REAL ESTATE.

NEW-YORK, Tuesday, Sept. 1, 1868.

Two months of almost unexampled stagnation in the real estate market have followed a Spring of great activity, and we enter on the Fall season to-day without much promise of great improvement. One or two Land Improvement Companies are making exertions to bring their properties into the market, and the interest evinced in this description of building lots during the months of May and June may be so revived as to result in many successful sales. It seems now to be the general opinion among all classes of real estate operators that no more favorable opportunity will present itself for the working classes to secure homesteads within easy distance of New-York than the one now offered, and that the filling up of the limited amount of vacant land within this city must cause a steady but sure increase in the value of all lands connected with the metropolis by railroad. One of the first sales of the season will take place at Rutherford Park on the Erie Railway, on Thursday of the present week. This property needs no description, as it has been extensively advertised, and its advantages fully set forth on the occasion of a former sale. Maps of the property, with tickets, may be obtained of the auctioneer, as may be seen by reference to our advertising columns.

BROOKLYN—BY J. COLE.

Mr. Cole sold to-day the three-story and sub-cellar brick dwelling, with lot No. 63 East Warren-st., 23.8 feet from Smith-st., to Mr. Thomas Kennedy, for $4,300. The house is 16.8x40 feet, and the lot 16.8x100.

GENERAL REAL ESTATE ITEMS.

More than one-seventh of the State of Mississippi is advertised for sale under execution.

Indianola, Texas, is rapidly becoming a thriving city. Houses and stores to rent are very scarce. Buildings of every description are occupied as soon as erected.

The purchasers of the factories at the end of the upper bridge in Oswego Falls, N. Y., are greatly improving the water power and otherwise enhancing the value of the property.

Building was never so brisk in all the manufacturing villages of Rhode Island as during the present season. Land has advanced 50 per cent in some localities within the last three years, and dwellings to rent cannot be obtained. In Pawtucket as many as 20 new stores will be ready for occupancy before Jan. 1, 1869, and the most of them have already been let.

The town of Swansea, Mass., in which there has been almost no enterprise evinced since the times of King Philip, has at length waked up. Many new houses have been erected during this Summer and last, and a number of the old houses have been thoroughly overhauled. A new hotel has been built, and lands and rents have materially advanced.

