REAL ESTATE.

TRIBUNE OFFICE, Thursday, Aug. 27, 1868.

No sales in public, and very few in private, were the characteristics of the real estate market to-day. Preparations are being made for a brisk trade in the Fall, however, and the prospectives are that the expectations will be realized.

The following plans were sent into the office of the Inspector of Buildings for approval since August 19th:

Aug. 20.—Two wooden stables, buildings, n. w. cor. of Fifty-fourth-st. and The Avenue; owner, C. Schwartz; architect, Louis Dreyer; cost, $[illegible]; No. 633, not yet acted on.

Aug. 20.—One dwelling, n. s. Ninety-second-st., 250 feet e. Fourth-ave.; owner, J. Hannah; plan No. 384; approved Aug. 26; cost, $12,000; lot, 25x100; building 20x40; two stories and attic; flat roof.

Aug. 21.—One tenement, cor. Third-ave. and Ninety-second-st.; owner, E. J. Rosdenburg; architect, Louis E. Ducoeh; plan No. 638; approved Aug. 24; lot, 25.5x100; building 25x[illegible], four stories; Philadelphia brick; flat roof; two families on each floor.

Aug. 21.—Three tenements, n. s. Eleventh-ave., 50.9[illegible] feet n. Forty-eighth-st.; owner, Dennis Dowling; plan No. 636; not yet acted on.

Aug. 22.—Three tenements, e. s. Eighth-ave., 67 feet s. of Fifty-fifth-st.; Owners, Gregory & Luyster; architect, George Just. Plan No. 35; not yet acted on.

Aug. 22.—One building, No. 62 University-place, between Twelfth and Thirteenth-sts. Owner, John Hobbs. Plan No. 658, approved Aug. 26. Cost, $7,000. Lot, 36x77.1; building, 35x[illegible]; four stories; two stories iron; balance brick; with [illegible] corners; flat roof.

Aug. 24.—Four wooden stables building, with extension, north side of Fifty-second-st., 135 feet west of Tenth-ave.; owner, Mrs. L. Hoey; architect, A. Pfunx; plan No. 639; approved August 25; cost $11,000; lot 25x100; main building 25x40; extension 15x[illegible]; three stories, brick, flat roof.

Aug. 24.—Two tenements, No. 688 Eighth-ave., between Forty-sixth and Forty-seventh-sts.; owner, John Kadel; architect, Louis E. Dreyer; plan No. 640, not yet acted on.

Aug. 24.—One [illegible] building, north side of Forty-third-st., 325 feet east of Tenth-ave.; owner, William Spurl; architect, A. Pfunx; plan No. 641, approved Aug. 26; cost $18,000; lot, 25x[illegible]; building, 25x57; four stories and basement; brown stone; flat roof.

Aug. 25.—One tenement, No. 59 Cherry-st.; owner, H. Siefke; architect, Louis Burger; plan No. 642, not yet acted on.

Aug. 25.—One building, s. s. of 125th-st., 275 ft. e. of 8th-ave. Owner, Edward Ewing; plan No. 643. Approved Aug. 26; cost, $300; lot, 20x100; building, 16x22; one story, brick, to be used as an office.

Aug. 26.—Two buildings, foot of 53d-st. and East River. Owner, W. H. Neilson; architect, Edward B. Wright; plan No. 644, approved Aug. 26; cost, $25,000; lot, 200.2x100; buildings 46 ft. square, and 40x14; one building two stories and French roof; one building, one story and French roof; brick; roof flat and curved.

There are several applications awaiting approval.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Columbia-st., s. w. cor. Hooper, 50x100 (4 part)	$6,250
Front-st., No. 279	Nominal
Goerck-st., w. s., 75 ft. n. of Houston, 21x100	9,000
Great Jones-st., No. 38, 19 ft. w. of Mercer-st., 19x[illegible]	22,000
Hester-st., n. s., 100 feet e. of Lewis-st., 25x[illegible]	20,000
Houston-st., No. 31, 25x100	24,750
12th-st., s. s., 240 ft. e. of Sixth-ave., 20x92.[illegible]	8,000
16th-st., s. s., 200 ft. w. of Sixth-ave., 12x[illegible]	6,000
30th-st., s. s., lot 4th. estate Moses, 16x98.8	45,000
34th-st., s. s., 200 ft. e. of Sixth-ave., 20x98.9	22,500
34th-st., s. s., 150 ft. e. of Sixth-ave., 22x98.9	29,000
40th-st., s. s. cor. of Sixth-ave., 25x[illegible]	14,000
54th-st., s. s., 63 ft. e. of Sixth-ave., 17.6x100.5	1,600
54th-st., s. s., 167 ft. w. of Ninth-ave., 25x100.5	4,000
103d-st., s. s., 150 ft. w. of Second-ave., 50x100x129x101x100	10,000
103d-st., s. s. cor. of Second-ave. (irregular)	1,000
Ave. B., s. e. cor. of 12th-st., 200x[illegible]	

