REAL ESTATE.

NEW-YORK, Monday, Sept. 7, 1868.

The Fall Real Estate season is expected to open to-morrow (Tuesday) with two or three important sales, as may be seen by reference to our advertising columns.

NEW-JERSEY.

Messrs. A. D. Mellick, jr. & Bro., have recently published their *Descriptive List of Real Estate in New-Jersey*, and in their introduction they say: "Happy the day for men of the working class when they decide to have a home of their own, in preference to houses, floors, or rooms in the city, and a landlord for a master. That this may readily be accomplished is daily made manifest by the thousands who throng the chief railway lines leading to town every morning, from their pleasant homes in the country. These suburban dwellers do business in the city, but live among green lanes, in sight of pleasant pasture fields, on the banks of bay, river, or running brook, and in the shadow of forest-covered hill-sides, owning their own habitations, at an annual cost of one-half the rent of a single floor on New-York Island; the rail bringing them into town in from 30 to 60 minutes to the New-York side of the river. There are hosts of people who want to exchange the crowded horse-cars, the foul-smelling streets and the fetid atmosphere of the town, for just such cheerful homes; and to such, of course, the first question is, Where shall we go? New-York has a greater variety and more pleasing environs than any other American city. Sooner or later, when it shall have attained somewhat unto its manifest destiny, it will have stretched out its arms and encircled many acres of the adjacent country, stretching along both banks of the Hudson, far up that beautiful stream, laying under contribution the western end of Long Island, making a suburban city of Staten Island, and embracing the neighboring hills, valleys, and plains of that part of New-Jersey contiguous to New-York." The introduction further says that many old residents of New-York are more familiar with the extreme Western and Southern States than they are with those States lying immediately adjoining to their homes, and goes on to compare the property now offered for sale on Long Island, up the Hudson, on the Harlem and New-Haven Railroads, and in New-Jersey. "A few years ago New-Yorkers had little or no knowledge of the natural advantages of New-Jersey as a place of residence. On questioning you would have learned that their whole idea of the State had been gained by what they saw in going from New-York to Philadelphia, and what they saw attractive was all lost in what they remembered of the Salt Meadows. In those days if a New-Yorker decided to leave the country his first thoughts were of the Hudson, Westchester County, and Connecticut; and had you proposed New-Jersey to him he would have laughed at the idea. Within the last few years, however, a great reaction of feeling in this respect has taken place." *The List* comes to us at this time with an enlarged catalogue of property situated in every section of New-Jersey.

GENERAL REAL ESTATE ITEMS.

The extension of Sansome-st., south, between First and Second sts., San Francisco, is the latest extension project.

Among the recent sales in Hudson County, N. J., is that of about 44 acres of salt meadow, lying in Kearney and Harrison townships, for $27,000.

George A. Bourne sold at auction recently, a house and about 8 rods of land, No. 54 North Second-st., New-Bedford, Mass., to Louis Vierick, for $800.

A Mr. Morris, an Irish gentleman, has purchased the well-known Parker's Store, the battle-field of the Wilderness, Spotsylvania County, Va., containing 1,300 acres; price paid, $10,000 in gold. Mr. Morris purchased this estate as a homestead for himself, sisters, and brothers, now in Ireland.

Mr. R. T. Bush of this city has purchased the farm and mill property known as Aspen Hill, Spotsylvania County, Va.—a fine water-power and 1,100 acres of land; cash paid, $8,000. Mr. B. is now contracting with gentlemen to put the whole estate in fine working condition, as at the time of purchase it was somewhat out of repair.

Real estate at Metuchen, N. J., is quite active, three houses and two building lots having been sold during last week; the lots were 70x100 ft. each, and brought $1,000 per lot. Several other houses have recently been erected at this place, and more are not yet completed. Ground is to be broken in a few days for a handsome Episcopal church, this making the third erected in the village. A Catholic church is to be erected in the Spring.

