REAL ESTATE.

NEW-YORK, Wednesday, Sept. 30, 1868.

At the Exchange to-day there was a disposition manifested to bid freely for the property to be sold, and holders of lands and houses were gratified with the manifestation. There will be a number of important sales to-morrow, (Thursday,) both of city and out of town property.

BY MESSRS. A. J. BLEECKER, SON & CO.

Four lots on the south-west corner of Avenue A and One-hundred-and-twenty-first-st., 25x100 each, were sold for $17,600 to Walter Brady, together with a house and lot. House and lot No. 32 Dominick-st. was purchased by Mr. Fredk. Meyer for $7,200.

Two-story frame house and lot on Guernsey-st., Brooklyn, 100 feet south from Cuyler-st.; lot 25x100, house 25x25 feet; was purchased by Mr. Henry Hendricks for $5,275.

BROOKLYN.

The City Salesroom was opened to-day by the Messrs. Wyckoff & Little, who sold three lots on the northerly side of Bowen-st., commencing at the north-west corner of Henry-place, 23x109.32 each, for $400 each.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Broadway, s. w. cor. 51st-st., 150x100.5x56x23.4x87x126	$130,000
Clinton-st., w. s., 171 ft. n. of Rivington-st., 25x100	11,400
Essex-st., No. 46, 23x100	30,000
Hester-st., e. s., 60.6 ft. w. of 11th-ave., 31x110x32.7x121	2,500
High Bridge-ave., 171.6 ft. e. of King's Bridge Road, 100x25	1,200
Lexington-ave., 101 ft. n. of 109th-ave., 127.9x42.3x72.2x50.11x [illegible]	1,500
Madison-st., e. s., 22 ft. e. of Market-st., 22x100	19
Mercer-st., e. s., 25 ft. s. of Spring-st., 25x50	6,450
119th-st., s. s., 325 ft. w. of 8th-ave., 50.9x46	7,000
30th-st., s. s., 150 ft. w. of 2d-ave., 50.9x46	10,000
30th-st., s. s., 100 ft. w. of Lexington-ave., 99.9x44.10	10,000
40th-st., s. s., 325 ft. e. of 11th-ave., 20x100.4	6,500
48th-st., s. s., cor. Madison-ave., 19x25.3	9,500
74th-st., 250 ft. w. of 1st-ave., 25x35.7	1,040
78th-st., s. s., 250 ft. w. of 1st-ave., 102.7x25	Nominal
126th-st., s. s., 100 ft. w. of 4th-ave., 22.2x48	10,500
126th-st., s. s., 150 ft. w. of 5th-ave., 22x100.11	2,500
101st-st., s. s., 175 ft. w. 8th-ave., 25x100	2,200
123d-st., s. s., 250 ft. w. 8-ave., 25x100	4,600
Madison-ave., n. e. cor. 74th-st., 25.8x100	10,700
Madison-ave., n. e. cor. 75th-st., 25.8x100	10,600
59th-st., s. s. cor. 10th-st., 25.4x100	20,500
59th-st., s. s. cor. 11th-st., 25.4x100	19,000

LEASES.

Chatham-st., No. 64, 5 yrs., per year	$2,500
Chrystie-st., No. 2, 4 yrs., 7 m., 15 days	1,000
Walker-st., Nos. 50 and 52, 4 yrs., per year	2,000
Walker-st., No. 56, 3 yrs., per year	700
21st-st., No. 346 West Washington, 3 yrs., per year	240

KINGS COUNTY.

BROOKLYN.

