REAL ESTATE.

NEW-YORK, Wednesday, July 22, 1868.

There is not much doing to-day in city real estate, either in public or in private, not because of a scarcity of property to throw upon the market, but rather on account of the absence of dealers in the country or at the seaside. A daily attendance at the Exchange Salesroom for nine months in the year is enough for even the most persistent speculator. Ample profits have been made during that time to enable them to pass a few weeks in quiet at some rural retreat. A few dealers do not even avail themselves of the lull that now prevails to become fortified to engage in the business that is sure to be brisk in the Autumn, but dabble in out-of-town lots, plots, and villas, in the hope to still further increase their material possessions. Perhaps they may as well continue to agitate themselves over real estate, it is scarcely probable that they could remain contented at any place away from active life and the excitement of trade, however calculated the locality or its surroundings might be to give tranquillity. The leading auctioneers of this city have either gone away to be absent a short time, or are putting their houses in order to do so. Chief and subordinate clerks are competent to manage the business now doing, which consists mainly in attending to correspondence, and in seeing that the offices are opened and closed daily at the prescribed hours. There is occasionally a sale of building sites adjacent to cities of easy access to New-York, but these are not now characterized by the success which prevailed at the earlier part of the Summer. This need not be wondered at, if for no other reason than the extraordinary heat of the past couple of weeks, during which people preferred shelter to exposure to the sun's rays; but, perhaps, other causes for such apparent apathy on the part of the public may be found in the disposition of some auctioneers to decry each other's property; an impression on the part of buyers that prices will experience a decline, and that lands can be obtained in the Fall on more favorable terms than at present; and an apprehension that the supply is fully equal to any demand that may be created; and continued for a time reasonably remote; and a persistent disposition on the part of members of land companies to bid on behalf of their corporations for their own property, and thus prevent its purchase unless at a figure which has been prearranged by the persons immediately interested in the profits of the sale.

NEW-JERSEY.

At Paterson and vicinity last week, was prolific of prospective sales and negotiations. The trade is now more lively, and there is a perceptible resuscitation in business. George Christy sold 20 lots of his Riverside lands to George Marlot for the erection of a silk-dying establishment. Many exchanges are made, and some sales of plots in established companies. The system of auction sales is for the present in ill-favor, and few are undertaken. Private enterprises are in vogue. Outside of the city, more land is offered for plot-sales than can be taken for years. If New-York were depopulated the offered lands could not be filled up. City lots are bringing better prices, and builders are busy. The lands on the north side of Willis-st. from Madison-ave. to Passaic-ave., and from Willis-st. to Broadway, including several fine estates, are about to be offered for sale. They are laid out in plots by a company under the direction of Col. Derrom. No lands are to be sold, except to persons intending to build an approved class of dwellings. A new feature hereabouts is begun. The lands, instead of being sold at auction, are to be offered at minimum prices, and percentages required, as at auctions. Willis-st. is to be graded and kept in fine driving order. The horse-railroad enterprise from Paterson to Little Falls also opens a fine tract of country on the Passaic River, above the Falls. Lands in that region have advanced greatly in value. Dealers in real estate are getting ready for Fall business, and a lively time is expected. The lumber yards are full, and, with money growing more plentiful, both vendors and purchasers will be benefited by the expected operations. A house and lot, known as No. 7 Anna-st., Elizabeth, was sold to Jas. Gray for $18,100. The lot is 80x233 feet.

CONNECTICUT.