Messrs. A. P. Smith & Co. of this city are now negotiating the sale or franchise of the unfinished Fredericksburg and Gordonsville Railroad to a New-York Company of practical, go-ahead men. All the grading and mason-work on this road was done before the war, at a cost of about $200,000. On the opening of this most important link to the junction of the Virginia Central, Orange, and Alexandria roads, it will give the shortest and most direct route to deep water on the Potomac River. Gentlemen are now in Virginia investigating with a view to commence work.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Wooster-st. No. 51, 21.10x96.6	$ 7,275
Mission-st., n. w. cor. Rivington-st., 16.2x60	14,700
9th-st., s. s., 200 ft. w. of 1st-ave., 25x92.9	24,000
120th-st., n. s., 350 ft. w. of 3d-ave., 75x99.11	6,900
127th-st., n. s., 400 ft. w. of 3d-ave., 15x99.11	11,000
73d-st., s. e. cor. 9th-ave. (irregular)	24,000
Ave. A, w. s., 36.6 ft. s. of 12th-st., 18x70	13,650
2d-ave., e. s., 25.8 ft. s. of 74th-st., 25x72.8; 25th-st., s. s., 150 ft. e. of 3d-ave., 25x102.7	8,000
4th-ave., s. w. cor. 83d-st., 52.7x89	11,500
4th-ave., s. w. cor. 23d-st., 14.1x98.9	340,000
6th-ave., s. e. cor. 13th-st. (irregular)	19,875
9th-ave., s. e. cor. 12th-st., 20x100	5,100
LEASES.	
45th-st., No. 13 W., 3 yrs., per year	$1,800
21st-st., s. s., 500 ft. w. 5th-ave., 21x100.5, 21 yrs., per year	375
21st-st., s. s., 550 ft. w. 5th-ave., 21x100.5, 21 yrs., per year	375
Ave. A, No. 237, 1 year	100
KINGS COUNTY.	
BROOKLYN.	
Bergen-st., n. s., 170 ft. e. of Smith-st., 20x100	$10,000
Carroll and Ewen-sts., s. e. cor., 75x76	Nominal
Grand-st., s. s., 75 ft. e. of Bowne-st., 25x78	2,000
Herkimer-st., 49 ft. w. of Howard-place, 21x95	550
Meserole-st., w. s., 75 ft. w. of Pacific-st., 25x80	2,000
High-st., s. s., 150 ft. e. of Jay-st., 24x100	3,500
Livingston-st., w. s., 25 ft. n. of Wyckoff-st., 25x100	5,000
Marshall-st., n. s., 50 ft. w. of Leonard-st., 25x60	6,000
Oak-st., s. s., 255.8 ft. w. of Franklin-st., 21.4x75	2,250
Oak-st., s. s., 277 ft. w. of Franklin-st., 21.4x75	2,500
Oak-st., s. s., 298.4 ft. w. of Franklin-st., 21.4x75	2,500
Pacific-st., s. s., 102.2 ft. e. of Hoyt-st., 17.10x100	1,600
Spencer-st., e. s., 175 ft. n. of Willoughby-ave., 50x200	1,250
Spencer-st., e. s., 150 ft. n. of Willoughby-ave., 20x100	750
Spencer-st., e. s., 175 ft. n. of Willoughby-ave., 20x100	750
21st-st., s. s. 160.10 ft. w. of Hoyt-st., 20x80	6,000
40th-st., n. s., 210 ft. e. of 5th-ave., 20x100.2	1,500
North 6th-st., n. s., 150 ft. e. of 1st-st., 25x100 (deed 1869)	Nominal
North 6th-st., n. s., 150 ft. e. of 1st-st., 25x100	1,400
2 Hall-st., s. s., 203.4 ft. e. of 6th-ave., 12.8x100	1,575
Bedford-ave. and Lynch-st., s. e. cor., 91.3x152.7x75x225.2x23.11	2,100
Clermont-ave., w. s., 270.5 ft. s. of Fulton-ave., 25x100	1,550
Lafayette and Clinton-ave., n. w. cor., 200x100	28,000
Lafayette-ave., n. s., 350 ft. w. of Marcy-ave., 16.8x100	3,675