Carroll-st., s. s., 64 ft. e. of Nevins-st., 16x50	950
Clinton-st., e. s., 40 ft. n. of Warren-st., 20x[illegible]	14,000
Willoughby-st., s. s., 275 ft. e. of Saratoga-ave., 50x100	725
Rogers-ave., s. s., 25 ft. e. of Sackett-st., 25x100	Nominal
Bonson and Stillwell-st., n. e. cor., 50x100	4,000
Stillwell-st., 150 ft. E. of Myrtle-ave., 25x100	1,000
Myrtle-st., e. s., 260 ft. e. of Willoughby-st., 31x100	12,000
Sackett-st., e. s., 75 ft. n. of Hamilton-st., 25x100	2,150
Bowery-st., e. s., 175 ft. n. of Willoughby-st., 20x100	1,025
19th-st., s. s., 225 ft. w. of 7th-ave., 25x100	2,100
Atlantic-ave. and Rockaway-st., s. e. cor., 50x100	950
Atlantic-ave., n. s., 300 ft. w. of Albany-ave., 50x199	8,200
Flushing-ave., n. s., 164 ft. w. of Broadway, 100.4x[illegible]	900
Franklin-ave., s. s., 57.7 ft. e. of 1st-st., 62x[illegible]	Nominal
Gates-ave., s. s., 250 ft. e. of Throop-ave., 50x100	6,000
Lafayette-ave., n. s., 76 ft. e. of Adelphi-st., 81x[illegible]	Nominal
Washington-ave., e. s., 100 ft. n. of Park-ave., 20x100	5,400
Willoughby-st., s. s., 50 ft. e. of Skillman-st., 25x95	2,500
Lots 312 and 313 on the F. & E. Bergen-land map	400

LEASE.

9th-ave. and 22d-st., s. w. cor., 1 year and 8 months, per year	$430

QUEENS COUNTY.

HEMPSTEAD.

South Oyster Bay Turnpike Road, e. and w. sides, 37 acres with buildings	$3,000
Beach lot, No. 2, 1 acre, adjoins Sheets	500
Maple and Juggs-aves., s. e. cor., 177x80x192.11x91	$3,000

HUNTER'S POINT.

West-third-st. and Westcott-st., s. w. corner, 50x100, lots 7 and 8, block 31	Nominal

FLUSHING.

Henry-st., s. s., lots 15 and 16, block 1, 50x100	$250

NEW-JERSEY.

NEWARK.

Littleton-ave., w. s., 297 ft. n. of Sussex-ave., 25 ft. front	$700
South-st., e. s., 121 ft. s. of Bowery-st., 25x87	400
Dritt Road, H. Mathoop's property, 423x440	6,000

BELLEVILLE.

Hedge-st., w. s., J. E. Alexander's property, 3x100	$131
Main-road, e. s., near Stone's office, 50x[illegible]	1,000
Prospect-st., e. s., 166 ft. n. of Underwood-st., 41x100	200

CLINTON.

Jacob-st., w. s., 175 ft. n. of Grand-st., 50x100	$1,400

ORANGE.

Tremont-ave., n. s., 650 ft. e. of M. & E. R. R., 50x150	$500

EAST ORANGE.

Old Road, n. s., 80 ft. w. of Walnut-st., 112 front	$3,315

MONROE.

Adams-st., e. s., lot 18, blk. 19, Cooley map, 25x100	$1,150

NEW-YORK.

Golden-st., n. s., lots 2, 3, 4, plot 11, blk. 11, Bramhall map, 75x100	1,600
Golden-st., n. s., 100 ft. w. of Montgomery-ave., 25x100	600
Paterson-st. and Summit-ave., n. e. cor., 7x100	75
Warren-st., 50 ft. w. of Hamilton-ave., 50x100	1,100
Intersection of Fee House Creek and Rose's Ditch, 11.93.100 acres	540
1st-st., n. s., 25 ft. e. of Jefferson-st., 25x87	1,100
Carlton-ave., s. s., lot 26 Blk. A, adj. Reservoir, 25x125	450
Palisade-ave., w. s., lot, Van Vorst and Seaflower, 75x100	4,200
Lots Nos. 9 and 10, Blk. 4 Coeles Map, 25x100	1,000

BRONX.

Jackson-ave., n. s., lots 351 Blk. 25 Gouverneur, 25x100	80

REAL ESTATE BUSINESS DURING SEPTEMBER.

NEW-YORK CITY.

RECORDED TRANSFERS.

Date.	Number.	Amount.	Date.	Number.	Amount.
Sept. 1	55	$9,355	Sept. 18	14	$[illegible]
Sept. 2	37	36,110	Sept. 19	11	107,050
Sept. 3	35	340,425	Sept. 21	19	265,550
Sept. 5	9	119,000	Sept. 22	32	168,150
Sept. 8	15	211,750	Sept. 23	29	269,554
Sept. 9	8	58,100	Sept. 24	15	224,200
Sept. 10	22	307,900	Sept. 25	25	332,210
Sept. 11	18	18,750	Sept. 26	12	271,000
Sept. 12	16	217,357	Sept. 28	17	247,650
Sept. 14	9	67,310	Sept. 29	15	265,450
Sept. 15	21	305,700	Sept. 30	22	415,660
Sept. 16	17	204,400			
Sept. 17	15	212,200	Total	473	$7,066,620

LEASES.

