REAL ESTATE.

NEW-YORK, Saturday, July 18, 1868.

At the end of every week since the first of May, real estate operators and others have predicted the final close of the real estate season, while each succeeding week has brought again one or more important sales. We may now, however, safely say that there can be but few more country auctions while the hot weather lasts, though we hear of extensive preparations being made to place in the market during September numerous desirable building lots on the lines of the New-Jersey railroads. Quite an important sale of building lots took place at Elizabeth, N. J., a few days ago. Those present were residents on the Island, and the prices quoted may be taken as indicative of the value of lots in the several towns named:

BOWNWATER.

Lot 1, Sec. 1, Van Duyer and Cantwell-sts., D. C. Van Duyer	$3,600
Lot 2, Sec. 1, Hoyt-st., D. C. Van Duyer	2,000
Lot 1, Sec. 2, Hoyt-st., J. C. Thompson	700
Lot 6, Sec. 2, Cheever-st., Mrs. Thomas	650
Lot 7, Sec. 2, Cheever-st., Mrs. Thomas	700
Lot 1, Sec. 7, Cheever-st., Mrs. Thomas	6,000
Lot 7, Sec. 7, Barker, D. C. Van Duyer	950
Lot 8, Sec. 7, Barker, J. Gallagher	700
Lot 9, Sec. 7, Barker, Mrs. Thomas	750
Lot 10, Sec. 7, Barker, Mrs. Thomas	700
Lot 11, Sec. 7, Barker, Mrs. Thomas	
SOUTH SHORE.	
Lot 2, Mill Road, J. H. Matthews	$1,775
Lot 3, Mill Road, J. H. Matthews	700
Lot 8, Mill Road, J. H. Matthews	1,675
Lot 9, Mill Road, J. H. Matthews	1,670
Lot 15, Mill Road, S. H. Matthews	
SOUTHFIELD.	
1 Acre lot, S. C. Thompson	$1,140
5 house lots, on Turnpike road, New-Brighton, opposite Parsonage, by Mr. Hitchcock	3,500

