# REAL ESTATE.

NEW-YORK, Thursday, Dec. 3, 1868.

Whether it is because of the continuance of fine weather, or the result of the action of speculators, or a consequence of the intrinsic merit of the property offered for sale, or from a combination of all three circumstances, certain it is that the selling price of real estate in this city, or in any locality within half-a-day's ride of the metropolis, is not on the decline. "The world moves," and so do the elements of which it is composed. Real estate, in its valuation, does not indulge in the "stand-still" motion, will not go backward, and of necessity must go forward. During the week which is now drawing to a close the transactions were of importance, whether the lands and houses were situated on Manhattan Island, or Brooklyn, Westchester County, or in New-Jersey, or in almost any other habitable locality. Towns spring up in a day, but to endure. Land associations are forming every where; whole estates are consigned to the care of auctioneers for the disposition (and of course prudent owners are inclined to confide to those whose experience has taught them the best way to conduct a sale, and to reap the largest reward for their owners), and the terms of sale are such as to induce persons in moderate circumstances or with ample means to invest their surplus cash in property that does not perish, and which ever brings a large percentage of increase on the amount invested. Among the wealthiest men in the community to-day are those whose forethought and appreciation of events led them to turn their attention to real estate; the poor and the struggling are those who have never given their attention to the necessity of owning "a home." Independence is measurably attained when one can say of the roof he is under, "This is mine." Prices are now moderate, and the home is attainable on the part of each industrious man and woman. It is scarcely possible that within an ordinary life-time purchases may be made more cheaply than at present; therefore, those who live for others than themselves merely, can scarcely do better than to obtain a spot whereon to rest securely, and from which to sally forth ever ready to battle with the world, and at an advantage.

The removal of the obstructions in Hell Gate, now in contemplation, will stimulate to a high degree all property situated in the lower portions of Westchester county, and property which formerly lagged behind that on the west side cannot now be obtained at any less figure, and from many holders not at all. All this activity and excitement has but one lesson. It is the awakening sense among our people of the great future toward which New-York is progressing with rapid strides. A tract of land will be offered for sale at the Exchange Salesroom, in this city, on Tuesday, Dec. 22 (a portion of the Morris estate), which contains 50 plots, averaging five lots each. This property is situated on Castleave., near One-hundred-and-seventy-first-st., and its sale now is another evidence of the growth and future prosperity of Westchester County.

At the Exchange salesroom to-day, there was a good attendance, and the bidding for the several parcels of property offered was of a brisk character. The auctioneers were the Messrs. A. J. Bleecker, Son & Co., the Messrs. E. H. Ludlow & Co., the Messrs. Muller, Wilkins & Co., Mr. James M. Miller, and the Messrs. Allen & Brown.

BY MR. JAMES M. MILLER.

Building and lot on the north side of Forty-fifth-st., 250 feet east of Tenth-ave., lot 25x100 feet, was sold to Henry Steinke for $8,500. Lot, with improvements, on the northeast corner of Court and Baylis-sts., Brooklyn, lot 25x100 feet, to Mr. Clark for $[illegible]. Lot adjoining the above, same size, to Mr. Clark for $[illegible]. Lot on the northeast corner of Tenth and Alaska-sts., 25x204.4 feet, to Mr. Alsible for $975. Lot adjoining the above, 32.4x78 feet, to Mr. Ainsley for $775. Lot, front on the west side Union-ave., 118.8 feet from Ainsley-st., to Wm. Campbell for $[illegible].

BY THE MESSRS. E. H. LUDLOW & CO.

The lease of the lot, with three-story brick front, and four-story brick building in the rear, No. 24 Mott-st., between Centre-square and Pelhst., lot 21x92 feet, to the United Brethren Church, 21 years to run from May 1, 1868, ground rent $175 and taxes per annum; Louis Phillips for $7,650. The four-story brick house and lot No. 231 West Forty-first-st., north side, between Seventh and Eighth-aves., lot 20x98.9 ft.; $14,750.

BY MESSRS. MULLER, WILKINS & CO.