Wolcottville now attracts attention as a place of residence and business, apart from its manufacturing facilities. It enjoys the fine mountain air of Litchfield County, without being exposed to the bleak winds which render the adjacent hills uncomfortable, often even in Summer; has an abundance of pure, soft water, a well-drained soil, and roads which are dry immediately after a shower. The average good health is remarked by physicians and old residents. The adjacent mountain scenery is attractive, and there are a great variety of pleasant drives. Those advantages, combined with the good schools, churches, and the stir of a place which is busy without being mainly or unpleasantly a manufacturing village, will be apt to make Wolcottville a favorite place of residence and Summer resort. Being the natural center of a large agricultural district, the retail business is considerable and rapidly increasing.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Charles-st., 122 ft. s. Bleecker-st., 20x94.10	$16,000
Lafayette-st., e. s., 76 ft. n. Prince-st., 19x60	11,500
Lewis-st., No. 135, 25x100	Nominal
Lewis-st., No. 135, 25x100	5,050
Lewis-st., n. e. cor Houston, 37x100x42.10x101	Nominal
Madison-st., n. s., 192 ft. e. Scammel, 24x96, 5-56 of 5-7	1,000
White-st., Nos. 43 and 45	225,000
White-st., Nos. 43 and 45	Nominal
21st-st., s. s., 265.6 ft. e. 2d-ave., 20.7x60.2	20,000
59th-st., n. s., 115.7 ft. w. 9th-ave., 44.10x15.7x32.1x24.10x76.11x3.3	16,000
106th-st., n. s., 370.6 ft. e. 9th-ave., 18.6x98.9	Nominal
81st-st., s. s., 275 ft. e. 9th-ave., 25x100.5	5,500
55th-st., s. s., 250 ft. w. of 8th-ave., 16.9x100.5	22,000
60th-st., n. s., 250 ft. e. of 8th-ave., 50x98.9	35,000
96th-st., s. s., 125 ft. e. of Lex.-ave., 20x100.5	21,000
35th-st., s. s., 420 ft. e. of 8th-ave., 40x100.5	19,000
124th-st., n. s., 175 ft. w. of 4th-ave., 50x100.5	12,000
37th-st., s. s., 300 ft. e. of 2d-ave., 25x102.2	1,600
100th-st., s. s., 300 ft. e. of 10th-ave., 43x100	10,000
106th-st., n. s., 300 ft. e. of 2d-ave., 20x100.11	1,000
106th-st., n. s., 380 ft. e. of 2d-ave., 20x100.11	1,000
106th-st., n. s., 340 ft. e. of 2d-ave., 20x100.11	1,000
113th-st., s. s., 145 ft. e. of 1st-ave., 25x100.10	1,275
119th-st., n. s., 250 ft. e. of 3d-ave., 50x100.11	2,000
119th-st., n. s., 200 ft. e. of 3d-ave., 50x100.11	3,500
120th-st., n. s., 150 ft. e. 3d-ave., 25x125	2,900
124th-st., n. s., 150 ft. e. 1st-ave., 75x100x25x10.11x50x100	5,150
127th-st., s. s., 400 ft. e. 8th-ave., 25x99.11	2,000
128d-st., n. w. cor. 6th-ave., 49.11x75	3,250
8th-ave., n. w. cor. 36th-st., 115.7x44.10x23.5x12.10x17x2x8 inch x 9x6 inch x66	129,000
8th-ave., w. s., 81 ft. n. 36th-st. (irregular)	48,000

LEASES.

Delancey-st., No. 14, 3 years, per year	$600
Norfolk-st., No. 77, 2 years, per year	504

KINGS COUNTY.

BROOKLYN.

Bruxton-st. and Fuller-pl., s. e. cor., 282.6x100x100.1x288.1	$9,100
Coles-st., n. s., 192.5 ft. e. of Columbia-st., 19.6x60	800
Dean-st., n. s., 80 ft. e. of Troy-ave., 40x102.2	2,400
Dean-st., n. s., 125 ft. e. of Troy-ave., 60x107.2	
Douglas-st., n. s., 50 ft. w. of Howard-ave., 25x100	850
Dupont-st., s. s., 370 ft. e. of Franklin-ave., 25x100	2,275
Grand-st., s. s., 105 ft. w. of Third-st., 30x100x22.6x30x52.6x152	8,030
Leonard-st., w. s., 100 ft. s. of Jackson-st., 25x70	900
McDonough-st., n. s., 425 ft. w. of Reid-ave., 25x100	400
Monroe-st., n. s., 100 ft. e. of Yates-ave., 80x100	1,000
Pulaski-st., n. s., 100 ft. e. of Stuyvesant-ave., 250x100	5,250
Quincy-st., s. s., 85 ft. from Bedford-ave., 20x100	3,000
Sherman-st., n. s., 97.10 ft. e. of Tenth-ave., 50x100	2,600
Skillman-st., n. s., 233.4 ft. e. of Dekalb-ave., 12.6x100	4,500
Union and Smith-sts., s. w. cor., 20x100	7,500
Union-st., s. s., 292 ft. w. of 9th-ave., 125x100	6,500
40th-st., n. side, 100 ft. e. of 3d-ave., 25x100	375
41st-st., n. s., 272 ft. e. of 3d-ave., 3x100	93
Classon-ave. and Madison-st., n. e. cor., 85.6x61.2	5,000
Classon-ave., e. s., 725 ft. n. of unnamed st., 25x93	2,300
Gates and Stuyvesant-aves., n. w. cor., 50x100	2,500
Franklin-ave., e. s., 99 ft. s. of De Kalb-ave., 20x20x40x102x20x38	14,000
Pacific-st., s. of Warren-st., n. w. cor., 52.9x100	1,050
Bigelow-st., e. s., 450 ft. n. of Ridgewood-ave., 100x100	1,000
Lot 17, block 243, 8th Ward, house and lot	2,600