Shepherd-ave., e. s., bet. Broadway and Gay-st., 75x100	750
Wyckoff-ave., e. s., 150 ft. n. of Fulton-ave., 25x100	2,200
Vine-ave., w. s., 60 ft. n. of Van Buren-st., 60x100	2,300
Yates-ave., w. s., 150 ft. s. of Lafayette-ave., 20x100	4,500
LEASE RECORDED.	
Court-st., No. 185, 24 years, per year	$1,200
QUEENS COUNTY.	
FLUSHING.	
Lot No. 26, on map of village lots of Flammersburgh	$200
ROCKVILLE CENTER.	
Lot adjoining land of Whitney	$90
STRATTONPORT.	
Lots Nos. 50, 60, 418, and 426, on map of village of Strattonport, each 50x100	$1,100
NEWTOWN.	
Lot No. 88, on n. side of Raddes-st., 24x200	$400
Lot No. 37, on map of property adjoining Havemeyer-st., 20x100	225
JAMAICA.	
Lot No. 17, corner of Grove-st. and Herriman-ave., 200x250	$7,000
FRESH PLAINS.	
29¼ acres, adjoining land of James Rogers	$19,000
NEW-JERSEY—ESSEX COUNTY.	
ISTINGTON.	
Augusta-st., cor. Cottage, 25 ft. front	$1,000
NEWARK.	
Grove-st., e. s., near Banks-st., 50x80	$2,040
Hemphill-ave., w. s., H. Crane's property, 60x100	5,400
Elizabeth-ave., s. s., bet. Newark and Clinton, T. E. Hyde's, 11 1-9 acres	43,000
Mulberry-st., e. s., D. Thomas's property, 35x100	9,750
WEST ORANGE.	
A new street, property of St. John's Catholic Church, 25x100	$375
A new street, property of St. John's Catholic Church, 25x100	375
HUDSON COUNTY.	
JERSEY CITY.	
Sussex-st., s. s., 150 ft. e. of Hudson-st., 50x100	$6,600
St. 24-st., s. s., 100 ft. w. of Monmouth-st., 25x100	2,500
HOBOKEN.	
4th-st., s. s. 83 ft. e. of Meadow-st., 17.4x60	$6,500
NORTH BERGEN.	
Paterson Plank-road, e. s., adj. Jane Rosman's, 122x136	$1,000
BUSHWICK.	
Newark-ave., n. s., 30 ft. from W. H. Garner's, 50.6x100	$12,500
Newark-ave., n. s., adj. C. W. Conger's, 20x100	
Newark-st., n. s., Lots 443 and 413	each 25x100 10,000
Montgomery-ave., w. s., lots 444 to 447	
Highland-ave., e. s., Lots 16, 17, and 18, Block 3, Bramhall map, 7x100	2,800
Irving-st., s. s., 306 ft. w. of Montgomery-ave., 25x100	1,225
GREENVILLE.	
21st-st., Richard Vreeland's, 6 acres	$9,000
PASSAIC COUNTY.	
PATERSON.	
Rear of Church-st., e. s., near East Van Houten-st., small lot Lewis Atterbury to John Beatty	$300
Washington-ave., n. s., 50 ft. w. of Plum-st., 25x100, Mary Ann Stephens to Abraham R. Stagg	1,900
Manchester-ave., w. corner of Liberty-st., 50x100, John Falconer to Wm. Kershaw	525
Carroll-st., s. e. cor. First-st., 100x100, Harmon Hankenberry and Andrew A. Snyder to Thomas A. Hopper and John H. Jacobus	1,000
Hudson-st., w. s., 500 ft. n. of Van Saun-st., 50x100, Rem L. McClellan to Thos. Beveridge	400
Tyler-st., n. s., 154x75, Alfred Ryerson, Sheriff, to Smith Hill	—
Sherman-ave., s. w. s., 150 ft. n. w. of Union-ave., 50x100, John Brand to James McClellan	200
ACQUACKANONK.	
N. Y. and Paterson plankroad, w. s., 5 acres, Clifton Land and Building Association to Harrison Price	$2,750
Same, 5 acres, Clifton Land and Build. Ass'n to Wm. Bonkley	2,750
RAMAPO.	
New Hamburg road, e. s., 25x114¼, Sydney Howard Gay to Joseph W. Richardson	$300