LEASES.

Houston-st., No. 290, E. (store and 3 yrs., per yr.	$1,200
Broome-st., No. 400, 2 yrs., per yr.	2,200
10th-st., No. 141, W., (store), 2 yrs and 5 mos., per yr.	600

KINGS COUNTY.

BROOKLYN.

Wood-st., e. s., 60.9 ft. n. of Sumner-st., 20x75	$4,500
Bedford-st., e. s., 350 ft. s. of Lexington-ave., 60x100 (E.)	Nominal
Fulton-st., e. s., 320 ft. n. of Franklin-ave., 27x100	3,100
Eaglet-st., e. s., 225 ft. n. of Meserole-ave., 25x100	2,150
Greenpoint-ave., s. s., 275 ft. w. of Oakland-st., 25x100	700
Greenpoint-st., s. s., 200 ft. w. of Oak-st., 20x100	700
Manhattan-st., s. s., 140 ft. e. of Nassau-ave., 40x100	1,750
Union-st., s. s., 300 ft. w. of Bedford-st., 22x100	5,000
Kent-ave., w. s., 200.4 ft. n. of Myrtle-ave., 51.10x1.6x100. Deed 1869	150
Myrtle-ave., n. s., 25 ft. e. of Franklin-st., 25x100	1,500
Tompkins-ave., e. s., 100 ft. n. of Gates-ave., 40x100	10,500
Schermerhorn-st., s. s., 122.9 ft. e. of Bond, irregular, 40x100	500

LEASES RECORDED.

Union-ave. and Seigel-st., n. w. cor., 5 yrs., per yr.	$75
Schaefer-st. and 14th-st., n. e. cor., 2 yrs., per yr.	200
Talbot-st., s. s., 97.10 ft. e. of Sumner-st., 25x75, 2 yrs., per yr.	

MORTGAGES.

Sydenham and J. P. Phillips loan, n. w. cor., 7 acres	$1,000

QUEENS COUNTY.

NEWTOWN.

Hancock-st. and Jackson-ave., s. w. cor., 103x125x210x175x25	$4,975
Vernon-ave., e. s., and East River adj., Locust Point	30,000

ASTORIA.

Ist-ave., e. s., 550 ft. s. of Grand-st., 50x100	$1,000

LONG IS[LAND] NECK.

Lots 116 and 117 Grove-st., 50x[illegible]	$450

JAMAICA.

4 acre on highway from Ambermann's to Nicholas Smith's adj. Hole	$925
Washington-ave., n. s., 71.6x[illegible]x[illegible], adj. Snydam	700

WESTCHESTER COUNTY.

EASTCHESTER.

Lot No. 861, Mt. Vernon, 100x[illegible]	Nominal

MORRISANIA.

Central-ave., s. s., indefinite locality, lot 30x112	$1,800

MOUNT PLEASANT.

Clinton-st., e. s., lot No. 12, 20x[illegible]	$400
Clinton-st., w. s., J. Rothmeier's	350
Clinton-st., w. s., adjoining above	350
Willey-st., n. s., J. A. Conover's	Nominal

MORRISANIA.

Lots 1,083 and 1,084, North Newlands, each 25x100	$1,800
Lot 270, North New York, Ely's map	1,200
Lot 42, North New York, L. B. Brown's, 25x100	400
Lot 120, East Morrisania, 50x100	370
Lots 47 and 48, East Chelsea (parts of), 25x75	500
Lots 47 and 48, East Melrose (parts of), 25x75	500

WESTCHESTER.

Lot 364, Unionport	$100

WEST FARMS.