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Commingh-st., s. s. Hamilton-st.,	$1,500
Rutherford-st., s. s. cor. 99th-st., 100x100.11x12.4[illegible]	25,250
Rutherford-st., No. 38, }	
Rutherford-st., e. s. 250 ft. e. Duane, 30x64.6, }	
Rutherford-st., Nos. 141, 143, 145 and 147, }	
Rutherford-st., w. s. Nos. 193 and 195, }	
Madison-st., No. 71, }	Nominal
Madison-st., No. 85, }	
Pitt-st., s. s. 25 ft. w. Rivington-st., 25x75, }	
Pitt-st., s. s. 50, 85 and 395, }	
Pitt-st., s. s. 234 ft. n. 200-st., 26x75.6, }	
Pitt-st., s. s. 49.4[illegible] ft. n. 28th-st., 24.8x77.6, }	
Pitt-st., s. s. 25 ft. n. 24th-st., 27x73.9, }	
Pitt-st., s. s. 275 ft. e. 6th-ave., 20x98.9, }	
Bleecker-st., s. s. No. 399,	$21,000
Lewis-st., s. s. 50 ft. n. 2d-ave., 19.1x70,	33,375
Lewis-st., s. s. cor. 2d-ave., 19.1x70,	17,000
Lewis-st., s. s. 24 ft. e. 2d-ave., 20x49.4,	8,500
109th-st., s. s. 125.9 ft. e. 2d-ave., 16.4x11x22x50.4	17,000
109th-st., s. s. 225 ft. e. 2d-ave., 18.6x50,	7,000
109th-st., s. s. 275 ft. e. 2d-ave., 18x100.5,	5,000
109th-st., s. s. 325 ft. e. 2d-ave., 18x100.5,	4,000
110th-st., s. s. 50 ft. e. 4th-ave., 25x100,	30,000
110th-st., s. s. 400 ft. w. 3d-ave., 49x99.11,	22,000
110th-st., s. s. 150 ft. e. 6th-ave., 30x99.11,	1,200
110th-st., s. s. 175 ft. w. of Eighth-ave., 25x99.11,	14,000
125th-st., s. s. cor. 125th-st., 175x200,	12,500
125th-st., s. s. 275 ft. e. of 5th-st., 18.11x87,	700
125th-st., s. s. 100.11 n. of 50th-st., 100x99.6,	
126th-st., s. s. cor. 1st-st., 27x99.11,	26,000
LEASES.	
Bleecker-st., s. s., No. 3, 2 years, 1st year,	$850
109th-st., s. s., 305 ft. n. of 5th-st., 25x100, 5 years, per year,	120
KINGS COUNTY.	
BROOKLYN.	
Atlantic-st., s. s., 536.1 ft. w. of Coney Island Road, 25x100.2,	$400
Bergen-st., s. s., 75 ft. e. of Lorimer-st., 25x100,	1,600
Bergen-st., s. s., 125 ft. e. of Leonard-st., 25x100,	1,350
Bergen-st., s. s., 275 ft. e. of Nevins-st., 25x100,	3,000
Carroll-st., s. s., 100 ft. w. of Bedford-st., 25x100,	3,000
Carroll-st., s. s., 200 ft. w. of Bedford-st., 25x100,	430
Greene-st., s. s., 60 ft. e. of Leonard st., 20x85,	800
Greene-st., s. s., 160 ft. from Lefferts-st., 21.9x27,	1,000
Greene-st., s. s., 137 ft. e. of Bedford-ave., 90x107.6,	30,000
Greene-st., s. s., 200 ft. e. of Bedford-ave., 64.6x50,	500
Greene-st., s. s., 150 ft. e. of Oakland-ave., 25x100,	845
Herkimer-st., s. s., 97 ft. n. of Grand-ave., 234.8 ft., rear lot 27x23,	
Herkimer-st., s. s., 105.6 ft. e. of Main-st., 44x110x13.11x12x30.3	9,000
Hancock-st., s. s., 325 ft. e. of Stuyvesant-ave., 50x100,	1,200
Hancock-st., s. s., 125 ft. n. of Bolivar-st., 25x100,	1,000
Lexington-st., s. s., 100 ft. w. of Throop-ave., 25x100,	2,100
Lexington-st., s. s., 20 ft. e. of Decatur-st., 20x60,	3,131
Scott-st., n. s., 150.1 ft. e. of Court-st., 25.1x100,	5,000
Warren-st., s. s., 225 ft. w. of Buffalo-ave., 125x27.6,	2,000
Warren-st., s. s., 300 ft. e. of Tompkins-ave., 25x100,	
Warren-st., s. s., 200.2 ft. w. of 5th-ave., 20x100,	1,900
Warren-st., s. s., 200.2 ft. w. of 5th-ave., 100x100,	9,000
Warren-st., s. s., 221.2 ft. w. of 5th-ave., 20x100,	500
Woodhull-st., s. s., Hewitt-st., s. w. cor., 24x89,	17,000
Wyckoff-st., s. s., 220 ft. w. of Hoyt-st., 20x100,	2,800
Union, 13 ft. n. e. of n. w. cor. 5th-ave., 75x100,	1,560
Union-st., s. s., 150 ft. e. of 3d-ave., 25x100,	1,100