Date.	No.	Amount.	Date.	No.	Amount.
Sept. 1	3	$ 350	Sept. 18	2	$ 1,500
Sept. 2	2	5,000	Sept. 19	4	3,000
Sept. 3	5	1,745	Sept. 21	4	2,700
Sept. 5	1	1,100	Sept. 22	2	2,204
Sept. 8	4	2,200	Sept. 23	4	1,000
Sept. 9	3	61,000	Sept. 24	1	400
Sept. 10	5	17,250	Sept. 25	3	4,200
Sept. 11	1	600	Sept. 26	1	1,500
Sept. 12	7	2,250	Sept. 27	1	13,750
Sept. 14	2	3,100	Sept. 28	8	10,345
Sept. 15	3	2,415	Sept. 30	4	5,000
Sept. 16	1	6,500			
Sept. 17	3	11,025	Total	71	$113,334

BROOKLYN.

RECORDED TRANSFERS.

Date.	No.	Amount.	Date.	No.	Amount.
Sept. 1	30	$106,657	Sept. 17	36	$56,301
Sept. 2	31	112,925	Sept. 18	25	155,975
Sept. 3	26	252,110	Sept. 19	4	4,000
Sept. 4	38	65,285	Sept. 21	35	205,770
Sept. 5	72	56,225	Sept. 22	23	56,267
Sept. 8	49	112,350	Sept. 23	21	84,935
Sept. 9	32	67,214	Sept. 25	36	199,474
Sept. 10	17	52,400	Sept. 26	14	68,049
Sept. 11	31	65,015	Sept. 28	26	157,350
Sept. 12	26	1,575	Sept. 29	17	97,105
Sept. 14	27	139,800	Sept. 30	22	92,150
Sept. 15	21	81,500			
Sept. 16	27	101,615	Total	659	$2,714,853

LEASES.

Date.	No.	Amount.	Date.	No.	Amount.
Sept. 3	2	$ 420	Sept. 21	2	$1,040
Sept. 4	1	600	Sept. 22	4	1,564
Sept. 8	1	300	Sept. 23	9	12,040
Sept. 9	2	3,800	Sept. 25	1	450
Sept. 10	2	1,500	Sept. 26	1	1,144
Sept. 11	4	2,400	Sept. 29	2	1,600
Sept. 14	1	500	Sept. 30	1	420
Sept. 15	3	1,776			
Sept. 16	2	2,100	Total	39	$31,397
Sept. 17	4	1,613			

NEW-YORK AUCTION SALES.

Date.	No.	Amount.	Date.	No.	Amount.
Sept. 3	30	$23,860	Sept. 22	2	$24,825
Sept. 5	30	12,462	Sept. 23	1	4,000
Sept. 8	11	26,166	Sept. 25	1	1,000
Sept. 12	6	35,240	Sept. 29	3	35,450
Sept. 17	115	79,746	Sept. 30	3	29,875
Total			Total	47	$125,104

BROOKLYN AUCTION SALES.

Date.	No.	Amount.
Sept. 15	1	$54,000
Total	1	$54,000

Persons having real estate for sale or to let and those desirous of purchasing or renting such property, will find it to their interest to advertise in THE TRIBUNE. Its aggregate circulation exceeds that of any other newspaper, and in addition to this advantage THE TRIBUNE will be found, not only in New-York and all its cities and villages, but in every State and Territory within the Union. The advertisement should be made as brief as will allow of the advantage offered being clear to the reader. We would especially dwell on the fact that the subscribers for the three editions of THE TRIBUNE, Semi-Weekly, and Weekly, comprise individuals in every profession or business; consequently advertisements in each disseminate among all classes. THE TRIBUNE devotes especial attention to the reports of real estate both in the city and in every part of the State, thus adding greatly to the value of its columns as an advertising medium. The charges for advertising are as follows: DAILY TRIBUNE, 25 cents per line for a single insertion; WEEKLY TRIBUNE, $2 per line; SEMI-WEEKLY TRIBUNE, 25 cents per line.

City Real Estate for Sale.