The corporation of Victoria, Texas, once the wealthiest in the State, says *The Lavacca Commercial*, is now in an embarrassed condition. Much public property has been sold under the hammer. Judge Carsner bought in the grave yard and restored it again to its quiet occupants. The school house and grounds, and streets even, in Canaan were sold. The lot designated for an Episcopal Church in town, and the male and female academies shared the same fate. The academy passed into the hands of Messrs. A. T. Hainsley & Brother, who will erect upon its site a manufactory and machine establishment, embracing as it will a grist mill, cotton gin, and comprises on one side, and on the other side machinery for dressing lumber, and generally a builders' furnishing establishment.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Dame-st., w. s., 100 ft. s. of Broome-st., 71x44	$27,000
Harlem, commons lot, No. 297 and 298	5,000
Lot No. 5 Reserve Farm (part of)	4,500
Stanton-st., No. 220, 21x100	10,000
Stanton-st., No. 222, 21x100	22,500
20th-st., n. s., 140 ft. w. of Grand-st., 25x100	21,000
Sedgwick-st., w. s., 72 ft. n. of Herkimer-st., 50x125	12,500
Stanton-st., n. s., 20 ft. e. of Christie-st., 61.7x irr. x20x62.5x irr.	14,750
Sullivan-st., No. 71, 20x100	21,000
Waverley-st., No. 136, 24.11x77.7x irr. x24.8x1	10,150
Lot No. 22 of 300-foot Park Estate, 25x87.6	17,500
7th-st., s. s., 263 ft. w. of Avenue A, 20x45	15,000
7th-st., s. w. s., 140 ft. s. of Avenue C, 20x90.10	16,000
38th-st., n. s., 25 ft. w. of 1st-ave., 25x half block	7,500
116th-st., n. s., 250 ft. e. of 5th-ave., 100.11x125	2,250
116th-st., n. s., 150 ft. w. of 5th-ave., 25x100	2,500
30th-st., n. s., 175 ft. w. of 10th-ave., 91.11x100.8	15,000
30th-st., W., No. 210, 2 lots, 37x75x irr.	15,000
2d-st., n. s., 50 ft. w. of Avenue B, 25x80.9	50,000
2d-st., n. s., 120 ft. w. of 4th-ave., 24x80.9	55,000
49th-st., n. s., 153.9 ft. w. of 3d-ave., 16.9x98.9	10,000
50th-st., n. s., 266.8 ft. w. of 3d-ave., 16.8x98.9	2,250
50th-st., n. s., 136 ft. e. of 9th-ave., 36.9x25	13,200
20th-st., 100 ft. e. of 8th-ave., 66.9x18.8	13,000
20th-st., No. 217, 18.9x74.6	19,000
60th-st., lot No. 900 on Hermitage Map, 98.9x25	23,000
40th-st., n. s., 100 ft. w. of 2d-ave., 100x98.9	3,000
40th-st., n. s., 200 ft. w. of 2d-ave., 100.5x98	16,750
47th-st., n. s., 275 ft. e. of Ninth-ave., 100.2x125	12,500
52d-st., n. s., 200 ft. w. of 11th-ave., 75x184.9x184.5	6,000
60th-st., n. s., 100 ft. w. of 11th-ave., 102.2x25	5,500
86th-st., n. s., cor. Avenue A, 100x25	3,400
116th-st., n. s., 275 ft. e. 2d-ave., 100x100	2,500
116th-st., n. s., 325 ft. w. 5th-ave., 100x100.11	9,100
120th-st., n. s., 100 ft. e. 4th-ave., 120x100.11x100	40,000
120th-st., 125 ft. e. 6th-ave., 50.11x75	6,300
120th-st., n. s., 400 ft. e. 6th-ave., 25x100	6,000
10th-st., n. s., cor. Bouverneur, 199.9x125	31,000
103d-st., n. s., 125 ft. w. 4th-ave., 99.11x150	24,000
103d-st., n. s., 250 ft. w. 4th-ave., 99.11x150	
113th-st., n. s., 200 ft. w. 10th-ave., 99.11x100	Nominal
54-ave., No. 503, 75x24.8	10,000
54-ave., e. s., 122.2 ft. n. 74th-st., 80x20	5,000
54-ave., No. 505, 75x24.8	10,000
54-ave., n. s., 102.2 ft. w. 24th-st., 68x40	20,000
1d-ave., s. w. cor. 47th-st., 25x90	25,000
2d-ave., cor. 79th-st., 100x25.6	7,500
3d-ave., s. s., 60 ft. e. 94th-st., 20x75.9	13,000
3d-ave., n. s., 50.5 ft. e. 57th-st., 25x80	25,000
3d-ave., n. s., cor. Bloomfield-st., 50x100	4,450
3d-ave., n. s., 40.5 ft. e. 54th-st., 20x80	19,000
3d-ave., n. s., 40.5 ft. e. 54th-st., 20x80	28,000
3d-ave., e. s., 85.10 ft. n. 43d-st., 22x100	25,000
3d-ave., n. s., 61 ft. e. 23d-st., 122x30	100,000
3d-ave., e. s., 25.8 ft. n. 85th-st., 16x21.2	10,000
3d-ave., e. s., 74 ft. n. 23d-st., 25.5x24.8	45,000
3d-ave., e. s., 25.8 ft. n. 16th-st., 50x41	500

LEASES.

Rose-st., No. 1,394, 2 yrs 8 mos., per yr.	$600
Rose-st., n. w. cor. 92d-st., 10 yrs., per yr.	1,700
23d-st., No. 30, 5 yrs. 9 mos., 4 mos. per yr.	1,400

KINGS COUNTY.

BROOKLYN.