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 00 per line; SEMI-WEEKLY TRIBUNE, 25 cents per line.

City Real Estate for Sale.

A THREE-STORY basement and undercellar, high-stoop brick HOUSE in complete order, one of the best locations in the Ninth Ward; Price, $17,500. CHARLES W. WARD, No. 79 Cedar-st.

A BEAUTIFUL HOUSE in perfect order in Thirtieth-st., near Ninth-ave., elegantly furnished, for SALE at a BARGAIN; also, others. CHURCH & EATON, No. 205 Broadway.

City Real Estate for Sale.

FOR SALE—The first-class HOUSE and LOT No. 39 West Fifty-fourth-st.; also, three LOTS adjoining on Fifty-fourth-st., and one LOT in the rear on Fifty-fifth-st., on which there is a good commodious stable. The property will be sold in one parcel, or separated, as may be desired. Inquire of THOS. C. SMITH, No. 15 Park-place.

FOR SALE.—THREE 2-story brick basement and sub-cellar HOUSES, containing nine rooms, with marble mantels, gas and water. Terms easy. Inquire of F. A. MEYERS, No. 6 Cottage-place, One-hundred-and-sixth-st., Second and Third aves.

FOR SALE—On Seventy-eighth-st., between Lexington and Fourth-aves., FOUR three-story, high stoop, brownstone HOUSES, newly built in best manner. WM. H. RAYNOR, No. 6 Pine-st.

FOR SALE—AT a BARGAIN, some 20 finely located CITY LOTS in parcels. Apply to A. P. SMITH & Co., Room No. 10, No. 158 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. 54 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.)

HOUSES FOR SALE OR TO RENT. FURNISHED AND UNFURNISHED. Also, HOUSES WANTED TO RENT. By S. W. BENEDICT, No. 596 Sixth-ave.

HOUSEHOLDERS up town intending to SELL or RENT their DWELLINGS this Fall, either furnished or unfurnished, are requested to leave a description of the same, without delay, with the subscribers who have daily applications from responsible parties. WARD & OGDEN, Central real estate office No. 569 Broadway, Union Square.

ONE of those first-class HOUSES in Forty-fourth-st., near Madison-ave., for SALE. Apply to owner on premises, or No. 60 Broadway, Room No. 42. N. W. RIKER.

Brooklyn Real Estate for Sale.

HOUSE in BROOKLYN for SALE—No. 47 Elliott-place; all modern improvements; half block from Washington Park, and close to car routes. Possession in October. Apply on premises.

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

A. D. MELLICK, jr. & BRO., Auctioneers, and Dealers in New-Jersey Real Estate, No. 20 Pine-st., call attention to their DESCRIPTIVE LISTS, just issued, complete with time tables, commutation maps, prices and detailed descriptions of the towns and villages, and the property offered for sale. No notice taken of box numbers or initials.

A TORANGE, 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.

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

A SPLENDID FARM of 83 acres, two miles from Stroudsburg, for SALE cheap; land level, smooth and best quality; 67 acres in a fine state of cultivation; balance good woodland, chiefly of white oak; great abundance of fruit; best of water, good two-story frame house, 8 rooms, large barn, cow sheds, poultry, and hog house, &c.; very healthy; price $6,000; terms, half cash, balance $500 yearly. Address G. L. WALKER, Stroudsburg, Monroe Co., Penn.

A SPLENDID FARM for SALE, with possession, containing 239 acres of good land, 15 in heavy timber, numerous buildings well arranged, natural flow of spring water to the house and barns, abundance of fruit and plenty of shade; within 20 minutes' drive of the depot, at Tarrytown; a fine dairy or stock farm. Price $150 per acre. This is the cheapest farm within four miles of it. Map and all particulars with S. EMBERSON, No. 421 Eighth-ave.

A BEAUTIFUL COTTAGE, 10 rooms, handsomely painted in fresco, gas, water, heater, dumb-waiter, &c.; for SALE, with possession, and with the furniture if desired, on Washington and Chestnut-sts., Tarrytown, 10 minutes' walk from the depot, one hour from Thirteenth-st.; lot 125x85; fruit, shade, and shrubbery, fine stable for two horses, iron fixtures. Price $10,000, on easy terms. Keys also S. EMBERSON, No. 421 Eighth-ave.

A FRUIT and GARDEN FARM for SALE—Containing about eighty acres, in good condition; location pleasant and healthy, adjoining the village of Beverly, Burlington Co., N. J., on the Camden and Amboy Railroad and Delaware River, 23 miles from Philadelphia. A part or all is for sale. Address Box No. 65, Beverly, N. J.