Lot 52, Upper Morrisania, 54x100	$1,500
Lot 31, Highbridge-ville (part of), 75x150	2,942
Lot 30, Cedar Hill Plot, 50x150	750

YONKERS.

Depot-st., J. Scrymser's, h. and	$7,000

NEW-JERSEY—ESSEX COUNTY.

BELLEVILLE.

Morris Canal, P. Kehoe's, 2 tracts, 1 acre, 4 acres	$700
Pearce's property in the "Great Focus," 10 1-2 acres	$350

CALDWELL.

NEWARK.

Academy and Willery-st., s. e. cor., 7x102	$3,500
Clinton and Mulberry sts., Steeples premises, 22x56	9,200
Pine-st., n. s., 304 ft. w. of Brent-st., 40x100	1,400
Van Buren-st., s. s., 425 ft. from S. Market-st., 60x70	700
Wright-st., n. s., 150 ft. e. of Frelinghuysen-ave., 25x100	600
New Jersey R. R.-ave., w. s., Chas. Schneider, 34x74	2,300
4th-st., e. s., 233 ft. n. of Southard-st., 25x100	300

HUDSON COUNTY.

HUDSON CITY.

Jackson-st., lot 4 Blk. "D," adj. Beckman-st., 25x116	$2,250
Montgomery-ave., w. s., lot 4, plot 7, blk. 12, Bramhall map, 25x100	2,500
Zeno 7, 8, 9, 10, blk. 4, map Hudson City Terrace, each 25x100	1,000

BERGEN.

Franklin-place, s. w. s., lots 16 to 21 inclusive, S. E. Allen's map, each 25x100	$4,500

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.

FOR LEASE or SALE,
One of the most desirable BUSINESS PROPERTIES on Cliff-st., between Beekman and Fulton-sts. Possession given 1st September. Inquire of E. S. T. CISSEL, No. 31 Cliff-st.

FOR SALE.—Three vacant LOTS, N. E. corner of Twenty-third-st. and Ninth-ave.; 65 feet on Twenty-third-st., and 80 feet fronting on Ninth-ave. Inquire of J. B. WELLS, No. 167 Ninth-ave.

FOR SALE—On easy terms, THREE LOTS, each 20x100 feet 5 inches, on north side of Forty-second-st., 100 feet east of Third-ave. Apply to P. & S. WOOD, Coal Dealers, No. 211 East Thirty-seventh-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.)

AT No. 925 Broadway.—STANLEY DAY, Broker, sells free his printed list of City Dwellings, Business Property, Tenements, Lots, at all prices, in every direction.

HOUSES FOR SALE and TO LET, with immediate possession, furnished and unfurnished, on Fifth, Madison and Lexington-aves., Murray Hill, and other choice locations.
R. P. PARKER & Co., No. 54 Pine-st.

Country Real Estate for Sale.

A BARGAIN in Washington Valley, 4 miles from Somerville, 140 acres; 30 timber—balance cultivated; apple orchard, and other fruit; plain buildings, 8 rooms, good order; good outbuildings; cheap farm, $5,500. J. S. FERGUSON, No. 38 Nassau-st., Room No. 24.

A FINE BRICK HOUSE and 17 acres of LAND, with large frontage on the Hudson, for SALE or EXCHANGE for city PROPERTY. The house has all modern improvements, and is in perfect order. Will be sold, with or without furniture, horses, carriages, &c., at a low price. Photographs and further particulars of MALLORY & BLACKWELL, No. 50 Liberty-st.

A SUPERIOR FARM, 80 acres, worth $10,000, for SALE at $8,000; half cash, balance on mortgage. Owner wishes to remove West; healthy location, good house and outbuildings, large orchard, apples and peaches, and other fruit; 35 miles in New-Jersey. Owner may be seen for 3 days at office of CHAS. W. WARD, 79 Cedar-st.

A. M. WAY & Co.,
No. 49 Nelson-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 "ride and go seek" in the case.
For square dealing we refer to the Hon. Marcus L. Ward, Governor; William R. Taylor, ex-P. M., No. 30 Pine-st., N. Y. City.

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., 2 to 4.

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.

AT No. 925 Broadway—STANLEY DAY, Broker, sells free his printed list of Westchester County Property, all prices, in any direction, which he makes a specialty.