Moore-st., e. s., 225.6 ft. s. Concord-st., 18.5x102.11x18.10x103.11	$7,500
Water-st., e. s., 150 ft. s. of Carolina-ave., 50x100	1,000
Bushwick-ave. and Bay-st., n. w. cor., 200x217.10	10,000
Bushwick-ave. and Hill-st., n. w. cor., 100x217.10	17,750
Bushwick-ave., e. s., 84 ft. n. of 5th-st., 22x87.9x21x51.9	13,750
Conselyea-st., n. s., 100 ft. w. of Clinton-st., 25x100	100
Division-st., n. s., 141.6 ft. e. of Union-ave., 17.6x100	2,400
Division-st., n. s., 141.8 ft. e. of Union-ave., 17.6x100	3,500
Eighth-st., n. s., 175 ft. w. of Union-ave., 25x100	1,000
Evergreen-st., n. s., 322.5 ft. w. of P. R. Dutch Church, 50x134	500
Keap-st., e. s., 25 ft. s. of Devoe-st., 25x75	2,300
Kosciusko-st., 350 ft. e. of Reid-ave., 25x100	2,500
Montrose-st., n. s., 175 ft. w. of Waterbury-st., 50x100	2,000
Montrose-st., n. s., 200 ft. w. of Waterbury-st., 25x100	3,000
Quincy-st., w. s., 75 ft. n. of Mesereole-ave., 25x75	3,200
Sackett-st., s. s., 375 ft. e. of Knickerbocker-ave., 16x100.2x10.4x 96	130
Richmond-st., s. s., 150 ft. e. of Graham-ave., 25x100	1,300
Sullivan-st., s. s., 187.6 ft. w. of Dwight-st., 17.6x50	250
South 1st-st., s. s., 179.6 ft. e. of 3d-st., 20x100	3,000
South 3d-st., s. s., 62.5 ft. e. of 9th-st., 62.5x100	4,000
South 3d-st., s. s., 62.5 ft. e. of 9th-st., 30x156.5x irr. x117	6,000
South 3d-st., n. s., 75 ft. w. of Lorimer-st., 25x100	1,000
90-st., s. s., 80 ft. n. of Ainslie-st., 20x75	3,100
98th-st., s. s., 375 ft. e. of 5th-ave., 25x100	250
East New-York-ave., n. s., 71.10 ft. w. of Van Sicklen-ave., 50x 72.8x irr. x72.8	4,000
Gotham-ave., w. s., 17 ft. s. of Jackson-st., 16x75	2,200
Hamilton-ave., w. s., 50 ft. n. of Centre-st., 33x71.11x25x irr.x72	3,000
Hull-st., n. s., 175 ft. e. of Fulton-ave., 50x100	2,475
Myrtle-ave., s. s., 121.6 ft. e. of Yates-ave., 20.3x100	3,000
Putnam-ave., n. s., 20.7 ft. e. of Auburn place, 20x39x20x39.25	875
Putnam-ave., s. s., 133.4 ft. e. of Bedford-ave., 16.8x100	6,500
Ridgewood-ave., n. s., 50 ft. w. of Sigel-ave., 24.10x100	925
Tompkins-ave., e. s., 50 ft. n. of Willoughby-ave., 25x100	1,350
Stores, and Middle-st., southerly cor., 20x100	Q. C., Nominal.
Lots Nos. 145 to 300, E. Priest-st., old map	4,450

QUEENS COUNTY.

NEWTOWN.

Lots Nos. 7, 8, 9, and 10, w. s. of Forest-ave., 110x100	$1,200
Lot No. 432, w. s. of Central-ave., 50x100	500

RAVENSWOOD.

Lot No. 61, w. s. of Webster-ave., 20x100	$500

FAR ROCKAWAY.

Farms of woodland, adjoining land of Calvin & Mott	$300

OYSTER BAY.

Lots Nos. 31, 32, and 35, on s. s. of 22d-st., each 25x100	$46

SOUTH BROOKVILLE.

Lots Nos. 15, 17, 19, 21, 25, 27, and 29, s. s. of 23d-st., each 25x100	$106

NEW-JERSEY—ESSEX COUNTY.

BLOOMFIELD.

Kiesel, w. s., J. H. Pratt's property, 4½ acres	$7,404
Orange Road, e. s., M. Crane's property, 1½ acres	2,425

NEWARK.

Green-st., s. s., G. D. Debore's property, 39x89	$5,000
High-st., w. s., 152 ft. from Bloomfield-ave., 20x97	450
Lillie-st., e. s., 60 ft. from Spruce-st., 25x90	115
Lillie-st., e. s., 666 ft. from Spruce-st., 25x90	1,100
Nesbitt-st., s. s., 240 ft. from Prospect-st., 30x90	4,000
Prospect-st., w. s., P. Dallas's property, 36x100	4,500
Spruce-st., ex unsisted corner, F. Ben's corner, 44x100	5,000

ORANGE—EAST ORANGE.