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

AT ELIZABETH, N. J.—LOTS on Jefferson-ave. (opposite Jefferson Park), also, on Monroe-ave. and Marsh-st., for SALE on favorable terms. E. R. KELLOGG, Executor, No. 51 Cedar-st., N. Y.

AT METUCHEN.—Small FRUIT FARM, 12 acres, new modern buildings, $5,500. Modern COTTAGE, $3,500. Fine COUNTRY SEAT, $10,000. Farms cheap. PETTIT & FRAZEE, No. 171 Broadway, Room No. 2.

AT YONKERS—An elegant RESIDENCE, completely furnished, to be sold immediately, for want of money. Particulars useless in this advertisement. For full particulars apply to J. H. BERTINE, No. 19 Pine-st.

AT PASSAIC, N. J., 65 acres, half mile from both depots, never failing stream, fine soil, timber; building sites, 3,000 feet front; fine plot of three acres in village, three minutes walk from depot; 8 cents a rib. Owner, No. 204 West Seventeenth-st.

AT A BARGAIN ON THE HUDSON—Fine RESIDENCES, 12 acres; would Exchange for part Brooklyn or New-York City lots. MALLORY & BLACKWELL, 55 Liberty-st., N. Y.

A BEAUTIFUL PLACE near the City of Utica, building first-class, everything desirable, at a sacrifice. JAQUES, No. 206 Broadway, or J. S. DAVIS, Schenectady.

COUNTRY RESIDENCES, Farms, Houses, Lots, and Building sites FOR SALE or TO LET, on the banks of the Hudson, at almost every station on the line of the Hudson River Railroad between this city and Albany. Parties desiring to purchase or hire river bank and interior country, having made it a specialty for the past six years. Office open from 7 a. m. to 9 p. m. S. EMBERSON, No. 421 Eighth-ave., between Thirty-first and Thirty-second-sts.

FOR SALE—By the ARTS BUILDING COMPANY of Newark, New-Jersey, a splendid DOCK PROPERTY at Newark, lying immediately between Centre-st. depot of New-Jersey Railroad Company and the Passaic river, 150 feet front on river, running back 190 feet to railroad; water 16 feet deep at landing; one four-story brick and one three-story frame building on premises, containing steam machinery, &c., that cost $46,000. Will be sold as a whole or divided to suit purchasers. For terms and particulars apply to the office of the ARTS BUILDING Co., No. 250 Broad-st., Newark, or to CHALMERS, WARREN & Co., No. 11 Broad-st., New-York.

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; is situated within the ten-mile radius of City Hall, New-York, on the west 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 map, photographs, and general description of Woodside, N. J. GEORGE A. MORRISON, Room No. 12, 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, water-closet, on second floor; three bed-rooms on third; lot 199 by 117 feet, in the highest and pleasantest part of this beautiful village. Price, $4,500; terms unusually easy. Address HOUSE, Box No. 226 P. O.

FOR SALE—In South Bergen, a first class house, with 15 rooms, hot and cold water; carriage house fronts on two streets 75x200 feet, nice garden, a splendid view of the Bay, New-York and Brooklyn; horse cars near the place; good neighborhood; can walk to Jersey City Ferry in 20 minutes; will be sold, with the furniture or separate. Inquire of ALEXANDER WILSON, Real Estate Broker, No. 25 Montgomery-st.

FARMS and COUNTRY SEATS for SALE and to LET at Rye and Port Chester, on New Haven Railroad. All styles and prices. Send for description to JOHN F. MILLS, Port Chester, N. Y.

FOR SALE at FLUSHING—Very complete RESIDENCE, with first-class surroundings and ample grounds; every convenience of city houses; furnace, gas and water; terms liberal. Price, $18,000. One at $13,000, one at $9,500, one at $7,500. All immediate possession. Full particulars with JAMES B. PARSONS, No. 79 Cedar-st.

FOR SALE CHEAP or will EXCHANGE for City Property, a splendid COUNTRY MANSION at Jamaica, L. I., with 8 acres of land; house 60x70, has all modern improvements with the necessary outbuildings, and is really a magnificent place, and in splendid order; immediate possession. For further particulars, apply to WM. PHAIR & Co., No. 441 Third-ave.