LEASE RECORDED.

Myrtle-ave., No. 397, house, store, &c., 5 yrs., per yr	$600

WESTCHESTER COUNTY.

EASTCHESTER.

8th-ave., w. s., lots 345, 387, Central Mt. Vernon, 50x200	$400
Bridge-st., s. s., lot 163, Central Mt. Vernon, 50x100	200
10th-ave., s. s., lot 509 Wakefield, 100x114	200

GREENBURGH.

Beekman-st., n. s., North Tarrytown, C. Smith's, 75x110	$5,000

MORRISANIA.

College-st., s. s., Mott Haven, lot 741, 218x131x174	$4,500
Courtlandt-ave., Melrose South, lot 128, 50x100	1,750
Boston road, n. w. s., lot of Board of Education, 31x88x71	3,000
Boston road, n. w. s., lot of Board of Education, 20x71x150x79	3,000
Retreat-ave., e. s., East Melrose, lot 60, Sheriff's sale, 50x100	850
Retreat-ave., n. w. s., East Melrose, lot 60, 50x100	2,900
30-st., s. s., part of lot 20, Village map, E. Carber's, 25x200	4,000

SING SING.

Newly opened Ave., e. s., near Croton-ave., J. McCord's, 82x185 x88x189	$1,800

RYE.

Rye Ferry, 11 acres thereof	$32,195

YONKERS.

Engine-place, s. s., lot 17, village map, 25x80	$900

NEW-JERSEY—HUDSON COUNTY.

JERSEY CITY.

South 6th-st., n. s., 33 ft. w. of Erie-st., 16.8x79	$5,000
Putnam-st. and Railroad-ave., s. e. cor., 100x200	50,000

WEST HOBOKEN.

Clinton-ave., w. s., 25 ft. s. of Courtlandt-st., 25x100	$2,000

HUDSON CITY.

Cliff-st., s. s., Lots Nos. 7, 8, 9, Block J, near Reservoir, each 25x 108	$1,350
Carlton-ave., Lots Nos. 21, 22, Block E, near Reservoir, each 25x100	900
Lake-st., n. s., Lots Nos. 9, 10, Block L, near Reservoir, each 25 x100	1,200
Montrose-ave., w. s., 15 ft. from Carlton-ave., 25x100	550

BERGEN.

Clendening-ave., Lot 97, Block No. 2, Buck's property, 25x100	$350

BAYONNE.

Elm and Isabella-sts., northerly corner, 100x100	$250
Avenue D and Linnet-st., n. w. corner, 332.9x439	11,700

ESSEX COUNTY.

BELLEVILLE.

Clinton-st., e. s., indefinite, 63x50	$300

BLOOMFIELD.

Park-st., Roe's property, 79x36	$481

CLINTON.

Montgomery-ave., 1,300 ft. from road, G. W. Cross's property, 417x600	$3,600
T. H. Wright-man's property, 2 tracts, 22 and 2 acres	4,333

NEWARK.

Broad-st., w. s., 237 ft. from Governeur-st., 72x125	$1,500
Howard-st., e. s., Hopper property, 25 ft. front	3,000
Johnson-st., s. s., R. Martin's property, 27x146	1,000
Mulberry and Cottage-sts., s. e. cor., 50x75	6,000
Olivet and Adams-sts., n. w. cor., 50x192	1,300
Pennington-st., s. s., indefinite, 51x96	400

ORANGE.