Brookside-st., s. e. s., 155 ft. from Washington-st., 50x130	$400
Main-st., s. s., E. D. Pierson's, 30x150	3,000
Main-st., s. s., G. C. Benjamin's, 30x150	3,000
Main-st., s. s., S. Redford's, 30x150	3,000
Harrison-st., s. s., G. W. Blackwell's, 150x400	5,500

HUDSON COUNTY.

JERSEY CITY.

Wayne-st., n. s., Lot 26, Block 64 Van Vorst Map, 20x100	6,000

HOBOKEN.

Madison and 11th-sts., s. w. cor., 100x100	1,600
Madison and 11th-sts., s. w. cor., 100x100	1,600
Lots Nos. 9 to 17, Block No. 66 each, 25x100	4,522

HUDSON CITY.

Bearfoot-st., s. s., lot 34, block F, adj. Reservoir, 25x100	$550
Sorbit-st., lots 17, 19, block 2, Hoppe & Weber's map, 50x100	1,250
Thorn-st., s. s., 325 ft. w. of Summit-ave., 25x100	700

GUTTENBERG.

Hudson-ave., n. s., lot 544 and adj. gore, Guttenberg map, 50x100	$250

KEARNY.

Kearney-ave., n. w. s., 75 ft. s. w. of Hort-st., 50x100	$250
Kearney-ave., n. w. s., 300 ft. s. w. of Hort-st., 25x200	200
Salt meadow at n. e. junction of Hackensack river, and land of New Jersey Railroad Company, about 441 acres (2-3 share)	49,000

HARRISON.

Remaining share of meadow above	$6,925

WEST WILLE.

Van Horn's premises, on new passing through Minlert, 5½ acres	12,000

Persons hav[illegible] real estate for sale or to let and those desir[illegible] purchasing or renting such property, will find [illegible] interest to advertise in THE TRIBUNE. Its a[illegible] circulation exceeds that of any other newspaper [illegible] addition to this advantage THE TRIBUNE will be found [illegible] only in New-York and all its cities and villa[illegible] every State and Territory within the Union [illegible] vertisement 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 professio[illegible] 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 [illegible] 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.

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

FOR SALE—A valuable Third-ave. PROPERTY, corner of a [illegible]-st. street, with a substantial five story brick building. Also, North Ward Property, three lots, and large and commodious dwelling. Apply to MULLER, WILKINS & Co., No. 7 Pine-st. (A741)

City Real Estate for Sale.

ALLEN & BROWN,
Real Estate Brokers and Auctioneers,
No. 96 Broadway, N. Y.,
JONATHAN W. ALLEN,
JOSIAH W. BROWN,
HORATIO HERRICK,
have for SALE a number of first-class HOUSES and LOTS in the principle avenues and streets.
Also lots on the principle avenues and streets, including many desirable plots on the Fifth and Eighth avenues, Broadway and Boulevard.
Also store property on Broadway, Leonard, Franklin, White, Walker, Canal, Howard, Grand, Broome, Spring, Prince, Amity, Mercer, Greene, Wooster, Laurens, and Thompson streets, and Third-ave., &c.

A PRINTED LIST of Houses, Lots, &c., for sale, can be had at my office, or will be mailed free. EDMUND H. MARTINE, Sixth-ave., corner of Thirty-Second-st.

FOR SALE—A number of first-class RESIDENCES in the city, in the principal avenues and streets. Apply to ALLEN & BROWN, No. 96 Broadway.

FOR SALE—An elegant 4-story, basement and sub-cellar, brown-stone front HOUSE and LOT, on East Thirty-eighth-st., near Fifth-ave., full size. For further particulars apply to ALLEN & BROWN, No. 96 Broadway.

HOUSES FOR SALE and TO LET, with immediate possession, furnished and unfurnished, on Fifth, Madison and Lexington-aves., Murray Hill, and other choice locations. E. P. PARKER & Co., No. 5½ 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.)

TWO DWELLING HOUSES and 160 BUILDING LOTS will be SOLD at Rutherford Park THURSDAY, Sept. 3. Maps and free tickets of Auctioneers, No. 77 Cedar-st.