FOR SALE at Plainfield, N. J.—A splendid RESIDENCE, with 2 to 8 acres of land; will be sold 25 per cent below value; also, several smaller residences; possession at once; terms very easy. Apply on the premises of EVAN JONES.

FOR SALE—At Plainfield, N. J., 40 acres of LAND, small HOUSE and barn on it, within the town limits; a good chance for investment. Apply to BUSK & MARSH, Plainfield, opposite depot.

FOR SALE—320 acres of finely-timbered LAND, conveniently located in the Town of Plover, Portage County, Wisconsin. Apply at No. 202 Greenwich-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;	The character of their parts;
Where it is obtained;	Their use as food; and a
How they take it up;	clear account of the relations of
How they make use of it;	Plants to the Atmosphere, to the
What their healthy growth depends on,	Soil, and to Animal life.

THE SOIL.

What it is and how it is formed;	The subsoil.
Its relation to Vegetation;	Mechanical Improvement.
Its fertility and barrenness;	

MANURES.

Character and kinds.	Liquid Manure.
Digestion—How it acts on the	Manure from different Animals.
Food, and how it effects the	Night Soil.
Excrement.	Bones.
Waste of Manure.	Fish.
Evaporation.	Green Crops.
Leaching.	Mineral Manures.
Muck.	Guano and Super-Phosphate
Lime.	Irrigation.
Composting.	

MECHANICAL CULTIVATION.

Under Draining.	Plowing, Harrowing, Cultivating,
Draining with Tiles.	Etc.
Sub-Soil Plowing.	

ANALYSIS.

Analysis of the Soil,—utility doubt-	Various Plants, parts of Plants.
ful.	Manures, Etc., Etc.

Tables of Analysis—of

The foregoing subjects are all discussed in plain and simple language that any farmer's boy may understand.

The book is written by a successful *practical farmer*, and is full of information, good advice and sound doctrine.

MR. GREELEY says of it: "Though dealing with facts unfamiliar to many, there is no obscure sentence, and scarcely a hard word in the book; its 254 fair, open pages may be read in the course of two evenings and thoroughly studied in the leisure hours of a week; and we pity the man or boy, however old or young, who can find it dull reading. Hardly any one is so wise that he will not learn something of value from its perusal; no one is so ignorant or undeveloped that he cannot generally understand it; and no farmer or farmer's son can study it thoughtfully without being a better and more successful cultivator than before."

PRICE ONE DOLLAR.

Sent by mail, post-paid. Address THE TRIBUNE, NEW-YORK.

Country Real Estate for Sale.

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

FOR SALE—On easy terms, a new, first-class, 4-story Brick STORE and DWELLING on Main-st., Flushing. T. H. LEGGETT, Flushing, L. I.

FOR SALE—20 fine, improved FARMS in Piedmont, Virginia; prices ranging from $10 to $20 per acre. Apply to A. P. SMITH & Co., Office, Room No. 10, No. 158 Broadway.

FOR SALE—By GUSTAVUS BRAMSON, Nos. 7 and 9 Warren-st., Room No. 3, modern improved, elegant, and substantially built HOUSES in unexceptional locations.

MONEY to LOAN on New-Jersey property, by MORRISON & HALL, New-Jersey real estate brokers, No. 137 Broadway, Room No. 12.

NEATLY furnished HOUSE in Harlem for SALE or to RENT, by a party moving from the city; has modern improvements; is close to cars and boats, and will be sold or rented cheap; small amount of cash required if sold. Inquire or address JAS. A. CLARK & SON, No. 742 Broadway.

Auction Sales of Real Estate.

A. J. BLEECKER, SON & Co., will SELL at AUCTION, on WEDNESDAY, September 9, at 12 o'clock, at the Exchange Salesroom, No. 111 Broadway, the LEASE for 2 years and 6 months, of the FIRST FLOOR of No. 405 Broadway, (next door above Grover & Baker's establishment,) 17x100 feet deep, with a Room over the above, in the rear, 17x30. Fixtures can be purchased with the lease. Possession immediately.