Country Real Estate for Sale.

BARGAINS in FARMS near New-Brunswick.
21 acres, large buildings, filled with fruit; cheap—$3,000.
45 acres, good buildings, and fruit, stock, crops, and tools—$5,500.
20 acres, fair buildings, plenty of fruit; sale $2,000.
7 acres, good improvements, fruit, stock, and crops—$2,000.
100 acres, good buildings, stock, and crops, cheap—$6,000.
J. S. FERGUSON, No. 38 Nassau-st., Room No. 24.

FOR SALE.—Important to Engineers and Capitalists.—The PORT RICHMOND IRON WORKS, PHILADELPHIA, situated on the River Delaware, above Kensington. The concerthem 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 admirable 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 those branches.
The ground has a front on Richmond-st. of 259 feet, extending between parallel lines 465 feet on York-st., and 424 feet on Dell-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 Warden's 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, for parties seeking such an investment, presents an opportunity rarely offered. I. P. MORRIS, TOWNE & Co.

FOR SALE by CHAMBERS & DIXON, Agts.

6 ACRES and DWELLING at Bloomfield, N. J.	$12,000
5½ ACRES and HOUSE and BARN at Bloomfield, N. J.	9,000
1 ACRE and COTTAGE at Bloomfield, N. J. Terms easy	8,000
2 ACRES adjoining Thompson Hotel, Highlands, N. J.	3,000
4 LOTS, 25x100, at Hudson City	4,500
1 LOT, 25x100, on Vanderbilt-ave., Brooklyn	2,000

For particulars apply at No. 19 Broad-st., Room No. 63.

FOR SALE—At Woodside, N. J., several HOUSES now finishing, ready for occupation Sept. 1. Woodside is one of the most healthy and beautiful villages in the State of New-Jersey; it is situated within the ten-mile radius of City Hall, New-York, on a gentle slope of the Passaic River, commanding extended views; 2½ miles north of the center of the City of Newark. Call at our office in New-York and see maps, photographs, and general description of Woodside. N. J. GEORGE A. MORRISON, Room No. 16, No. 137 Broadway. MORRISON & BRIGGS, Builders, Woodside, N. J.

FOR SALE, at Flushing, L. I.—A country HOUSE, with all city conveniences, gas, water, and furnace; eight minutes walk from depot; most conveniently arranged; parlor, sitting-room, and dining-room on first floor; five bed-rooms and bath-room, with water-closet, on second floor; three bed-rooms on third; lot 100 by 117 feet, in the highest and pleasantest part of this beautiful village. Price, $9,500; terms unusually easy. Address HOUSE, Box No. 206 P. O.

FARM for SALE in ROCKLAND COUNTY, 30 miles from city by rail, 2 miles from depot—20 acres, large orchards, all kinds of fruit; Cottage House, 8 rooms; fall crops; will be sold very cheap, with all the stock, crops, and implements; or will EXCHANGE for improved Brooklyn property. H. L. RIDER, No. 39 Pine-st., N. Y., or No. 1,106 Fulton-ave., Brooklyn.

FOR SALE, Newark, N. J.—A handsome RESIDENCE on South-st. near Lincoln Park. Is 2½ story, basement, and sub-cellar; contains nine rooms, heater, hot and cold water, gas throughout, and all the modern conveniences; plenty of choice fruit. Lot 30 feet front; well fruited; convenient to Chestnut-st. depot, making it desirable for parties doing business in New-York. It is in first-rate order, and will be sold at a bargain if applied for soon. Call, or address, T. C. SMITH, No. 248 Broad-st., Newark, N. J.

FOR SALE—A FLOUR and FEED MILL at Norwalk, Conn., 20x45, three stories, two run of stone, in complete order. Good water power, 16½ feet fall. Will be sold at a bargain. Apply to or address A. H. FARLIN, No. 51 Maiden-lane, N. Y.

FOR SALE—In Mount Vernon, a large two-story and basement house; all modern improvements, and one-third acre of ground; situated in one of the finest locations in the village. WM. H. & GEO. E. ARCHER, No. 7 Nassau-st.

FOR SALE or TO LET—A large double HOUSE, first-class, just completed, in East Orange; neighborhood of the very best. For particulars and permits call at No. 117 Broadway, Room No. 39, hours, 10 to 2.