AT No. 758 Third-ave.—FOR SALE, a four-story English basement brown stone HOUSE; walls painted, fresco-ed, and all modern improvements, only $13,000; a three-story high stoop brown stone, at $13,500; one at $14,500; English basement brick Houses at $12,500, and $9,500. In short, if you want to purchase a House, I can suit you from $6,500 up to $45,000.
JAMES ROWE.

AT No. 758 Third-ave.—FOR SALE and EXCHANGE—Houses, Lots, and Farms; a choice list of three and four-story, high-stoop brick, and brown stone Houses; choice property on Second and Third-aves.
JAMES ROWE.

FOR SALE—Valuable CITY PROPERTY, one block from the East River, having a total frontage on four streets of 700 feet, comprising 30 lots with substantial 1 and 4-story BRICK BUILDINGS, all in good repair, suitable for light or heavy manufacturing purposes; will be sold as a whole or divided to suit purchaser. Apply on the premises No. 330 Rivington-st., or at the Morgan Iron Works, foot of Sixth-st., E. R.

FOR SALE—HOUSES on Eighteenth, Twenty-third, Twenty-fifth, Twenty-seventh, Twenty-ninth, Thirty-first, Thirty-second, Thirty-seventh, Forty-third, Forty-ninth, Fifty-fourth, Fifty-seventh, Sixtieth, and Seventy-eighth-sts. Prices ranging from $[illegible] to $45,000. WINANS, BREED & GRAVES, No. 135 Broadway, basement.

FOR SALE—On One-hundred-and-twenty-third-st., two modern brick, high-stoop frame houses, with Mansard roofs, about 20 feet front each, with all improvements, and in a desirable location; possession of one Oct. 1, with furniture therein; will be sold at a bargain. Inquire of J. F. FRANKLIN, No. 412 Broadway.

FOR SALE — LOTS on the principal streets and avenues of the city. Also 150 LOTS at Greenpoint. A rare chance for investment. WINANS, BREED & GRAVES, No. 135 Broadway, basement.

FOR SALE—Very desirable brown-stone, 3-story, high-stoop HOUSES, well located up town, at from $15,000 to $18,000 each; others at higher prices.
MALLORY & BLACKWELL, No. 55 Liberty-st.

FOR SALE or to LET—A three-story and English basement brick HOUSE, No. 67 West One-Hundred-and-Twenty-fifth-st., between Fifth and Sixth-aves., in complete order. Inquire on the premises, or address S. LOWDEN, No. 315 West Thirty-sixth-st., N. Y.

City Real Estate for Sale.

FOR SALE—One of the best-finished and located four-story brown-stone front HOUSES up town. Apply on the premises, No. 35 Stuyvesant-st., west of Lexington-ave., or of the owner, No. 235 Lexington-ave.

FOR SALE—Valuable CITY PROPERTY, one block from the East River, having a total frontage on four streets of 700 feet, comprising 30 lots with substantial 1 and 4-story BRICK BUILDINGS all in good repair, suitable for light or heavy manufacturing purposes; will be sold as a whole or divided to suit purchaser. Apply on the premises No. 330 Rivington-st., or at the Morgan Iron Works, foot of Sixth-st., E. R.

FRENCH ROOF HOUSES FOR SALE on Bergen Heights in rear of Jersey City, at $4,000 to $5,000; also lots for sale and houses to let. Call for circular and information on A. D. GALE, No. 279 Broadway, New-York second story.

FOR SALE—A first-class HOUSE, four stories high, brown-stone front, No. 110 East Thirty-ninth-st., near Park-ave. Inquire on the premises of R. H. COLEMAN.

FOR SALE, EXCHANGE, or TO LET—Two first-class, high-stoop, brown-stone front HOUSES, in good location, at a bargain.
MITCHELL & Co., No. 24 Pine-st.

FINE BUILDING SITE FOR SALE.—The vacant LOT, 25x35, adjoining the Church of Messiah, Thirty-fourth-st., between Park and Madison-aves. Price and particulars of (1,219) HOMER MORGAN, No. 2 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.)

A. C. LOOMIS & Co., Real Estate Brokers and Agents. Office No. 1,234 Broadway. First-class HOUSES and LOTS for SALE. Money loaned on bond and mortgage.

Brooklyn Real Estate for Sale.