Union-st., s. s., 100 ft. e. of 4th-ave., 25x100,	620
Union-st., s. s., 125 ft. e. of 4th-ave., 25x100,	600
Union-st., s. s., 150 ft. e. of 4th-ave., 25x100.2,	300
Clinton-ave., s. s., section 41, Spaser map, 20th ward, 50x200,	14,500
DeKalb-ave., s. s., 100 ft. w. of Oxford-st., Deed 1967, 20x100,	9,500
DeKalb-ave., s. s., 100 ft. w. of Oxford-st., Deed, 1968, 20x100,	11,000
Greenpoint-ave., s. s. and Eldert-st., easterly cor., 100x—	400
Hopkinson-ave., s. s., 75 ft. e. of Sumter-st., 25x100,	400
Park-st., s. s., 147 ft. w. of Franklin-st., 34x95,	3,400
Prospect-ave., the Heyward-st., s. w. cor., 320x200,	25,500
Reservoir-st., s. s., 50 ft. w. of Oakland-ave., 25x75,	4,500
Throop-ave., s. s., 75 ft. n. of Bergen-st., 25x100,	450
NEW-LOTS.	
Miller-ave., s. s., 100 ft. n. of Liberty-ave., 50x100,	$1,400
WESTCHESTER COUNTY.	
PELHAM.	
Fisher-st., s. s. Reynold, W. B. Amhie, prem., about 3 acres,	$500
Bedford to Rankinville-road, s. s., Geo. Holmes, 33 acres,	1,823
Bedford to Ridgefield-road, n. s., Aaron Tyler's, 3 acres,	260
Bedford to Ridgefield-road, n. s., Aaron Tyler's farm, 60 acres,	4,700
EASTCHESTER.	
Crosby-st., n. s. s. (W. Mount Vernon), lot No. 164, J. F. Luther, 80x125,	$500
Crosby-st., (West Mount Vernon), lot No. 455, S. A. Clayton, 100x[illegible]	300
Hallock-ave., e. s., West Mount Vernon, lot No. 171, A. M. C. Fish's, [illegible]	1,000
NORTH NEW-YORK.	
40th-st., s. s., Lots Nos. 26, 27, 28, Block No. 5,	$3,900
40th-st., s. s., Lots Nos. 25, 29, 30, Block No. 5, 75 feet front, }	3,100
40th-st., s. s., Lot No. 26, Block No. 6, 25x100, }	
40th-st., s. s., Lots Nos. 1,073, 1,074, Block No. 25, 50x100,	2,000
40th-st., s. s., Lots Nos. 27, 28, 54, 55, Block No. 5, 50x200,	4,000
40th-st., s. s., Lot No. 2, Block No. 7, 25x50x20x99,	3,400
40th-st., s. s., Lots No. 29 to 33 and 49 to 53, inclusive, Block No. 3, n. s. [illegible]	10,000
WEST FARMS.	
Bathgate-ave., e. s., lot 19, Bathgate Farm, 25x150,	$2,150
WESTCHESTER.	
Fisher's lane and Boston road, 20 acres, New Boston	$15,000
NEW-JERSEY—ESSEX COUNTY.	
BLOOMFIELD.	
Franklin-ave., n. s. J. R. Dodds, 50x100,	$500
CLINTON.	
Grove-ave., w. s. ave., 210 ft. from the ditch, 85x100,	$125
EAST ORANGE.	
Central-ave., n. s., 200 ft. from Grove-st., 100x400,	$2,675
Central-ave., n. s., 300 ft. from Grove-st., 100x400,	2,675
Central-ave., n. s., 410 ft. from Grove-st., 100x400,	2,675
ORANGE.	
Dr. R. H. Wade's property, 2½ acres,	$150
NEWARK.	
McKinley-st., s. s., 25 ft. from Sidney-st., 25x100,	$300
North Orange-st., w. s., s. McNaughton's property, 25x100,	4,500
Railroad-ave. and Hamilton-st., n. e. cor., 75x100,	7,500
Mount-ave. and Seventh-st., 457 ft. from S. w. cor., 50x95,	450
Mount-st., s. s., 83 ft. from Chestnut-st., 50x125,	12,500
Quitman-st., s. s., 179 ft. from Broad-st., 25x127,	1,400
Sussex-st., s. s., 362 ft. from Sussex-ave., 25x110,	800
HUDSON COUNTY.	
JERSEY CITY.	
Grand-st., n. s., 150 ft. e. of Erie-st., 13.6x100,	$1,250
HOBOKEN—WEST HOBOKEN.	
Garrison-st., s. s., lot 10 map West Hoboken, 25x100,	$15,500
Grand-ave., w. s., 150 ft. s. of 6th-st., 50x100,	800
HUDSON CITY.	
Palisade-st., s. s., lot 14 blk 1, near Reservoir, 20x100,	$600
Palisade-st., s. s., and Pierce-ave. n. e. cor., 50x100,	1,050
Smith-st., n. s., 100 ft. w. of Passaic-ave., 25x100,	650
Hoboken-st., s. s., 275 ft. e. of Summit-ave., 25x100,	2,250