$20,000.—FOR SALE, a neat, 3-story Brick House, and Lot 22x100, 28th-st. near 6th-ave.; others in 22d, 24th, 26th, 27th, 29th and other up-town streets, $12,000 to $50,000. W. P. SEYMOUR, No. 171 Broadway.

$500,000 TO LOAN on IMPROVED PROPERTY in New-Jersey, also, New-York and Brooklyn, in sums to suit applicants. Apply to E. M. MASON, No. 1 Centre-st.

Country Real Estate for Sale.

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 $50,000. We sell on a commission exclusively in all cases we bring the buyer and seller together to make their own bargains; there is no such thing as "hide and go seek" in the case.
For square dealing we refer to the Hon. Marcus L. Ward, Governor; William B. Taylor, ex P. M., No. 30 Pine-st., N. Y. City.

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. 343 Broadway, New-York, 9 to 11 a. m.; Orange, corner Main and Cone-sts., 3 to 6.

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, mails free his printed list of Westchester County Property, at all prices, in any direction, which he makes a specialty.

A COMFORTABLE HOME on easy terms, in First or Second Ward, Elizabeth, N. J., at Elizabethport, six minutes nearer New-York than Elizabeth station, by Central Railroad, New-Jersey; near new COTTAGES on full lots, more lots adjoining if wanted. Terms, $250 and upward cash, remit der in monthly or quarterly payments, to suit purchasers. Also, desirable full LOTS, on payment of $25 cash, balance in small installments. Apply to E. R. KELLOGG, Executor, No. 51 Cedar-st., New-York, or Second-st., near Broadway, Elizabethport, N. J.

A GREAT BARGAIN—Two brick HOUSES and 10 LOTS, fronting on Hamilton-ave., Brooklyn, near the Ferry. Price, $25,000; will take $10,000 cash, $9,000 mortgage, and $11,000 in good trade. This is a first rate speculation or investment, as this avenue will be one of the best for business in Brooklyn. Inquire at No. 210 Fulton-st., New-York, Room No. 7. Those who cannot command $10,000 in cash need not call.

A FINE BRICK HOUSE and 17 acres of land, with large frontage on the Hudson, for SALE or EXCHANGE for city property; 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 at MALLORY & BLACKWELL, No. 58 Liberty-st.

A HANDSOME FARM of 100 acres, on Raritan River, near New-Brunswick, large modern house, with furniture, &c., in complete order; soil of excellent quality; location one of the best on the river. Also, a number of other good farms.
WARREN S. SMITH & Co., No. 155 Broadway, basement.

A FARM at SPRING VALLEY, ROCKLAND County, N. Y. Fifty acres of good land, house new; has ten rooms, and is pleasantly located, one mile from depot, large orchard and all small fruit, well watered with springs, and also the stream of running water close to the house. This property will be sold low to settle an estate. For particulars apply to RALGHT & BAYLES, No. 58 Cedar-st.

A SACRIFICE.—Choice Stock or Dairy FARM at Milstone, N. J., 200 acres; large variety modern house, ample outbuildings, only $15,000; terms easy; must be sold. Also smaller farms. PETTIT & FRAZEE, No. 171 Broadway, Room No. 2.

AT METUCHEN, one hour from Jersey City, a new modern RESIDENCE, 10 rooms, carriage house, stable, and one acre in garden; only $10,000. Also, nine Cottage, 4 rooms and one acre; $1,800; terms easy. PETTIT & FRAZEE, No. 171 Broadway, Room No. 2.

A BARGAIN in New-Brunswick, a nicely fitted-up ICE CREAM, OYSTER, and DINING SALOON, on the main street, doing a good business; to complete making order, Saloon, fixtures, and house complete. Low lease; $1,200.
J. S. FERGUSON, No. 20 Nassau-st., Room No. 24.

BARGAINS in FARMS near New-Brunswick. 21 acres, large buildings, filled with fruit, cheap—$3,500. 45 acres, good buildings, stock and tools, and fruit—$5,500. 37 acres, fine buildings, plenty of fruit; only $2,000. Farms, good improvements, fruit, stock, and crops—$2,000. 100 acres, good buildings, stock and crops; cheap—$9,000.
J. S. FERGUSON, No. 20 Nassau-st., Room No. 24.