Jefferson-st., w. s., indefinite, 50x150	$900

PASSAIC COUNTY.

PATERSON.

North Main-st., s. e. cor. Jefferson-st., 75x105, Conrad Demarest to Christian W. Campbell	$1
8d-ave., n. w. cor. Montgomery-st., 176x94, Peter Quackenbush to James Stansfield	1,500
Tyler-st., s. w. cor. Patterson-st., 75x100, John H. Robinson to Anthony B., William A., and James Van Houten	2,700
East Van Houten-st., n. s., 25 ft. w. of Summer-st., 25x100, Henry Van Houten to Margaret Van Winkle	Release
Madison-st., e. s., 100 ft. s. of Essex-st., 50x100, John Bentley to Benjamin F. Teal	1,400
Clinton-st., w. s., 650 ft. from Van Houten-st., 20x100, Ezra S. McClellan to John W. Smith	325
Bond-st., n. s., 75 ft. n. e. of Chestnut-st., 25x100, John McCosker to Rosanna and Henry McCosker	1
Sherman-ave., 245 ft. n.w. of Totowa-ave., 25x100, Thomas Peters to John Peters	750
Pearl-st., n. s., 150 ft. n. w. Carroll-st., 75x100, Daniel B. Smith to Abraham J. Westervelt	5,250
Beech-st., w. s., 275 ft. n. Christie-ave., 25x100, Lawrence McManus to Patrick Cosgrove	350
North Main-st., n. e. cor. Jefferson, Christian W. Campbell to Jacob J. Storms, large plot	13,500
Grand-st., n. s., 75 ft. e. Morris-st., 25x100, Robert Smith to Mary A. Cornish	650

SQUAKEAGHUE.

Drift-road, 1 acre, Nicholas Kennett to Charles Jerome Hopkins	$900
Pine-ave., e. s., 175 ft. n. North Fifth-st., 50x150, Passaic Land Imp. Co. to William Godwin	336

MANCHESTER.

Mangold-st., p. s., 96 ft. w. Rip Van Winkle-ave., 25x100, Samuel E. Thompson to John Waller	$250

UNION COUNTY.

ELIZABETH.

Lot on Jefferson-ave., adj'g E. Conkling's, 60x166	$1,800
30 acres, bounded by Newark road, B. Williamson, Parker's lane	101,000

Lots Nos. 1, 2, 3, and 4, on S. B. Cole	4,700
2 lots, Nos. 22 and 24, block 15, J. Niswitt	400
Plot on s. s. of Washington-st., from 173	2,200
Lot on 1st-st., near Court-st., 50x100	1,075
Lots 1, 2, 3, 5, 6, 9, 10, 13, 14, 17, 18, 21, and 22, in block A; 3, 4, 7, 8, 11, 12, 15, 16, 19, 20, 23, and 24, block B; 3, 4, 7, and 8, block C; 1, 2, 5, 6, 10 and 11, block D; and 4 lots in block E; Nos. 1 and 3, in block F; 2, 4, 5, 7, and 9, in block G, and half of block H	19,400
Lots from 9 to 16 in block 1; from 1 to 12 in block 2; even numbers from 4 to 30 in block 3; odd from 3 to 28 in block 4; odd from 5 to 32 in block 5; odd from 3 to 32 in block 6; 6 lots in block 7, 19 in block 8 and 8 in block 9	84,380
Lots Nos. 23 and 24 on J. C. Blake's map	4,000

PLAINFIELD.

1 and 19-100 acres on 8th-st.	$7,000

RAHWAY.

Lot, 50x82 on road running along N. J. R. R.	$2,000
Part of lot No. 39, on map of Shotwell property	100

WESTFIELD.

Lot on s. w. s. of Elm-st., 31x114	$734
Plot on the w. s. of Westfield-ave, 46-100 of an acre	679
23,100 square ft. on s. s. of Elm-st.	800

WOODBRIDGE.

Plot of 10 acres, adjoining Moses Wood	4,000

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.

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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.

FOR SALE—TWO LOTS, north side Fifty-sixth-st., 300 feet west of Second-ave., at $2,250 each.
W. A. COIT, No. 4 Pine-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.