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 suburbs and villages, but in every State and Territory within the Union. The advertisement should be made as brief as possible 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 placed 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.
FARMS AND COUNTRY SEATS, AT AND NEAR NEW-BRUNSWICK AND OTHER ACCESSIBLE POINTS IN NEW-JERSEY. SPECIAL ARRANGEMENTS AT OUR OFFICE TO GIVE DETAILED INFORMATION AND SHOW PROPERTIES.

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.)

SMALL HOUSE and 2 LOTS for SALE—South side of One-hundred-and-twentieth-st.; 50 feet east of Fourth-ave., now occupied by Mr. Gilmore. P. N. SPOFFORD, No. 29 Broadway.

Brooklyn Real Estate for Sale.

FOR SALE—Price $7,500, on easy terms—3-story and basement brick HOUSE, all improvements, 20 minutes to the leading New-York ferries; excellent neighborhood; 13 rooms; second story lots for $300; possession of the balance of house at once. Apply to No. 43 Kent-st., Brooklyn, Room No. 13.

Country Real Estate for Sale.

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.

ATTENTION.—ALL WANTING FARMS, cheap Farms and Fruit Lands, Village Lots, Water-Powers for Manufacturing, for SALE at Bricksburg, Ocean County, New-Jersey, 44 miles from New-York on railroad to Philadelphia. Soil, fine loam, adapted for all crops. Country just rolling enough for beauty and utility, healthy and proverbially healthy. Water soft and pure. No fever and ague. Sold only to actual settlers, on easy terms. Price per acre, $25 and upward. For circulars and maps, address ROBT. CAMPBELL, No. 189 Broadway, New-York. V. S. HOLT, Agent, Bricksburg.

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 $55,000. 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 P. Taylor, ex-P. M., No. 30 Pine-st., N. Y. City.

A FARM for SALE cheap, situated in Saratoga County, two miles from Galway Village, 12 miles from Ballston and 14 miles from Saratoga Springs. Said Farm comprises 130 acres of good land, on which is one dwelling-house, eight rooms, and two barns, and other out-houses. Price, $4,000. Address J. C. G., P. O. Box No. 773, New-York City.

ALL WANTING FARMS—Good soil, mild climate, 34 miles south of Philadelphia. Price only $25 per acre. Fine improved farms. Hundreds are settling. Illustrated circulars sent free. [illegible] LANDIS, Vineland, New-Jersey.

Country Real Estate for Sale.

AT NEW-BRUNSWICK—95 acres fine FRUIT LAND; 2 apples, 1 peach orchard, 5 A. strawberries; price with stock and crop, $5,000; 60 acres choice land; 600 fruit trees; price with half the crop, $6,250; both with good buildings in good order; 10 others cheap. J. S. FERGUSON, No. 39 Nassau-st., Room No. 34.

ELIZABETH, N. J.—36 minutes from New-York, 50 trains each way daily; desirable in every respect for residence and business purposes. All kinds of Real Estate for sale and to let; dwellings from $1,200 to $50,000 by BROOKFIELD, No. 31 Cedar-st., and No. 221 Broad-st., Elizabeth, N. J. City and Country Property wanted.

FOR SALE or EXCHANGE—A fine COUNTRY RESIDENCE on the Passaic, eight miles from New-York—a double modern house, and a neat cottage adjoining; hot and cold water, furnace, &c.; water front, with boat-house; about an acre of ground; choice garden, stables, &c. Inquire of G. DE WITT, No. 90 Johnst., corner of Gold. Price $25,000.

FOR SALE or to LET—At Mott Haven, Westchester County, situated on Buena Ridge, a new and neat Frame HOUSE, 13 rooms, French roof, heater, range, and gas; one minute from Harlem Railroad depot. Inquire of B. CARLEY, Mott Haven.

FOR SALE.—Important to Engineers and Capitalists.—The PORT RICHMOND IRON WORKS, PHILADELPHIA, situated on the River Delaware, above Kensington. The subscribers offer for sale this well-known and extensive establishment, which has been in successful operation for forty years. It is one of the largest and best in the country, and the buildings, tools, and other facilities are adequate for the construction of work of the heaviest class. It is well situated, and fully equipped for building marine engines, sugar machinery, blast and rolling-mill machinery, pumping-engines for mines and water-works, &c., and has done a large business in all these branches.

The ground has a front on Richmond-st of 250 feet, extending between parallel lines 465 feet on York-st., and 424 feet on Ball-st., to Beach-st., having four fronts. The wharf property has a front on Beach-st. of 148 feet by about 750 feet deep to the Port-Wardens' new line. There is ample space not only for the present works, but for their future extension.

The establishment is offered for sale, with its good-will and stock, and, to parties seeking such an investment, presents an opportunity rarely offered. J. P. MORRIS, TOWNE & Co.

FOR SALE—At South Hadley Falls, Mass., ten miles north of Springfield, and opposite the growing manufacturing town of Holyoke, a superior modern-built HOUSE, with four acres of Land, well stocked with fruit; pleasant neighborhood and healthy location, commanding a beautiful view of the Connecticut Valley; good opening for a school. Terms easy, and immediate possession. Address R. O. DWIGHT, South Hadley Falls, Mass.

FOR SALE—In Orange, N. J., new HOUSE, 11 rooms, well finished; fine neighborhood, five minutes walk from depot; about half an acre; $11,000; easy terms. For full particulars address WILSON, Box No. 1,501 N. Y. P. O.

FOR SALE CHEAP—At Kingsbridge, on new drive, a handsome HOUSE and one acre of GROUND; stable, &c.; delightful situation. For particulars apply to WM. H. RAYNOR, No. 6 Pine-st.

FOR SALE—And possession early in Fall, a very fine brown-stone, high stoop, three-story HOUSE, on West Thirtieth-st., 22x54, and extension; in elegant order. Price $20,000; terms easy. Apply to J. F. WILLIAMS & SON, No. 59 Cedar-st.