A HANDSOME HOUSE at a BARGAIN—All improvements; fine yard, &c.; near Fort Green Park. Possession immediate. Apply on premises, No. 47 Elliott-place.

FOR SALE—A new brown-stone HOUSE, within eight minutes walk of The Walbat ferry, with every modern convenience; terms very easy. Inquire of REQUA & OGDEN, corner of Court and State-sts., Brooklyn.

FOR SALE CHEAP in BROOKLYN—A new 3-story and basement FRAME HOUSE, on north side of Herkimer-st., between New-York and Brooklyn-aves.; contains 12 rooms, water, gas, marble mantels, &c.; price, $5,500. Inquire on premises, or of E. A. REEVES, No. 56 Court-street, N. Y.

HOUSE BY INSTALMENTS.—Genteel three-story high-stoop HOUSE, 15 minutes from ferries; 11 rooms; water in second floor; gas throughout; immediate possession of five rooms, and part rented. Only $750 need be paid down; balance on mortgage. J. ANDREWS, Columbia Building Bank, No. 302 Broadway.

Country Real Estate for Sale.

ACT PRUDENTLY. Or you will go further, fare worse and pay more. The MOUNT RUTHERFORD COMPANY offer choice plots, At the Station, RUTHERFORD PARK, N. J., first station on the Erie Railway, nine miles—forty minutes—from New-York. Eleven trains a day each way.
GUIDES and a prospectus free on application to BLAUVELT & OGILBY, No. 157 Broadway, CHARLES BLACKSTON, No. 26 Liberty-st., Agents of the Company.
Or to R. H. BARROWS, General Superintendent Rutherford Park, N. J.

A SMALL FARM FOR SALE. Or will be exchanged for improved Real Estate in the city of Poughkeepsie or New-York. Sold for reasons absent. 100 ACRES OF EXCELLENT LAND. It is located in the town of Stanford, Dutchess County, N. Y., two miles from the station on the DUTCHESS & COLUMBIA RAILROAD. Now in course of construction. It is situated on the bank of Thompson's Pond, or Halt Lake, a beautiful sheet of water abounding with fish. This is a rare opportunity for any one wishing a pleasant country residence, easy of access from New-York city, and surrounded by many natural and artificial advantages. TERMS EASY. Inquire of JOHN THOMPSON, Stanford, Dutchess County, or of SWAN & COFFIN, Attorneys, No. 280 Main-st., Poughkeepsie.

AT JERSEY CITY.—A handsome two-story and basement high-stoop brick HOUSE, nine rooms, on Grand-st., six blocks from Ferry; splendid neighborhood; handsomely furnished, only $5,200. Neat corner grocery and basement back, eight rooms, only $3,500. J. M. GIBSON, No. 77 Montgomery-st., Jersey City.

A BEAUTIFUL COUNTRY SEAT at Jamaica, L. I.—14 acres, handsomely laid out in lawn, garden, &c.; large mansion, 40x60, containing 17 rooms; all modern improvements; gardener's cottage, barn, carriage-house, ice house, &c. Terms easy. Apply to HOMER MORGAN, No. 2 Pine-st.

A TASTY COTTAGE HOUSE, large lot, fine fruit, in Rahway; very cheap. JAQUES, No. 202 Broadway.

A FEW HOMESTEADS, 50x150 feet, at Elizabeth, New-Jersey, for $700 each; $200 cash, balance in one and two years; 40 minutes from New-York; 60 trains daily; well worthy of the attention. Apply to ROBT. DAVIS, No. 280 Broadway, Rooms Nos. 11 and 12.

A RARE CHANCE.—A Country Store, fine Dwelling House, Barn, and all necessary outbuildings, 15 acres good land, on turnpike; has been established 30 years; will be sold very low, to close estate. Address S. S. BROWNE, Saint Clair, New-York P. O.

A BEAUTIFUL FARM, 130 acres, near Millstone, good buildings, choice fruit; every way desirable; will bear inspection. Call on JAQUES, No. 202 Broadway.

CHEAP FARMS in New-Jersey for SALE—20 acres $4,000; 47 acres $7,500; 81 acres $11,500; 83 acres $9,000; 51 acres $6,000, each with orchard, cattle, farm buildings, &c. CHARLES W. WARD, No. 79 Cedar-st.