Lot with improvements on the south side of Twenty-third-st. 166 feet from Third-ave., lot 22x98.9 feet, was sold to T. C. Hierlis for $15,350. Lot, with improvements, adjoining the above, 22x98.9 ft., to Francis Dugan for $15,300.

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

Lot on the north side of One Hundred-and-thirty-fifth-st.; lot on the south side of One Hundred-and-thirty-fifth-st., 75 ft. from Seventh-ave., each 25 ft. by half the block; were sold to W. L. Fisk, each $2,950. Two lots on the south side of One Hundred-and-sixteenth-st., 75 ft. west of Eleventh-ave., each 25x100 ft. to T. W. Daniels, each $3,450. The leasehold of three-story building and lot No. 613 Broadway, 51.10 feet south from Houston-st.; lease from St. Thomas's Church, for 6 years from July 1, 1865; ground rent $2,700 per annum, and taxes; lot 18x12 feet; to Meyer Flan, for $22,250. The leasehold of two three-story buildings and lots, Nos. 443 Henry and 15 Montgomery-sts.; leased for 21 years from Feb. 1, 1850; ground rent, $750 and taxes; lot 18.11x85 feet; to Henry Holcomb, for $8,000. Four lots on the north side of One-hundred-and-twenty-fourth-st., and four lots on the south side of One-hundred-and-twenty-fifth-st., each 25x100.11 ft., to J. S. Rutterband, each $3,825.50. Four lots on the south side of One-hundred-and-twenty-fifth-st., four gore lots on the north side of One-hundred-and-twenty-fourth-st., and one gore lot, bounded by Ninth and St. Nicholas-aves. and One-hundred-and-twenty-fourth-st., to J. S. Rutterband for $23,600. Five lots on the south side of Ninety-eighth-st., 1 0 ft. east from Third-ave., to M. Sheehan, each $1,020. Four lots on the north-west corner of Ninth-ave. and One-hundred-and-first-st., each 25x100 ft., to J. S. Rutterband, each $2,750. Two lots on south side of Forty-sixth-st., 200 ft. east from Tenth-ave., each 25x100 feet, to J. Rutterband, each $1,250; plot of ground on the north side of Ninety-ninth-st., between Ninth and Tenth-aves., 64.6 feet front by half the block, 53 feet in the rear, to J. W. Lyons, for $6,600; two lots on the west side of Avenue A, 21 feet south from Seventy-sixth-st., each 25.4x100 feet, to F. Lowenstein, each $2,500; one lot on the south side of Seventy-sixth-st., 100 feet west from Avenue A, 25x102.2 feet to Meyer Flun, for $1,800; two lots adjoining above, same size, to S. H. Kind, each $1,850; one lot on the north side of Ninety-ninth-st., 200 feet west from Eighth-ave., 25x100 feet, to John Murray for $2,600; three lots on the north side of Ninety-eighth-st., 200 feet west from Eighth-ave., each 25x1 the block, purchased by Henry Bolstein, each $3,800; two lots adjoining above, same size, to F. Lowenstein, each $3,750; two lots on the north side of One-hundred-and-fourth-st., 275 feet west from Third-ave., each 25x100.11 feet, to F. Lowenstein, each $1,750; four lots on the north side of One-hundred-and-fourth-st., and four lots on the south side of One-hundred-and-fifth-st., 250 feet east from Fourth-ave., each 25x100 feet, to F. Lowenstein, each $1,725; eight lots on the south side of One-hundred-and-sixth-st., commencing 100 feet west from Fourth-ave., each 25x100.11 feet, to H. Babcock, each $1,800; four lots on the south-east corner of Fourth-ave. and One-hundred-and-sixth-st., each 25x100 feet, to Messrs. Bird & Co., each $1,825; four lots on the north-east corner of Fourth-ave. and One-hundred-and-fifth-st., each 25x100 feet, to T. J. Higgins, each $1,750; two lots on the north side of One-hundred-and-fifth-st., 100 feet east from Fourth-ave., each 25x100.11 feet, to H. Babcock, each $1,750; two lots adjoining, same size, to H. Babcock, each $1,750; four lots adjoining, same size, to H. Hughes, each $1,750.

BY THE MESSRS. ALLEN & BROWN.