FOR SALE.—The Brown Gothic COTTAGE, East side of Spencer-st., between Myrtle and Willoughby-aves., Brooklyn. Thirty minutes from Fulton Ferry. Eight rooms, cellar, and conservatory; Ridgewood water in kitchen; gas throughout. Fruit-trees, shrubbery, grape-vines, &c. Plat 50 by 100 feet. Price, $5,300; $3,250 can remain on mortgage.
HALL & BUCKLE, Nos. 101 and 103 Beekman-st., N. Y.

SPLENDID opportunity to invest $2,650 in a comfortable HOUSE and large LOT in Williamsburgh; will pay $40 monthly, clear profit—over 18 per cent on capital invested; fine location, excellent condition, good tenants, rent guaranteed.
JAMES H. JONES, No. 215 Grand-st., New-York.

Country Real Estate for Sale.

ATORANGE, 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. 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 B. Taylor, ex-P. M., No. 50 Pine-st., N. Y. City.

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

A FINE FARM of 43 acres FOR SALE—On Central Railroad of New-Jersey, 10 minutes' walk from station, within an hour of New-York; old fashioned House with 6 rooms, beautifully situated, 600 feet from road on bank of Rahway River, good and complete outbuildings; land suitable for market gardening; 300 apple trees in bearing; price, $8,000.
A. D. MELLICK Jr., & BRO., No. 26 Pine-st.

A RARE CHANCE.—Splendid Manufacturing Property for Sale.—The premises lately occupied by the Jersey City Window Glass Company, at Cayan Point, New-Jersey, two miles from either the Jersey City or Communipaw Ferries, consisting of the very large Factory Buildings, with Furnaces, Flattening Ovens, Steam Engine, Mills, &c.; also Tenement Houses, together with the lease (twenty-three years to run) of Seven Acres of Ground. The property is situated on New-York Bay, with a splendid Water Front and good Pier, and is altogether a very desirable location for any heavy manufacturing business. For further particulars apply to THOMAS POTTER,
No. 134 Hudson-st., Jersey City.

A FINE COUNTRY SEAT and Stock Farm, with private half-mile track thereon, near one of the most beautiful and enterprising villages in Northern New-York, will be SOLD at low figures. S. K. STOW & SON, No. 205 River-st., Troy, N. Y.

BARGAINS in COTTAGES, COUNTRY SEATS and FARMS on Southside Railroad, L. I., at all stations east of Jamaica, from $1,500 to $25,000; fine harbor privileges and cheap communication. Apply to PETTIT & FRAZEE, No. 171 Broadway, Room No. 2, or C. F. COMBES, Rockville Centre, L. I.

CHERRY LAWN FARM at New-Brunswick—122 acres fine land, large lawn, fruit, shade, &c.; large RESIDENCE, 16 rooms; ample outbuildings. PETTIT & FRAZEE, No. 171 Broadway, Room No. 2.

CHEAP and VALUABLE BUILDING LOTS on easy terms.—Only $10 per month. Another meeting to enable parties desiring to secure homes at Woodside, within three miles of New-York, will be held at Military Hall, No. 193 Bowery, on FRIDAY NIGHT, July 24, at 8 o'clock. The public are invited.

ELIZABETH, N. J.—36 minutes from New-York, 58 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. 81 Cedar-st., and No. 221 Broad-st., Elizabeth, N. J. City and Country Property wanted.

FOR SALE—A FARM of 64 acres, large well-built House, store, large barn, and other outbuildings; fine location, within six miles of Bridgeport, three miles from Fairfield Depot, on N. Y. and N. H. R. R.; fine view of Long Island Sound; terms easy. Inquire of H. P. BURR, at Freeman & Burr's, cor. Fulton and Nassau-sts.

FOR SALE or to LET.—A splendid COUNTRY RESIDENCE on the hights of the Hudson, at Spuyten Duyvil, nine miles from Thirteenth-st. Depot. House is new, slate roof, contains 17 rooms, with all the modern improvements; large and commodious stable, and three acres of ground. Price $23,000. For particulars, apply to R. D. EWEN, No. 22 Duane-st.

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.

TO CAPITALISTS and LAND COMPANIES.—FOR SALE—500 acres of LAND at Deal, N. J., four miles south of Long Branch, on the sea shore, one mile of sea front. Hotels and cottages in the neighborhood. Address L. ELTING, Poughkeepsie, N. Y.