ON ORANGE MOUNTAIN—One hour from New-York, 1½ mile from depot, 10 acres of choice LAND, in grass and fruit; in vicinity of good schools and churches; desirable for building, and as an investment. Price $350 per acre. Address Box No. 2,823, New-York Post-Office.

ROCKBRIDGE ALUM SPRINGS, Va.
FOR SALE, Sept. 1, 1868.
This splendid property decreed to be sold for partition, on 1st day of September next.
For full particulars, see National Intelligencer, and every Monday's issue of N. Y. Herald, till day of sale.
JOHN B. BALDWIN,
HENRY B. MICHIE,
JOHN ECHOLS,
DAVID FULTZ, Commissioners.

SPLENDID PROPERTY for SALE LOW.—The COUNTRY SEAT upon Pomfret Hill, Conn., occupied by R. S. Hutchins.
This is one of the finest places in Eastern Connecticut, containing ninety acres, all in a fine state of cultivation. The approach to the House is by a semi-circular drive rendered delightful by rows of graceful evergreens, intermingled with forest trees and exotics. The House is in fine condition, and has every species of outbuilding desirable for a gentleman's residence. There are also several fine orchards, producing fruit of the greatest variety. A full description of the property will be furnished on application to O. & C. P. HUTCHINS, Providence, R. I.

THE ATTENTION OF
CAPITALISTS AND MANUFACTURERS
is invited to the great inducements and advantages offered by the Subscriber as follows:
RELIABLE WATER-POWER,
SPLENDID SITES FOR FACTORIES.
The above, which are well known here, are in Cumberland and York Counties, Pennsylvania, two miles from the City of Harrisburg, at the junction of the Yellow-Breeches Creek (which furnishes the power) and the Susquehanna River.
Upon the banks of said Creek are now in successful operation three or four Grist and Saw-Mills, which do not use half the capacity of the stream; the Borough of New-Cumberland, built along the western shore, is a flourishing place of about 500 inhabitants.
In addition, the close proximity of the City of Harrisburg, which is now a great Railroad Center, the advantages of the several lines of Rail to the Seaboard, and the Northern Central Railway which runs directly through the property itself, together with the undoubted superiority of its location, all render this Water-Power and surroundings very desirable, and insures to Capital large returns.
Limestone and Iron-Ore are in the vicinity, as well as large springs of water on the premises, which are well adapted for Paper-Making.
Inquiries answered promptly, and more particular information given.
ANDREW ROSS, New-Cumberland,
Cumberland County, Penn.

WESTFIELD, N. J.—Central Railroad.—$10,000. FOR SALE or TO LET, HOUSE and LOT; house new, 11 rooms beside bath and clothes room; lot 100x300; terms easy. Inquire of H. S. EDGAR, with Robert Mead, No. 93 Wall-st., or at the Station, Westfield.

5 HANDSOME COUNTRY RESIDENCES at Montclair, N. J., will be sold at auction on TUESDAY, July 28. For particulars, apply to A. J. BLEECKER, SON & Co., 77 Cedar-st.

$6,000 WILL PURCHASE a good DAIRY FARM in Orange County; 150 acres, good buildings, fruit, &c. I have the best FARM on the Newburgh and Warwick Railroad—132 acres. Also a fine GOTHIC COTTAGE, carriage-house, barn, fruit, &c., with 25 acres, for $4,000. T. H. BORLAND, No. 14 Chambers-st.

$3,500.—MONTCLAIR—A comfortable HOUSE, with one acre (or more), and all kinds of fruit. Address "S," Box No. 109, Tribune Office.