ELIZABETH, N. J.—36 minutes from New-York, 56 trains each way daily; desirable in every respect for residence and business purposes. All kinds of Real Estate for sale and to let; dwellings from $1,200 to $30,000. E. BROOKFIELD, No. 31 Cedar-st., and No. 221 Broad-st., Elizabeth, N. J. City and County Property wanted.

FOR SALE—in Flushing, a two-story, attic and basement COTTAGE; 12 rooms; marble mantels; clock water, &c.; located in the pleasantest part of the village; price $6,500. JOHN P. ELLIS, No. 294 Broadway.

FOR SALE—STORE and DWELLING combined, one of the best places for business in Monmouth County, N. J. Inquire of Messrs. W. & A. Marsh, No. 130 West-st., N. Y., or of L. D. Vail, Keyport, N. J.

FRENCH ROOF HOUSES for SALE on Bergen Heights in rear of Jersey City, at $4,000 to $5,000; also lots for sale and houses to let. Call for circular and information on A. D. GALE, No. 279 Broadway, New-York second story.

FOR SALE, or EXCHANGE for CITY PROPERTY, a Country RESIDENCE, on the Orange Mountain, three-quarters of a mile from Depot; the house is 40x72; the ground is divided into lawn, garden, fruit, and shrubbery. All the usual outbuildings. Address GEO. W. SANDFORD, Attorney at Law, No. 25 Nassau-st.

FARMS and COUNTRY SEATS for SALE and to LET at Rye and Port Chester, on Westchester Railroad. All styles and prices. Send for descriptions to JOHN P. MILLS, Port Chester, N. Y.

FLOURING MILL for SALE—All perfect; good location; price $15,000. Address JAS. S. LYONS, Marion, Ill.

FARMS and COUNTRY SEATS, all sizes, FOR SALE, by J. S. INWIN, Northport, Long Island. Letters answered. Will be at No. 12 Chambers-st. every Tuesday afternoon.

IN WESTCHESTER COUNTY—Several desirable FARMS and COUNTRY SEATS well located; easy of access. Can be bought reasonably. Apply to MITCHELL & Co., No. 25 Pine-st.

IOWA LAND.—3,000 acres, $3,000; 1,000 acres, $1,000; 30 acres $100 each; if sold this week. Apply after 5 p. m. to I. G. SHEPARD, No. 2 Reading Green.

LOOK! LOOK!—A great bargain—A two-story and brick basement COTTAGE, 6 rooms, water, and gas—all complete, 8 minutes from the ferry; easy payments; price $2,000. Inquire at No. 52 Hopkins-st., Jersey City; or No. 204 Broadway, south floor, Room 6, N. Y.

LARGE ORANGE COUNTY FARM—The farm of JAMES CROMWELL, late of Cromwell, situated about two miles from the Station at Monroe, on the Erie Railroad, contains 300 acres of land, nearly all of which is under good state of cultivation; large orchard of choice fruit; farm with or without the stock, farming utensils, &c. The farm has all necessary buildings, is well stored, thoroughly underdrained, and highly productive; it having been cropped every 30 years by the deceased, who was one of the best practical farmers in the county. The location of the residence is such as to overlook nearly the entire farm, and is surpassed by few, if any, in the county. Possession given at the close of the present season. Terms to suit the times. Will be sold in lots to suit purchasers. Apply to the undersigned, or to WM. A. CROMWELL, Monroe, Orange County, N. Y.; J. T. CROMWELL, Highland Mills, Orange County, N. Y., Executors, &c.—Dated Monroe, Sept. 27, 1868.

MORRIS AND ESSEX RAILROAD. FOR SALE—First-class RESIDENCES, COTTAGES, and FARMS, convenient to the city. Also unimproved PROPERTY on very favorable terms. HOUSES to RENT or LEASE. FRANCIS TOMES, Jr., No. 194 Broadway, S. HASTINGS GRANT, Supposit Dept. 31.

VALUABLE MILL PROPERTY FOR SALE—Known as the Ford Mills, at this place, offered for sale; will be sold at a bargain. For further particulars address C. H. L. FORD, Lawrenceville, Penn.

WATER POWERS FOR SALE IN CANADA. On two unfailing interceding rivers, one very large, near the Grand Trunk Railroad. Apply to T. W. C., Philipsburg, P. of Quebec.