FARMS and COUNTRY SEATS, all sizes, for SALE by J. S. LEWIS, Northport, Long Island. Letters answered.

FARMS, Country Seats, and Brooklyn property, to exchange. Call on JAQUES, No. 206 Broadway.

GOOD PROPERTY for SALE in Newburgh, 31 acres, all prime land, good buildings, 10 minutes from the ferry; plenty of fruit, and fine view of Hudson River. Terms easy. N. B. BERGH, No. 53 Pond-st., Newburgh, N. Y.

HOMES FOR THE HOMELESS.
1,000,000 acres of land FOR SALE in the North-West. Address L. S. EADS, Davenport, Iowa.
Inclose stamp if you mean business.

ON ORANGE MOUNTAIN—One hour from New-York, ½ 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. 2,623, New-York Post-office.

PASSAIC, N. J.—65 acres; half mile from both depots; never failing stream; tree soil; timber; building sites 3,000 feet front. Fine plot; three acres in village; three minutes walk from upper depot; eight cents a trip. Owner, No. 204 West-Seventeenth-st.

RUTHERFURD PARK, N. J.
160 PLOTS AND VILLA SITES,
but 9 miles from City, on Erie Railroad.
ALSO, TWO DWELLING HOUSES
fronting Passaic River, will be sold at AUCTION on THURSDAY, September 3, on the premises, at 12 o'clock m. Free Tickets, Maps, &c., of the Auctioneers, A. J. BLEECKER, SON & Co., No. 77 Cedar-st.
SALE POSITIVE—RAIN OR SHINE.

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.

TWO-STORY and attic HOUSE, barn, spring of water, and six acres of LAND, one hour from the city, near Summit, N. J.; $4,500. MYERS & TUCKER, No. 9 Nassau-st.

VALUABLE WOOLEN MILLS for SALE—Situated in the best locality in the State. W. H. WINFREY, Carrollton, Missouri.

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

Auction Sales of Real Estate.

JUDITH M. PHELPS, Auctioneer.

AUCTION SALE of HOUSE and LOT at Port Richmond, S. I.—PHELPS, FALLON & Co., No. 54 Pine-st., N. Y., will sell at AUCTION, on THURSDAY, Sept. 3, 1868, at 12 o'clock m., at Exchange Sales-room, No. 111 Broadway, HOUSE and LOT at Port Richmond, S. I., three minutes walk from landing, on the water, opposite Bergen Point; house two-story and attic, frame built in best manner, 30x42; marble mantels; gas throughout; furnace, &c. &c.; barn, carriage-house, with room for man, &c.; lot 50 feet front, 66 feet rear, running from shore road to water. A very desirable residence, Winter and Summer, and of easy access. Terms and further particulars at office of PHELPS, FALLON & Co., No. 54 Pine-st., N. Y.

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.

FOR SALE, at Public Auction, under foreclosure of mortgage, on September 3, 1868, at 12 o'clock noon, at No. 369 Fulton-st., Brooklyn, 15 LOTS on Gowanus Canal, Brooklyn, with the three-story brick Factory thereon, containing 150 horse-power Engine, Boilers, and other Machinery. For further particulars apply to No. 169 President-st., Brooklyn.

Houses and Farms Wanted.

FIVE or SIX ROOMS WANTED, conveniently arranged for housekeeping, by a small family. Address, stating full particulars as to conveniences, rent, &c., ROOMS, Box No. 108 Tribune Office.

HOUSE WANTED—Brown-stone or Philadelphia brick front, three or four stories, basement, and sub-cellar, containing all the modern improvements; thoroughly constructed and in good order; located between Eighteenth and Fortieth-sts. and Lexington and Eighth-aves., N.Y. Price $18,000 to $25,000. Address immediately giving size, price, full description, and location, A. V. A., P. O. Box No. 4,411, N. Y.

HOUSES WANTED.

Those having houses TO LET or FOR SALE will find it to their advantage to call at

No. 63 FOURTH-AVE.

We have at present a great demand for houses and parts of houses furnished and unfurnished.

G. H. THOMPSON & Co.,
Real Estate Brokers.

WANTED—A full-sized, high stoop HOUSE on Madison-ave., or good side streets, between Thirty-fourth and Fortieth-sts., with possession by or before October 1st. Price, $45,000 to $60,000. E. P. PARKER & Co., No. 54 Pine-st.