BARGAIN—24 ACRE-PLACE; snug house; fruit, &c., $3,000; 97 acres, $4,000. JAQUES, No. 300 Broadway.

BARGAINS at ENGLEWOOD, N. J.—Choice COTTAGES and COUNTRY SEATS, from $4,000 to $40,000; beautifully located and convenient to depot. PETTIT & FRAZEE, No. 171 Broadway, Room No. 2.

COTTAGE HOMES for SALE from $1,200 to $7,000; also, LOTS from $300 to $1,200, in good locations. Apply to LUNDY & MARTIN, Montgomery-ave., between South and Warren-sts., Hudson City, New-Jersey. Take the Palisade-ave. cars to South-st.

FOR SALE.—Important to Engineers and Contractors.—The PORT RICHMOND IRON WORKS, PHILADELPHIA, Manufacturers of Metal Lathes, &c., adjoining the Old Navy Yard, 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, 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 665 feet on York-st. and 424 feet on Railroad-st. to Beach-st., having four fronts. The wharf property has a front on Beach-st. of 142 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. I. P. MORRIS, TOWNE & Co.

FOR SALE, at Westfield, on Central Railroad of New-Jersey, one hour from New-York, a fine, new DWELLING HOUSE, Stable, &c., and about two acres of ground; house contains 10 large rooms, with large halls, closets, bath-room, wash-stand, water closet, cooking range, circulating boiler, hot and cold water, furnace, registers, marble mantels, grates, &c., &c.; grounds handsomely laid out; stone and gravel drives and walks; large and small fruit and shade trees in abundance; everything furnished in the most thorough manner by the owner for his Summer and Winter residence. ROBERT DAVIS, No. 200 Broadway, Room No. 12, New-York; or DEANE & DUDLEY, No. 12 Morris-ave., Elizabeth, N. J.

FOR SALE—At Woodside, N. J., several HOUSES now building, ready for occupation Sept. 1. Woodside is one of the most healthy and beautiful villages in the State of New-Jersey; is situated within the ten mile radius of City Hall, New-York, on the west side of the Passaic River, commanding extended views; 20 miles north of the center of the City of Newark. Call at our office in New-York and see map, photographs, and general description of Woodside. N. J. GEORGE A. MORRISON, Room No. 12, No. 257 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 convenient entrance; parlor, sitting-room, and dining-room on first floor; five bedrooms and bath-room, with water-closet, on second floor; three bedrooms 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. 205 P. O.

FOR SALE or LEASE—Monticello Villa, overlooking the Sound at Upper Rochelle—A splendid COUNTRY SEAT, one of the most beautiful locations in Westchester County; the house contains 18 rooms, with stone basement; large new barn, 9 acres of prime land, 250 fruit trees, 300 currant bushes, 4,000 raspberry vines, 3 beds of strawberries, grapes, &c., with the most beautiful evergreen lawn to be found in the country; within one hour of the city. Inquire of the owner on the premises; price, $12,000. This is a good opportunity to get rid of greenbacks, and the investment will double in value in ten years.

FOR SALE—GREAT BARGAIN—Beautiful COUNTRY RESIDENCE, with 25 acres of ground, one mile from depot, at Chatham, N. J. One of the healthiest locations in the State. House large and commodious, contains 12 rooms; plenty of outbuildings; abundance of shade and fruit trees. Price $12,000.
JOHNSON & MILLER, No. 325 Nassau-st., New-York.

FOR SALE—A FARM containing 140 acres, situated in a very healthy locality on the ohio River, with about 40 acres improved; terms very moderate. Apply to T. B. TOMS, office of The Iron Age, No. 60 Beekman-st., N. Y. City.

FOR SALE or to LET—A large double HOUSE, first-class, just completed, in East Orange; neighborhood very best. Particulars and permits at No. 117 Broadway, Room 30; hours 10 to 2.

FOR SALE—An excellent HOMESTEAD of 300 acres, with good buildings, 50 miles on Long Island; cash price, including crops, $10,000. Good city property would be taken in exchange. Particulars of M. A. RULAND, No. 5 Beekman-st., N. Y.