FARMERS.
A BOOK FOR YOUNG FARMERS.
THE ELEMENTS OF AGRICULTURE.
(A BOOK FOR YOUNG FARMERS.)
BY GEO. E. WARING, JR.,
Formerly Agricultural Engineer of the Central Park in New-York.
Author of Draining for Profit and Draining for Health.
SECOND EDITION.
(CAREFULLY REVISED.)
THE PLANT.
The food of Plants;
Whence it is obtained;
How they take it up;
How they make use of it;
What their healthy growth depends on;
The character of their parts;
Their use as food; and a
Clear account of the relations of
Plants to the Atmosphere, to the
Soil, and to Animal life.
THE SOIL.
What it is and how it is formed;
Its relation to Vegetation;
Its fertility and barrenness;
The subsoil.
Mechanical Improvement.
MANURES.
Character and kinds.
Digestion—How it acts on the
Food, and how it effects the
Excrement.
Waste of Manure.
Evaporation.
Leaching.
Muck.
Lime.
Composting.
Liquid Manure.
Manure from different Animals.
Night Soil.
Bones.
Fish.
Green Crops.
Mineral Manures.
Guano and Super-Phosphate.
Irrigation.
MECHANICAL CULTIVATION.
Under Draining.
Draining with Tiles.
Sub-Soil Plowing.
Plowing, Harrowing, Cultivating.
ANALYSIS.
Analysis of the Soil.—utility doubtful.
Tables of Analysis—of
various Plants, parts of Plants,
Manures, Etc., Etc.
The foregoing subjects are all discussed in plain and simple language that any farmer's boy may understand.
The book is written by a successful *practical farmer*, and is full of information, good advice and sound doctrine.
MR. GREELEY says of it: "Though dealing with facts unfamiliar to many, there is no obscure sentence, and scarcely a hard word in the book; its 254 fair, open pages may be read in the course of two evenings and thoroughly studied in the leisure hours of a week; and we pity the man or boy, however old or young, who can find it dull reading. Hardly any one is so wise that he will not learn something of value from its perusal; no one is so ignorant or undeveloped that he cannot generally understand it; and no farmer or farmer's son can study it thoughtfully without being a better and more successful cultivator than before."
PRICE ONE DOLLAR.
Sent by mail, post-paid. Address
THE TRIBUNE,
NEW-YORK.

A BOOK for Country Residents—WARING'S ELEMENTS OF AGRICULTURE. Price $1, by mail from The Tribune Office.

Auction Sales of Real Estate.

J. JOHNSON, JR., Auctioneer.
BY JOHNSON & MILLER,
AUCTIONEERS AND
REAL ESTATE BROKERS,
No. 25 NASSAU-ST., COR. CEDAR-ST., NEW-YORK.
City Residences, Stores, Lots, Country Seats and Farms, bought, sold, rented, exchanged. Loans negotiated. Auction Sales of Furniture, &c.

BY JAMES M. MILLER, Office No. 28 Pine-st., WEDNESDAY, JULY 22, at 12 o'clock, at the Exchange Salesroom, No. 111 Broadway,
LONG BRANCH PROPERTY:
The HOUSE and LOT s. s. of Union-ave., commencing 100 feet west of Monmouth-ave.; the house is 3-story and basement, frame, 30x40 feet; 11 rooms; lot 100x150 feet. Map and particulars at office.

To Let.

AT No. 542 Pearl-st., 5 doors from Broadway—The new STORE, 25x100, with basement and under cellar; rent $140 per month. Also, LOFTS, at low rents, and OFFICES. ALEXANDER EKOS.

FURNISHED APARTMENTS to LET, single or en suite, in a quiet house where there are no children. Apply to Dr. HOYT, No. 878 Broadway.

ON Brooklyn Heights, a FURNISHED HOUSE, four-story, brown-stone and brick; within five minutes walk of Wall-st. Ferry, with furnace and grates, range, gas, hot and cold water, bath, water-closet, stationary tubs, etc., all in perfect order. Will be rented to a private family at a moderate rent. Owner gone to Europe. Apply to DAVENPORT & FANNING, No. 157 Montague-st., near Court-st., Brooklyn.

TAMMANY HALL.—The five-story brown-stone HOUSE, No. 140 East Fourteenth-st., opposite Tammany Hall, having been thoroughly overhauled, frescoed, papered and painted throughout, is offered to be LEASED; gas and bells in every room; is well adapted for a respectable boarding-house. For permits to see the premises, apply to MULLER, WILKINS & Co., No. 7 Pine-st.

TO LEASE—For a term of years, on Atlantic-ave., East New-York, a block of eight new BUILDINGS, 20x40 feet, three stories, water on each floor; first floor store; also, apartments of three rooms for $7 per month. WADGONER & STOUTENBURG, East New-York.

TO LET—HOUSE No. 107 East Thirteenth-st.; rent $2,500. Also, House No. 218 East Fifty-first-st.; rent $1,200. Apply to H. MERRITT, No. 49 Third-ave.

Amusements.