WANTED—For Cash Customers, HOUSES, with immediate possession, in good locations, at from $30,000 to $50,000. E. P. PARKER & Co., No. 54 Pine-st.

WANTED TO LEASE or PURCHASE—A FARM of 20 to 30 acres, with good buildings, suitable for small fruits or vegetables, within 1½ hours of N. Y.; New-Jersey preferred. If for sale price must be low and terms easy. Address R. L. B., Tribune Office.

WANTED—A small PLACE of 10 to 20 acres, near New-York, with good buildings, worth not over $20,000, in EXCHANGE for a city RESIDENCE of the same value; New-Haven Railroad preferred. Address COUNTRY, Tribune 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 KNOX.

AT No. 925 Broadway—STANLEY DAY, Agent, sells free his list of Business Property, City and Country Houses, furnished or unfurnished, at all prices, in every direction.

A —TO LET, for club purposes, or to private parties, the elegant FURNISHED RESIDENCE, No. 21 East Fifteenth-st., contiguous to and west of Union-square. For permits apply to I. HERMANN, No. 304 Broome-st.

BROADWAY PROPERTY to LEASE.—No. 627, near Bleecker-st., building marble, 7 stories; lot 50 by 200 feet to Mercer-st. Good for a WHOLESALE BUSINESS.
If wanted, the Lessee can have on proper security a loan of $100,000 or $200,000.

FURNISHED HOUSE to LET, in First Place, Brooklyn.—Brown stone, four-stories; house, 25x50, with extra lot. It has all modern improvements. Rent $300 per month. Address, for further particulars, CROTON, Tribune Office.

FURNISHED HOUSE to RENT—That elegant four-story, high stoop, brown stone House, No. 206 East Fourteenth-st., near Second-ave. Apply from 11 to 4 o'clock.

Summer Retreats.

NYACK ON THE HUDSON—A retreat for INVALID BOARDERS and INFIRM PERSONS of various types.—The undersigned begs leave to inform persons seeking such a retreat, that his place is beautifully located, with a commanding view of the Hudson from Hastings to above Sing Sing. Will receive persons with private attendance or without, at a very reasonable charge. For further information address the undersigned. References given and required. D. ROGERS.

STETSON HOUSE, Long Branch, N. J.—Parties who desire ROOMS during the month of September will be taken at reduced rates, on and after 25th August.
CHARLES A. STETSON, Jr.

THE TAPPAN-ZEE HOUSE, Nyack on the Hudson.—The edifice 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.

Board and Rooms.

BOARDING.—A private family desire to LET two or three Rooms, with or without partial BOARD, to American gentlemen with Christian principles. House Brownstone, handsomely furnished, with every conveniences for comfort. Inquire at No. 42 West Washington-place. Reference exchanged.

VERY PLEASANT ROOMS, en suite, or single, with first-class Board, for families or gentlemen. A pleasant home. No. 32 Ninth-st., bet. University-place and Broadway.

Hotels.

AMERICAN HOTEL, Broadway and Eighth-st., New-York, on the European plan. Rooms, in suites, or singly, at moderate rates.

DUPONT HOUSE—BOARD and ROOM per day, $1 50; or $7 and upward per week. Rooms without board, by the day or week. At No. 106 Hudson-st.

LA PIERRE HOUSE,
PHILADELPHIA, PA.
The undersigned having leased the above popular Hotel, and having made extensive alterations and improvements, is now open for the reception of Guests, with all the appointments of a first class Hotel.
J. B. BUTTERWORTH, & Co., Proprietors.

Copartnership Notices.