TWO SMALL FARMS for SALE—Improved, 20 acres, and 12 acres; buildings, wood, water, and fruit. Price $300 each. Apply to A. P. SMITH, No. 75 William-st.

VILLAGE PROPERTY, COUNTRY SEATS, and IMPROVED FARMS of all sizes, on the Neversink and Shrewsbury Rivers and adjacent country, for sale cheap and on easy terms, by FRENCH & MERIGOLD.

WANTED—5,000 ACRES good IOWA FARMING LANDS in exchange for first class water-power and other improved property in a flourishing village in this State.
RIDER, No. 39 Pine-st.

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.

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 affects 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.
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MECHANICAL CULTIVATION.
Under Draining.
Draining with Tiles.
Sub Soil Plowing.
Plowing, Harrowing, Cultivating, Etc.

ANALYSIS.
Analysis of the Soil.—utility doubtful.
Tables of Analysis—of
various Plants, parts of Plants,
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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."
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WM. WHEATLEY.....Lessee and Manager.
RENEWED TRIUMPH OF OPERA BOUFFE.
BARBE BLEUE.
ANOTHER MARKED AND UNWAVERING TRIUMPH.
BATEMAN'S
WORLD-RENOWNED OPERA BOUFFE,
BARBE BLEU.
GRAND AND ABSOLUTE SUCCESS
of Artists and Opera, of music, of scenery and music, of costumes, and chorus of orchestra and auxiliaries.
SUPERB BALLET IN FOUR ACTS,
BY JARRETT & PALMER'S PARISIAN TROUPE.
FOURTH PERFORMANCE.
THURSDAY EVENING, July 23, 1868,
OFFENBACH'S BARBE BLEUE,
(Bluebeard).
Mr. H. L. BATEMAN, in submitting the following cast to the public on Monday evening, was fortunate enough to win the entire approbation of an immense audience, and the heartiest indorsement of the New-York press. Such a company, it is conceded, has not before been heard here, and in point of excellence cannot be surpassed elsewhere. "It is capable of imparting the fullest interpretation to Offenbach's genial inspirations, and especially to a work like Blue Beard, which requires fine voices and the best of ensembles.

BARBE BLEUE
OPERA BOUFFE, IN FOUR ACTS.

Mlle IRMA	as	BOULOTTE.
Mlle. LAMBELLE	as	PRINCESS HERMIA.
Mlle. DUTILOS	as	QUEEN CLEMENTINE.
M. AUJAC	as	BARBE BLEUS.
M. DARDIGNAC	as	PRINCE SAPHIR.
M. LAGRIFFOUL	as	COUNT OSCAR.
M. DUCHESNE	as	POPOLANI.
M. FRANCIS	as	KING BOBECHE.
M. EDGARD	as	ALVAREZ.

GRAND CHORUS OF SIXTY VOICES.
Selected with especial care, and thoroughly drilled.
FULL ORCHESTRA.
Reserved Seats for Sale at the Box-Office, Niblo's Garden, and at Schirmer's music store, No. 701 Broadway.

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 (THURSDAY) EVENING, JULY 23, AT 8,
SEVENTIETH GRAND CONCERT.
PROGRAMME:
1. March, "Central Park Garden".....Thomas
2. Overture, "Favorita".....Donizetti
3. Waltz, "Schoenbrunner".....Lanner
4. Finale, "Nabucco".....Verdi
5. Overture, "Bride of Messina".....Schumann
6. Air d'Eglise (composed 1657).....Stradella
7. Polka, "Tam Regulier" } Polka, schnell, "Galopin" } Strauss
8. Scene de Ballet, "Prophet".....Meyerbeer
9. Overture "Pique Dame".....Suppe
10. Romanze, for flute and French horn, "L'Relair".....Halevy
Messrs. SIEDLER and SCHMITZ.
11. Waltz, "Autumn Roses".....Strauss
12. Quadrille, "La Grande Duchesse".....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.