CENTRAL PARK GARDEN.
Seventh-ave., bet. Fifty-eighth and Fifty-ninth-sts.
THEODORE THOMAS'S
POPULAR GARDEN CONCERTS.
THE GREAT SUCCESS OF THE SEASON.
THIS (MONDAY) EVENING, JULY 20, AT 8,
SIXTY-SEVENTH GRAND CONCERT.
PROGRAMME:
1. March, "Central Park Garden" ..... Thomas
2. Overture, "Nabucco" ..... Verdi
3. Waltz, "Die Publicisten" ..... Strauss
4. Grand Fantasie, "Don Giovani" ..... Mozart
5. Overture, "Merry Wives of Windsor" ..... Nicolai
6. Ave Maria ..... Gounod
7. Polka, "Linnet" ..... Bosquet
8. March Triumphal, "Schiller" ..... Meyerbeer
9. Overture, "Masaniello" ..... Auber
10. Reverie for Orchestra ..... Vieuxtemps
11. Waltz, "Feuilles Matinales" (Morgenblattler) ..... Strauss
12. Quadrilles, "La Vie Parisienne" ..... Offenbach
CONDUCTOR ..... THEODORE THOMAS.
NO POSTPONEMENT ON ACCOUNT OF THE WEATHER.
ADMISSION TWENTY-FIVE CENTS.
Private Boxes, TWO DOLLARS EXTRA.
For sale at G. Schirmer's music store, No. 701 Broadway.
TO-MORROW (TUESDAY) EVENING, July 21, at 8,
GRAND EXTRA GALA NIGHT.

NIBLO'S GARDEN.
WM. WHEATLEY ..... Lessee and Manager.
BATEMAN'S
WORLD-RENOWNED OPERA BOUFFE.
Mr. H. L. Bateman has the honor to announce the second season of Opera Bouffe in America,
COMMENCING MONDAY EVENING, July 20,
FIRST TIME IN AMERICA
OF OFFENBACH'S
BARBE BLEUE
(Bluebeard),
OPERA BOUFFE, IN FOUR ACTS.
Mlle IRMA ..... BOULOTTE.
Mlle. LAMBELLE ..... as ..... PRINCESS HERMIA.
Mlle. DUCLOS ..... as ..... QUEEN CLEMENTINE.
M. AUJAC ..... as ..... BARBE BLEUE.
M. DARDIGNAC ..... as ..... PRINCE SAPHIR.
M. LAGRIEFOUL ..... as ..... COUNT OSKAR.
M. DUCHESNE ..... as ..... POPOLANI.
M. FRANCIS ..... as ..... KING BOBECHE.
M. EDGARD ..... as ..... ALVAREZ.
ENTIRELY NEW PARISIAN COSTUMES.
SPLENDID NEW SCENERY.
GRAND CHORUS OF SIXTY VOICES.
FULL ORCHESTRA OF TALENTED MUSICIANS.
JARRETT & PALMER'S PARISIAN BALLET TROUPE.
Reserved Seats for Sale at the Box-Office, Niblo's Garden, and at Schirmer's music store, No. 701 Broadway.

WALLACK'S
SEVENTH WEEK
OF
JOHN BROUGHAM'S
LOTTERY OF LIFE.
WALLACK'S. WALLACK'S.

OLYMPIC THEATER—8 o'clock TO-NIGHT.
"HUMPTY DUMPTY."
G. L. Fox's Grand Spectacular-Ballet Pantomime (Twentieth week).
FAIRY MARVELS. WONDERFUL ILLUSIONS. TRANSFORMATIONS. GREAT SKATING. THE GREAT ITALIAN DANSEUSE, MLLE. SANGALLI. MISS CARRIE AND CHARLES AUSTEN, in their matchless LIGHTNING DRILL AND BAYONET COMBAT. HUMPTY DUMPTY MATINEE, EVERY SATURDAY.
G. L. FOX { as CLOWN. } CRASELERS FUN. OFFENBACH'S MUSIC. GRAND BALLETS. GORGEOUS SCENERY.

BROADWAY THEATER.—Admission 50 cents.
SEVENTH WEEK AND LAST NIGHTS OF
A FLASH OF LIGHTNING.
LAST NIGHTS OF A FLASH OF LIGHTNING.
FAREWELL FLASH OF LIGHTNING, SATURDAY.
The Lessee has the pleasure in announcing an engagement with the distinguished artists,
MR. AND MRS. HARRY WATKINS,
Who will shortly appear in a romantic drama entitled
TRODDEN DOWN.

BRYANT'S MINSTRELS OPERA HOUSE,
Fourteenth-st. adjoining Academy of Music.
EUGENE'S AFRICAN BALLET TROUPE.
LOVE AMONG THE ROSES.
JOE EMMETT, the great Western Dutchman.
UNSWORTH, EPH. HORN, NELSE SEYMOUR.
DAN BRYANT as CAPT. JINKS.
MUCH ADO ABOUT NOTHING.
BRYANT'S MINSTRELS, THE GREAT FAMILY RESORT.