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; How it is obtained; How they take it up; How they make use of it; What their healthy growth depends on.	The character of their parts; Their use as food; and a Clear account of the relations of Plants to the Atmosphere, to the Soil, and to Animal life.

ON THE SOIL.

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

MANURES.

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

MECHANICAL CULTIVATION.

Under Draining; Draining with Tiles; Sub Soil Ploughing.	Ploughing, Harrowing, Cultivating, Etc.

ANALYSIS.

Analysis of the Soil—utility demonstrated; Tables of Analysis—of	Various Plants, parts of Plants, Manures, Etc., Etc.

The foregoing subjects are all discussed in plain and simple language that any farmer who can read, can 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 can read it without learning something of value. Hardly any one can read it but he will not learn something of value from its perusal; no one is so ignorant or underjaded 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 cost paid. Address THE TRIBUNE, NEW-YORK.

City Real Estate for Sale.

AT No. 758 Third-ave.—FOR SALE, a four-story English basement brown stone HOUSE; walls painted, frescoed, and all modern improvements, only $13,000; a three-story high stoop brown stone, at $13,500; one at $14,500; English basement brick Houses at $12,500, and $9,500. In short, if you want to purchase a House, I can suit you from $6,500 up to $45,000.
JAMES ROWE.

AT No. 758 Third-ave.—FOR SALE and EXCHANGE—Houses, Lots, and Farms; a choice list of three and four-story, high-stoop brick, and brown stone Houses; choice property on Second and Third-aves.
JAMES ROWE.

FOR SALE—Valuable CITY PROPERTY, one block from the East River, having a total frontage on four streets of 700 feet, comprising 30 lots with substantial 1 and 4-story BRICK BUILDINGS, all in good repair, suitable for light or heavy manufacturing purposes; will be sold as a whole or divided to suit purchaser. Apply on the premises No. 330 Rivington-st., or at the Morgan Iron Works, foot of Sixth-st., E. R.

FOR SALE—HOUSES on Eighteenth, Twenty-third, Twenty-fifth, Twenty-seventh, Twenty-ninth, Thirty-first, Thirty-second, Thirty-seventh, Forty-third, Forty-ninth, Fifty-fourth, Fifty-seventh, Sixtieth, and Seventy-eighth-sts. Prices ranging from $[illegible] to $45,000. WINANS, BREED & GRAVES, No. 135 Broadway, basement.

FOR SALE—On One-hundred-and-twenty-third-st., two modern brick, high-stoop frame houses, with Mansard roofs, about 20 feet front each, with all improvements, and in a desirable location; possession of one Oct. 1, with furniture therein; will be sold at a bargain. Inquire of J. F. FRANKLIN, No. 412 Broadway.

FOR SALE — LOTS on the principal streets and avenues of the city. Also 150 LOTS at Greenpoint. A rare chance for investment. WINANS, BREED & GRAVES, No. 135 Broadway, basement.

FOR SALE—Very desirable brown-stone, 3-story, high-stoop HOUSES, well located up town, at from $15,000 to $18,000 each; others at higher prices.
MALLORY & BLACKWELL, No. 55 Liberty-st.

FOR SALE or to LET—A three-story and English basement brick HOUSE, No. 67 West One-Hundred-and-Twenty-fifth-st., between Fifth and Sixth-aves., in complete order. Inquire on the premises, or address S. LOWDEN, No. 315 West Thirty-sixth-st., N. Y.

Country Real Estate for Sale.

AT ELIZABETH, N. J., 40 minutes from New-York, 56 trains daily—A handsome HOUSE, 9 rooms, plenty of closets, good dry cellar, gas, water-heater, &c. Lot 200x50, filled with fruit, flowers and shrubbery; seven minutes walk from depot, near Jefferson Park. Will be sold for less than value; must be sold immediately. J. M. MEEKER, No. 220 Broad-st., Elizabeth, N. J.

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 $25,000. 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.

AT ORANGE, N. J.—VILLAS, VILLA SITES and FARMS, a great variety, beautifully situated, one hour from New-York, for SALE or LET. 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 $20 per acre. Also, improved farms. Buildings are free building. Information sent free. Address T. K. LANDIS, Vineland, New-Jersey.

