners, S. I. It is handsomely located on two public roads, commands an extensive view of the surrounding country, and affords an opportunity for a number of superb building sites. Price $300 an acre. For further particulars apply to A. DE GROOT, Fort Richmond, Staten Island, N. Y.

"WHY BUY A HOUSE EVERY YEAR?"—You can go to Elizabethport, N. J., and buy a neat, comfortable cottage for about the same that you pay for rent per annum in Brooklyn or New-York, and your family will have a home for life, with everything as pleasant and comfortable as in the city. Apply to R. R. KELLOGG, Executor, No. 51 Cedar-st., New-York, from 10 to 1 o'clock, or at my office on Second-st., near Broadway, Elizabethport, at any hour of the day.

$5,000.—FOR SALE—A nice COTTAGE, 9 rooms, within 15 minutes' walk of Tarrytown, on the Hudson; lot 50x100; fruit and shade trees; water and gas in cottage; very cheap; immediate possession. S. EMBERSON, No. 421 Eighth-ave.

WANTED—A LOAN of $3,000 on unincumbered country property, in Monmouth County, New-Jersey, worth $25,000. Apply to COOK CAMPBELL, No. 137 Bro