WALLACK'S.
SEVENTH WEEK.
WALLACK'S.
LOTTERY OF LIFE
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. SANGALI. MISS CARRIE AND CHARLES AUSTEN, in their matchless LIGHTNING DRILL AND BAYONET COMBAT. HUMPTY DUMPTY MATINEE, 1½ EVERY SATURDAY.
G. L. FOX as CLOWN. CEASELESS 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.

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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.
WEDNESDAY, July 29, at 12 o'clock,
At Peck Slip Hotel, corner of Broadway and First-sts., Williamsburgh, Absolute Partition Sale of Improved SOUTH NINTH-ST. and GREENPOINT PROPERTY, by order of the Supreme Court, Theodore F. Jackson, esq., Referee.
No. 169 SOUTH NINTH-ST., Williamsburgh, 3-story, high stoop, basement and sub-cellar brick HOUSE of 10 rooms, with modern improvements, in excellent order.
ECKFORD-ST., near Norman-ave., Greenpoint, three well-built convenient, two-story and basement brick HOUSES, with brown-stone trimmings.
Maps, terms, and particulars, at office of THEODORE F. JACKSON, esq., First-st., corner Broadway, Williamsburgh; or JOHNSON & MILLER, No. 25 Nassau-st., N. Y.

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WANTED—A cheap country place, on boat route preferred, for 3 months. Address Responsibility, this office.

WANTED—To EXCHANGE One Hundred and Fifty (150) acres of LAND in the City of Des Moines, capital of Iowa, for a nice PLACE of ten (10) to fifty (50) acres, within twenty-five (25) miles of New-York. Address Box No. 5,148, New-York Post-Office.

To Let.

FURNISHED HOUSE at Yonkers to LET.—Twelve rooms, gas, river view, near depot. J. YOUMANS, Yonkers.

ON Brooklyn Hights, a FURNISHED HOUSE, four-story, brown-stone and brick; within five minutes walk of Wall-st. Ferry, with furnaces 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.

SECOND FLOOR of No. 56 Courtlandt-st., to LET.

TO RENT LOW for two months—A furnished country HOUSE at Sharon, Conn.; 4 hours from New-York, Harlem Railroad. Apply to GEO. E. WOODWARD, Architect, No. 191 Broadway, N. Y.

TO LET or LEASE—At No. 62 Varick-st., cor. Laight, opposite new railroad depot, STORE, BASEMENT, and 3 FLOORS above, suitable for manufacturing business or offices. Apply to WM. C. LESSTER, No. 1,279 Broadway, cor. Thirty-fourth-st.

TO LET—HOUSE No. 107 East Thirteenth-st.; rent $2,500. Also, House No. 215 East Fifty-first-st.; rent $1,200. Apply to H. MERRITT, No. 49 Third-ave.

PASSENGERS SAILED.

FOR LIVERPOOL, July 22—In steamship Minnesota.—Charles A. Easton and wife, Robert Mure, W. J. Ledyards, Mr. and Mrs. D. B. Warner, Alex'r Bowman, Amasa Durkee, L. C. Learned, Horace Colt, Mr. and Mrs. Wm. Somersall and child, C. D. Deane, A. Morgan, Wm. Howard and wife, Rev. Joseph M. Jacobs, Mrs. Eliza Purcell, Capt. J. T. Miller, G. E. Miller, J. L. Beard, H. B. Phelps, Capt. L. W. Ballard, Mrs. L. W. Ballard and two children, T. H. Austin, S. L. Johnson, Miss Julia G. Smith, Mr. and Mrs. Roswell C. Smith, Mr. and Mrs. Thomas Winslow.

PASSENGERS ARRIVED.

FROM HANANA, July 22—In steamship Columbia.—Hon. E. H. Saulnies, U. S. Consul; Juan Pedro and family, M. McKeller, P. F. Kogstillo, M. Rodriguez and family, Andres Rodriguez, Andres Perez, A. S. Hodge, E. G. Hyde, Joaquin Costa, Carlos Pedrow, Jose Arritola, Mrs. F. Torres, Carlos Rubido, E. B. Perry, Bernard Sola, F. Mayarrede, F. P. Carballo, Feranda Arrabolo, Jose Ferret, Pedro Domredoure, Mrs. Wilson and children, J. E. Whitmarsh, Mr. Faelock, F. T. Sola, Fernando Firrer, Andres Drumie, Antonio Moran, Mr. Kuner, Miss S