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

ON ORANGE MOUNTAIN—One hour from New-York, ¼ 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. 2,323, New-York Post-Office.

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.

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 Navesink and Shrewsbury Rivers and adjacent country, for SALE cheap and on easy terms by FRENCH & MERIGOLD, Red Bank, Monmouth County, New-Jersey.

Auction Sales of Real Estate.

JUSTUS 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, 30x34; 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.

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 Front-st., Brooklyn.

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.

160 VILLA SITES at Auction, THURSDAY, Sept. 3, at Rutherford Park. Get Free Tickets and Maps at No. 77 Cedar-st.

Houses and Farms Wanted.

DWELLING-HOUSE WANTED to PURCHASE or to LET; price not exceeding $3,000; rent $300; in New-York, Brooklyn, or Jersey City; possession before 1st November. Address, with particulars, PURCHASER, Tribune Office.

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. 100 Tribune Office.

WANTED—A small HOUSE, in a healthy locality, within one hour's ride of the City Hall. Would prefer one with about an acre of ground. Should like the privilege of purchasing if suited. Address, stating amount of rent, location, &c., HENRY WELLS, No. 143 Centre-st.

WANTED—Four or five ROOMS for housekeeping, by a small family; must be conveniently arranged; location not over 30 minutes walk from City Hall. Address, stating conveniences, rent, and full particulars, ROOMS, Tribune Office.

WANTED—A STORE suitable for a large first-class retail business on Broadway, or Fifth-ave., below Twenty-fourth-st. Box No. 1,470, P. O.

WANTED—For Cash Customers, HOUSES, with immediate possession, in good locations, at from $30,000 to $50,000. E. P. PARKER & Co., No. 5½ Pine-st.

To Let.

AT FLUSHING, L. I., St. Mary's Hall.—To LET, to May next, or for a term of years, the stately and commodious Building (now known as St. Mary's Hall), 24 rooms, ample grounds, stable, carriage-house, &c., seven minutes' walk from railroad depot; very suitable for a Boarding School or for a first-class Boarding-house, one of which is much needed in the place. Rent $1,200 a year. Apply to W. H. EWBANK, Flushing.
P. S. Would rent to May next for a nominal rent.

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

AT No. 925 Broadway—STANLEY DAY, Agent, mails 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. HERMANS, No. 204 Broome-st.

TO LET—In Morristown, N. J., the very desirable RESIDENCE of Wm. M. Lindsley, esq., deceased, situated on South-st., near Morris and Essex depot, furnished or unfurnished, from October next. Several eligible building sites for SALE. Address J. V. NICHOLS, Orange, or Mrs. WM. M. LINDSLEY, Morristown.

TO LET—A beautiful RESIDENCE on Palisade-ave.; rent, $50. Also two COTTAGES on Prospect-st.; $25 and $30. E. A. JAQUES, No. 67 Palisade-ave., Hudson City, N. J.

TO LET or LEASE—At No. 62 Varick-st., cor. Leight, opposite new railroad depot, STORE, BASEMENT, and 3 FLOORS above, suitable for manufacturing business or offices. Apply to WM. C. LESSTER, No. 1,379 Broadway, cor. Thirty-fourth-st.

TO LEASE—SECOND STORY of new Building now being built, Broadway, Seventh-ave., and Forty-eighth-st.; 23,000 superficial feet; size, 75x110 ft. corner Bank and Washington-sts.

TO LEASE—LOTS at Communipaw, convenient to the Ferry.
Lots 25x125 feet, well adapted for storage and business purposes, will be let for terms of five years. Apply to A. D. HOPE, at the Office of Central Railroad of N. J., No. 103 Liberty-st.

TO LET—Three LOFTS, each 25 ft. by 100 ft., in a first-class building, corner Canal and Mott-sts. Apply at No. 185 Canal-st.

RUTHERFURD PARK LAND SALE, THURSDAY, Sept. 3.—Cars leave foot of Chambers-st., 11 o'clock a. m. Free Tickets, Maps, &c., at No. 77 Cedar-st.

Summer Retreats.

COUNTRY BOARD WANTED for Gent, wife and child, 20 months old, within 40 minutes of Jersey City; good table in preference to style. State full particulars SMITH, Tribune Office.

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 Hotel, 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.

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