LIMITED SPECIAL PARTNERSHIP.—Notice is hereby given that a limited partnership, for the transaction of a general mercantile and commission business in the City of New-York, has been entered into by and between EDWARD SMITH, WILLIAM P. HOFFMAN, and JAMES C. LANNING, all at present residents of the City of New-York, pursuant to and by virtue of the first title of the fourth chapter of the second part of the Revised Statutes of the State of New-York, and the acts amendatory thereof and in addition thereto.
The name or firm under which the said partnership is to be conducted, is SMITH, HOFFMAN & Co. The general nature of the business intended to be transacted by the said partnership is a general mercantile and commission business. The names of all the general and special partners interested in the said partnership are EDWARD SMITH, WILLIAM P. HOFFMAN, and JAMES C. LANNING, in which partnership the said EDWARD SMITH and WILLIAM P. HOFFMAN are the General Partners, and the said JAMES C. LANNING is the Special Partner, and their respective places of residence is at present in the City of New-York and State of New-York. The said JAMES C. LANNING (as such special partner) has contributed to the common stock of the said copartnership the sum of ($125,000) one hundred and thirty-five thousand dollars in cash.
The period at which the said partnership is to commence is the first day of August, A. D., 1868, and the business operations of said firm will commence on the first day of September, A. D., 1868, and the said copartnership is to continue until and terminate upon the first day of January, A. D., 1872.—Dated New-York City, August 1, 1868.
EDWARD SMITH,
WILLIAM P. HOFFMAN,
JAMES C. LANNING.

Professional Notices.

DR. E. B. FOOTE, author of "Medical Common Sense," may be consulted in person, or by letter, at his office, No. 129 Lexington-ave., corner of East Twenty-eighth-st. Office hours from 10 a. m. till 4 p. m. Consultation free.

DR. ALLEN, No. 42 St. Mark's-place, devotes his special attention to diseases of females. Hours, 9 to 5.

JAMES B. SIMPSON,
ATTORNEY AT LAW
No. 209 Tremont-st., Galveston, Texas.
Special attention to Commercial and Land Business.

Wedding Cards, &c.

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

Corporation Notices.

CORPORATION NOTICE.—Public Notice is hereby given to the owner or owners, occupant or occupants of all houses and lots, improved or unimproved lands, affected thereby, that the following Assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:
1st. For building sewers in Washington street, between Charlton and King streets; Hudson street, between King and Clarkson streets; Dominick street, between Clark and Varick streets, and in Clark street, between Broome and Spring streets.
2d. For paving with trap block 8th street, from Avenue A to 1st avenue.
3d. For building a receiving basin on the south-east corner of Washington and Liberty streets.
4th. For building a receiving basin on the north-east corner of 2d avenue and 12th street.
5th. For building a receiving basin on the south-east corner of 2d avenue and 12th street.
6th. For paving with trap block 23d street, between 4th and 5th avenues.
7th. For building sewers in Forsyth street, between Rivington and Stanton streets; Columbia street, between Stanton and Houston streets, and in Avenue B, between 6th and 7th streets.
8th. For regulating and grading 40th street, between 8th avenue and Hudson River, and setting curb and gutter and flagging the same between 8th and 10th avenues.
The limits embraced by such Assessment include all the several houses and lots of ground, vacant lots, pieces and parcels of land, situated on:
1st. Both sides of Washington street, between Charlton and King streets; also, both sides of Hudson street, between King and Clarkson streets; also, both sides of Dominick street, between Clark and Varick streets, and both sides of Clark street, between Spring and Broome streets.
2d. Both sides of 8th street, between Avenue A and 1st avenue, to the extent of half the block on said avenues.
3d. The east side of Washington street and the west side of Greenwich street, from the south side of Liberty street, to the south side of Cortlandt street, between Washington and Greenwich streets.
4th. The east side of 2d avenue, between 12th and 13th streets, to a point on said streets one hundred feet easterly from 2d avenue.
5th. Both sides of 23d street, from 4th to 5th avenue, to the extent of half the block on the adjoining streets.
6th. Both sides of Forsyth street, from Rivington to Stanton street; also, both sides of Columbia street, from Stanton to Houston street, also, both sides of Avenue B, from 6th to 7th streets.
8th. Both sides of 40th street, from 8th avenue to Hudson River, to the extent of half the block either way on both sides of the intersecting streets and avenues.
All persons whose interests are affected by the above named Assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to Jacob F. Oakley, Chairman of the Board of Assessors, at their office, No. 22 Chambers-street, Basement New Court-House, within thirty days from the date of this notice.
JACOB F. OAKLEY,
JOHN D. OTTIWELL, } Board of Assessors.
ISAAC O. HUNT,
Office Board of Assessors, New Court-House, August 26, 1868.