THURSDAY, September 10, at 12 o'clock, at the Exchange Salesroom, VALUABLE RESIDENCE ON SEVENTY-NINTH-ST. AT AUCTION. Seventy-ninth-st.—Three-story and basement, brown stone first-class HOUSE and LOT on south side of Seventy-ninth-st., 207.1 feet west of Second-ave.; size, 17.11x102.2. House is in perfect order and contains the modern improvements. Gas-fixtures and chandeliers go with the house; possession immediate. Seventy-ninth-st. is 100 feet wide, is paved, curbed, guttered, flagged and sewered, and has gas and Croton in. Title perfect. Maps at No. 77 Cedar-st.

A. J. BLEECKER, SON & Co. WILL SELL on TUESDAY, Sept. 8, at the Exchange Salesroom, No. 111 Broadway, at 12 o'clock, noon, RUTHERFURD PARK LOTS. Continuation sale. Maps and particulars of Auctioneers, No. 77 Cedar-st.

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. TUESDAY, Sept. 15, 1868, At 12 o'clock, at the Exchange Salesroom, No. 111 Broadway (Trinity Building), N. Y. GREAT AND ABSOLUTE SALE WITHOUT RESERVE. 200 VALUABLE PATERSON LOTS, near the BUSINESS PART OF THE CITY, and but a SHORT DISTANCE FROM THE RAILROAD STATION. The Lots are SPLENDIDLY LOCATED on NORTH FIFTH, NORTH SIXTH, NORTH SEVENTH, NORTH EIGHTH, NORTH NINTH, TEMPLE and CLINTON-STS., and RIP VAN WINKLE-AVES. The ground is high and commanding. The neighborhood is rapidly improving. The Sale will afford the best opportunity ever offered for investment in PATERSON CITY LOTS. EVERY LOT OFFERED WILL POSITIVELY BE SOLD TO THE HIGHEST BIDDER. Terms liberal. Maps and further particulars at the offices of the Auctioneers, No. 25 Nassau-st., N. Y., and No. 137 Montague-st., Brooklyn.

CONTINUATION SALE. RUTHERFURD PARK. THE BALANCE OF LOTS UNSOLD will be offered AT AUCTION, ON TUESDAY, SEPT. 8, AT 12 O'CLOCK, AT EXCHANGE SALESROOM, No. 111 BROADWAY. A. J. BLEECKER, Auctioneer.

EXECUTOR'S SALE. 500 VILLA PLOTS, comprising about 600 ACRES, KINGSLAND MANOR, Adjoining Rutherford Park, N. J., 7 miles from city. A. J. BLEECKER, SON & Co., will SELL at AUCTION, OCTOBER 15, ON THE PREMISES, by order of E. W. KINGSLAND, esq., Rec'r, the most attractive piece of property ever offered at public auction. The lands having been in the family for upward of 200 years, must be sold to divide the estate. Terms of sale will be liberal. For particulars apply at Auctioneer's Office, No. 77 Cedar-st., N. Y.

VALUABLE PAPER MILL FOR SALE.—Received a sale by order of the Supreme Court.—The undersigned, as receiver of all the property and effects of the SALISBURY MILLS MANUFACTURING COMPANY, will sell at auction, on the premises, at the VILLAGE OF SALISBURY MILLS, town of Blooming Grove, Orange County, New-York, on the 25th DAY OF SEPTEMBER, 1868, at 12 o'clock at noon. The premises and property of the SALISBURY MILLS MANUFACTURING COMPANY, situated at SALISBURY MILLS aforesaid, on the NEWBURGH BRANCH of the ERIE RAILROAD, about eight miles from NEWBURGH on the HUDSON RIVER. The property consists of about four acres of land in different parcels, contiguous to the Railroad Depot; a large STONE MILL, about eighty feet square, four stories high, slate roof, heated throughout with steam, and lighted with gas, containing a steam elevator, one hundred and twenty-five horse power steam engine, Wright's patent; one sixty-two inch Fourdrinier Paper Machine, and all necessary connecting and running machinery and fixtures for the manufacture of fine writing paper. Also, a boiler house, boilers, rag house, bleach boiler, dam, water power, water wheels, filters, gas house, gasometer and apparatus and pipes, seven dwelling houses, store house, work shop, stables, furniture, &c., &c., &c. For particulars concerning the property, apply on the premises, or to the undersigned; and for terms of sale apply to NATHAN TARRYTOWN, jr., Receiver, Room No. 13, City Hall, New-York city, or BANGS, SEDGWICK & NORTH, Attorneys for Receiver, No. 137 Broadway, N. Y. New-York, August 31, 1868.