NATIONAL EXHIBITION HALL, No. 616 BROADWAY.—A MODEL of the CITIES of NEW-YORK and WASHINGTON; The Capitol and the Parliament Houses at London; exhibiting all Houses, Streets, Public Buildings, Fountains, Rivers, and Shipping afloat. Open each day from 10 a. m. till 10 p. m.

Houses and Farms Wanted.

FARM or COUNTRY PLACE WANTED.—A valuable productive property in Brooklyn might be exchanged for an equally desirable country place, worth from $10,000 to $20,000, in an accessible, picturesque, and thoroughly healthy neighborhood, and well watered by living springs or stream; notice will be taken only of answers specifically describing property, and with full details, including price. Address PURCHASER, Box No. 623 New-York Post-Office.

Summer Retreats.

BOARD can be obtained at a Country Farmhouse, only 4 miles from Peekskill; fishing and bathing near; room long and airy, and house well shaded. Address, Mr. JOSEPH NICKER SON, Peekskill, New-York.

BELMONT HALL, Schooleys Mt., N. J., is now open for company. D. A. CROWELL, Proprietor.

PETTIPAUG HOUSE, Essex, Conn.—Terms moderate. Address M. A. CUMMINGS.

PECONIC HOUSE, Greenport, L. I., NOW OPEN. Address PECONIC HOUSE, Greenport, L. I., N. Y.

THE CATSKILL MOUNTAIN HOUSE.—This favorite Summer resort, situated on the Catskill Mountains, State of New-York, and commanding the finest view in America, having been recently enlarged, will be open from June 19 to Oct. 1. Terms, $4 50 per day, or $20 per week.
Stages connect at Catskill with all the Hudson R. R. trains, and the day boats from New-York or Albany.
Apply to the undersigned, or with the proprietor, Thomas Powell, and New Champion, leaving Pier No. 35, foot of Franklin-st., New-York, daily at 5 p. m. (Saturdays at 2 p. m.).
CHAS. L. BEACH, Proprietor.

THE TAPPAN-ZEE HOUSE, Nyack on the Hudson.—The editor of the Rockland Institute, under the above designation, will be open during the months of July, August, and part of September, and kept as a first-class Summer retreat.
L. D. MANSFIELD, Proprietor.

"THE RUTHERFURD PARK HOTEL"
WILL BE OPENED
for the reception of guests on TUESDAY, the 21st inst.; new and newly and elegantly furnished on the banks of the beautiful Passaic, and only 9 miles or 45 minutes from City Hall, N. Y. Apply at the Hotel, or see plans at E. S. & J. TORREY'S, No. 42 Maiden-lane, N. Y.
ISAAC HERBERT, Proprietor.

Board and Rooms.

A GENTLEMAN AND WIFE can be accommodated with BOARD in a private family on "Fort Nonsense," Morristown, N. J., during the Summer months. Address Box No. 335, Morristown Post-Office.

Removals.

REMOVAL NOTICE.
T. B. BLEECKER & SCHOOLEY, AUCTIONEERS and REAL ESTATE BROKERS, have removed from No. 25 Pine-st. to their new and commodious Auction and Real Estate Rooms, No. 31 Courtlandt-st.
CASH ADVANCED
on CONSIGNMENTS of GOODS
for SALE by AUCTION.
REAL ESTATE and MERCHANDISE at AUCTION and PRIVATE SALE. HOUSES and STORES rented as usual.

Wedding Cards, &c.

AT WM. EVERDELL' SONS, No. 104 Fulton-st.—WEDDING CARDS and FINE STATIONERY. (Established 1815.)

Printing.

WM. EVERDELL' SONS, No. 104 Fulton-st.—STEAM JOB PRINTERS and LABEL MANUFACTURERS.

Iron Works.

J. B. & W. W. CORNELL,
Plain and Ornamental
IRON WORKS,
Nos. 135 to 143 Centre-st., N. Y.,
Manufacturers of all kinds of Iron Work for BUILDINGS.
ARCHITECTURAL
IRON WORKS.
Fourteenth-st., between Avenues B and C, New-York.
D. D. BADGER, President. N. CHENEY, Vice-President.
Fire-proof buildings of every description, and every kind of Iron Work for building purposes, also for bridges.

ARCHITECTURAL DEPARTMENT
OF
THE NOVELTY IRON WORKS,
NOS. 77 AND 83 LIBERTY-ST., CORNER OF
BROADWAY, N. Y.,
MANUFACTURE
Plain and Ornamental Iron-Work for Buildings, Complete Fire-Proof