CORPORATION NOTICE.—Public notice is hereby given to the owner or owners, occupant or occupants of all Houses and Lots, improved or unimproved Lands affected hereby, that the following Assessments have been completed, and lodged in the office of the Board of Assessors for examination by all persons interested, viz.:
1st—For laying cross-walks at each of the crossings of Elizabeth and Prince-streets.
2d—For building sewers in Pearl-street, between Beekman-street and Peck-slip; also, in Park-street, between Baxter and Mulberry-streets, and in Water-street, between Catharine and Oliver-streets.
3d—For laying cross-walk across West-street from south side of Morris-street to Pier 4, North River.
4th—For regulating and grading, setting curb and gutter stones, and flagging sidewalks in Madison-avenue from 43d to 44th streets.
The limits embraced by such Assessment include all the several Houses and Lots of Ground, vacant Lots, pieces and parcels of Land, situated on:
1st—Both sides of Elizabeth-street and both sides of Prince-street to the extent of half the block in either direction from the corner of Elizabeth and Prince-streets.
2d—Both sides of Pearl-street from Beekman-street to Peck-slip and Ferry-street; also, both sides of Park-street from Baxter-street to Mulberry street; also, both sides of Water-street from Oliver to Catharine-street.
3d—The east side of West-street from Morris-street to a point half way to Battery-place.
4th—Both sides of Madison-avenue from 43d-street to 73d-street, and both sides of the intersecting streets to the extent of half the block either way from Madison-avenue.
All persons whose interests are affected by the above-named Assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to JACOB F. OAKLEY, Chairman of the Board of Assessors, at their office, No. 22 Chambers-street, Basement New Court-House, within thirty days from the date of this notice.
JACOB F. OAKLEY,
JOHN D. OTTIWELL, } Board of Assessors.
ISAAC O. HUNT,
Office, Board of Assessors, New Court-House, August 27, 1868.

Legal Notices.

IN PARTITION.—SUPREME COURT of the STATE of NEW-YORK.—MARY L. NORTON against EDWARD R. NORTON and RUSSELL C. NORTON, Executors and Trustees under the will of HENRY D. NORTON, deceased; and MINNIE NORTON and EDWARD LOWDEN, infants under the age of 21 years. In pursuance of a judgment order of the Supreme Court of the State of New-York, made in the above entitled action, I, the subscriber, the referee in said order named, will SELL at Public Auction, at the Exchange Salesroom, at No. 111 Broadway, in the City of New-York, on TUESDAY, the eighth day of September, 1868, at 12 o'clock noon of that day, through JAMES M. MILLER, Auctioneer, the following described premises, viz.: "All that certain piece of land, together with the building thereon erected, situate in the said City of New-York, bounded and described as follows, to wit: Beginning at a point on the southerly side of West Fifty-second-st., distant 100 feet easterly from the easterly side of Sixth-ave. and running thence southerly parallel with Sixth-ave. and partly through a party wall 100 feet 5 inches to the center line of the block; thence easterly along said center line of the block 20 feet; thence northerly, parallel with Sixth-ave. and partly through a party wall 100 feet 5 inches to the southerly line of Fifty-second-st. and thence westerly along the southerly line of Fifty-second-st. 20 feet to the place of beginning."—Dated the 25th day of July, 1868.
D. EWERY, Referee.
CHAPMAN, SCOTT & CROWELL, Plaintiff's Attorneys. Jy24 law5w

PURSUANT to an order of the High Court of Chancery in England, made in the matter of the estate of ISAAC JACKSON, deceased, and in the causes of Jackson against Collier, and Collier against Jackson. The next of kin of Isaac Jackson, late of the Terrace, Turnham Green, in the County of Middlesex, England, esquire, deceased, who died in or about the month of April, 1868, are by their solicitors, on or before the 20th day of November, 1868, to come in and prove their claims, at the Chambers of the Vice-Chancellor, Sir John Stuart, No. 15 Old Square, Lincoln's Inn, Middlesex, England, or in default thereof they will be peremptorily excluded from the benefit of the said order.
Wednesday, the 16th day of December, 1868, at 12 o'clock at noon, at the said Chambers, is appointed for hearing and adjudicating upon the claims.—Dated the 16th day of July, 1868.
H. F. CHURCH, Chief Clerk.
SATCHELL & CHAPPLE, No. 6 Queen-st., Cheap