Houses and Farms Wanted.

A LADY PHYSICIAN, Graduate of a first-class college, wishes to hire (without board) or lodgings two or three furnished rooms or parlors adjoining, suitable for an office, in a respectable private house; must be in a good neighborhood, not above Thirty-fifth-st. Best references given and required. Address, stating terms and particulars, A. D., TRIBUNE OFFICE.

WANTED TO RENT—Furnished or unfurnished, for one or more years, a first-class, high-stoop HOUSE; or would lease house and purchase furniture. Family small, and fullest references given. No objection to any good side street, above Fourteenth-st. and below Forty-fourth-st. No answer will be noticed which does not state size, number of reception and bedrooms, and give terms and address of house. Address A. B., Box No. 6,159, Post-Office, New-York.

WANTED—For a private family, from the 1st of November to the 1st of May, a moderate sized FURNISHED HOUSE, in a good neighborhood. Good care will be taken of the premises, and the rent paid in advance, if desired. Address, stating terms and location, or call in person on FRANK G. BROWN, No. 56 Broadway.

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 by a small Family, PART of a HOUSE, unfurnished, for housekeeping; rent not to exceed $35 per month; family must be private and highly respectable; location agreeable. Address PERMANENT, No. 14 East Thirteenth-st.

WANTED—By GUSTAVUS BRAMSON, Nos. 7 and 9 Warren-st., Room No. 3, brown stone and brick HOUSES, in good locations and at all prices.

WANTED—FOR PURCHASERS, 5 or 6 first-class HOUSES; location and surroundings must be good. Apply to A. P. SMITH & Co., Room No. 10, No. 158 Broadway.

To Let.

A SECOND FLOOR to LET—6 rooms, gas, and water, completely furnished for housekeeping; velvet and Brussels carpets, beds and bedding, gas fixtures, &c., all costing about $600, will be sold for $250; must be sold, owner leaving the city. Inquire at No. 65 West Thirty-seventh-st., first door east of Sixth-ave., up two flights.

FURNISHED and UNFURNISHED HOUSES and COTTAGES to LET, with immediate possession, at Tarrytown, on the Hudson, a short distance from the depot, for six months or longer. Apply to S. EMBERSON, No. 421 Eighth-ave.

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 JAS. B. HOPE, at the Office of Central Railroad of N. J., No. 103 Liberty-st.

TO LET—STORE No. 573 Canal-st., next the corner of Laurens-st. See Dr. DURKIN on premises, or to owner, No. 34 East Thirty-first-st.

TO LET—The DOCK and property foot of West Forty-eighth-st., lately occupied by the Humboldt Mining and Refining Company. Apply to JOHN H. ROLSTON, No. 89 Broadway, Room No. 38.

TO LET—BROOKLYN—No. 104 Ryerson-st., three-story extension DWELLING; gas, chandeliers, range, hot and cold bath, 2 water-closets, tubs; good order and neighborhood. Apply on premises.

Summer Retreats.

THE TAPPAN-ZEE HOUSE, Nyack on the Hudson.—The office 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. M. MANSFIELD, Proprietor.

WINDERMERE HOUSE, Greenwood Lake, Monroe Orange County, N. Y., WILL REMAIN OPEN during the charming months of September and October. Fine fishing, &c. Stages will be in waiting on the arrival of the 10 a. m. train from New-York via Erie Railroad. M. P. BROWNING & Co.

Board and Rooms.

PERMANENT BOARD WANTED by two persons in a "Friend's" family in this city or Brooklyn. Address FRIEND, Tribune Office.

ROOMS to LET, with BOARD—For families and single gentlemen. Apply at No. 34 Union-square, corner East Sixteenth-st.

WANTED—A SUITE OF ROOMS, WITH BOARD, in a private family, for a gentleman, wife, child, and nurse; would prefer to furnish the rooms. Address, M. L., No. 222 Pearl-st., New-York.

155 East Twenty-seventh-st.—ROOMS to LET, separately or together, with or without board.

Professional Notices.

DR. E. B. FOOTE, author of "Medical Common Sense," may be consulted in person, or by letter, at his office, No. 120 Lexington-ave., corner of East Twenty-eighth-st. Office hours from