ELEGANT COUNTRY SEAT for SALE—The splendid HOMESTEAD of the late Moses Y. Beach, Wallingford, Conn.; for SALE, to close out the estate, 34 hours from New-York via N. Y. and N. H. Railroad. For photographs, maps, plans, and full particulars, apply to either HOMER MORGAN, No. 2 Pine-st., N. Y.; C. A. LINCOLN, No. 355 Main-st., Hartford, Conn.; GARDNER MORSE, New-Haven, Conn.; or WM. Y. BEACH—on the premises.

FOR SALE at Woodside, N. J.—Several fine RESIDENCES on lots 75x200; prices, $4,500, $5,750, $7,000; terms easy. One house containing all modern conveniences, hot and cold water, gas, &c., lot 125x200, in beautiful order; price $18,000; photograph at our office. Also, new building 4 houses varying from $9,000 to $15,500 on lots 100x200. Woodside is situated on the west slope of the Passaic River, 2½ miles from the center of Newark, and is adjoined to the best and exclusive village in New-Jersey; distance in time, one hour from City Hall; the railroad now building will shorten the route to 35 minutes. For full particulars call at our office, Room No. 12, No. 137 Broadway; GEO. A. MORRISON, GEO. T. HALL, Woodside; or MORRISON & BRIGGS, Builders.

FOR SALE—An elegant COUNTRY SEAT, in Pittsfield, Berkshire County, Mass. The estate comprises about two hundred and fifty acres of land, of which about eighty acres are in wood, and the residue is tillage and pasture land. The FARM is one of the best in the County of Berkshire, and is under high cultivation. The wood land is of great value. On the land is a spacious Mansion House, built by the proprietor for his family residence, and containing the modern conveniences, with stable, gardens, orchards, grapery, &c., suitable for a gentleman's country residence. Also, a farm house and barns sufficient for the estate, and a gardener's cottage. The place is one of much natural beauty, and its situation in reference to the town of Pittsfield makes it sufficiently retired, while it is of convenient access. For terms and description apply to HOMER MORGAN, No. 2 Pine-st., New-York, or JOHN JEFFERIES, JR., No. 17 City Exchange, Devonshire-st., Boston.

FOR SALE, WITH EARLY POSSESSION—ONE OF THE MOST BEAUTIFUL PLACES within the surrounding suburbs of New-York. Mansion on high ground, with view of Sandy Hook, N. Y. City, Highlands of Neversink, etc. Dwelling about 50x60, and two stories extension; elegant architecture, and all modern improvements; 40 minutes from Wall-st. by horse railroad; about one acre of ground. Price, $14,000. For further particulars, apply to (1,275) HOMER MORGAN, No. 2 Pine-st.

FOR SALE—A handsome COTTAGE of 12 rooms, and FARM of 47 acres, at a pleasant village, about three hours from New-York. Possession immediate. C. H. OLIVER, No. 7 Beekman-st.

FOR SALE—A HOUSE, with about 10 City Lots, in Bergen. The location is one of the very best in the city, affording an unobstructed view of New-York Bay and the adjacent cities. The grounds are in the highest state of cultivation, with an abundance of fruit trees, vines, &c. Good carriage-house, stable, and other outbuildings. Apply to A. WILSON, No. 25 Montgomery-st., Jersey City.

GREAT SALE of VILLA PLOTS, fronting the Raritan River at Perth Amboy, Oct. 1, by A. D. MELLICK, JR., & BRO. For particulars, see auction column.

IMPORTANT to Iron Manufacturers, valuable bed of HEMATITE ORE for sale, located in Morris county, New-Jersey; about 14 miles from the Morris Canal and the Morris and Essex Railroad at Dover. The property contains about four acres of land, and can be bought at a bargain. Apply to BRADFIELD & ROSS, Herald Building, (Room 27) Broadway.

PARTIES looking for COUNTRY RESIDENCES of any kind near New-York should call and see us. We have a large number of elegant country seats, delightfully located, at Yonkers, Tarrytown, and other points on the Hudson; at Stamford and Rye, on the New-Haven Railroad, at Glen Cove and Flushing on the Long Island Railroad, and at many other places in Westchester and surrounding Counties, also, farms of from 10 to 100 acres, some of which are very desirably located and in a high state of cultivation; also, village residences, from 5,000 to 15,000 village lots—tracts of land near the city, and able to be divided into villa sites, &c.
MALLORY & BLACKWELL, No.