Two lots on Ninety-sixth-st., north side, 150 feet west from Ninth-ave., sold to Mr. William Burt, each $2,000; two lots on Ninety-seventh-st., south side, 150 feet west from Ninth-ave., to Mr. William Burt, each $2,200. Four lots on Sixty-ninth-st., north side, 235 feet east from Ninth-ave., 25x100.11 ft., to Mr. S. A. Lewis, each $2,550. Three lots adjoining the above, same size, to Mr. S. A. Lewis, each $2,600. One lot adjoining the above, same size, to Mr. Shipper, for $2,300. Two lots on Broadway, west side, 25 feet north from Ninety-seventh-st., each 2[illegible]6x100.92 ft., to Mr. Robert Gillety, each $2,650. Four lots on Fourth-ave., north-west corner of Seventy-eighth-st., 25x80 ft. each, to Mr. S. A. Lewis, $15,400. Lot on Sixty-fifth-st., south side, 100 feet east from Madison-ave., 25x100.5 feet, Mr. Robt. Gillett for $2,150; lot adjoining the above, same size, to Mr. S. A. Lewis for $800; lot adjoining the above, same size, to Mr. S. A. Lewis for $5,650; lot adjoining the above, same size, to Mr. S. A. Lewis for $5,600; four lots adjoining the above, same size, to Mr. S. A. Lewis for $5,200; two lots on Eleventh-ave., west side, 25 feet south from Sixty-fifth-st., 25x100 feet each, to Mr. Rich. Delaney, each $1,775.

PROJECTED BUILDINGS.

The following is a list of the plans of new buildings submitted for approval to the Superintendent of Buildings since the statement in THE TRIBUNE of Wednesday last.

Nov. 25.—Two first-class buildings west side of Madison-ave., between Forty-second and Forty-third-sts.; owner and architect, Charles Duggin; plan No. 903, approved Dec. 2; lot and building size not stated; cost $6,000 each; brown stone, five stories and basement, Mansard roof; to be used as dwelling houses by one family only.

Nov. 23.—One first-class tenement, No. 154 Norfolk-st.; owner and architect, W. H. Mansfield; plan No. 904, approved Nov. 30; cost $1,750; lot 25x100; building 22x52; Philadelphia brick, five stories; the first floor to be used as stores, and the upper floors to be used as dwellings for two families on a floor.

Nov. 27.—Nine first-class buildings north side of Sixty-first-st., 150 feet west of Third-ave.; owner Henry Beyer, architect James Sexton; plan No 907, approved Nov. 27; cost $29,000 each; lots 21x100.5; buildings 22x57, brown-stone, four stories and basement, flat roof, to be used as dwellings for one family only.

Nov. 23.—One second-class building No. 74 Greenwich-ave.; owner John A. Hammond, architect G. Freeman; Plan No. 911, approved Nov. 3; cost $1,000; lot 31.6x45; building 31.6x45, brick, two stories, to be used for a stable.

Nov. 28.—One first-class building north side of Forty-eighth-st., 275 feet west of Fifth-ave., owned by Mrs. M. J. Taylor; architect, Charles Wright; plan No. 913, approved Dec. 2; cost $36,000; lot, 25x100.5; building, 25x56, brown-stone, four stories and basement, flat roof; to be occupied by one family.

Nov. 28.—One second-class building, east side of Third-ave., 75 feet south of Forty-ninth-st., owned by G. A. Haggerty; architect, W. Powers; plan No. 914, approved Nov. 30; cost $1,800; lot, 21x50; building, 21x 40 brick, two stories; to be used as a locksmith shop.

Dec. 1.—One first class building south side of Fifty-first-st., 621 feet west of Fifth-ave.; owner, N. Cheney; Architect, J. H. Snook; plan No. 919, approved Dec. 2; cost, $27,000; lot 22x100.5; building 22x52; extension 14.10x9.10; brown stone; four stories and basement; flat roof; to be used as a dwelling for one family only.

Dec. 1.—One second-class building, south side of Forty-sixth-st., 123 feet east of Seventh-ave.; owner, Richard Funch; plan No. 917, approved Dec. 2; cost, $1,500; lot 20x100.5; building 20x35; brick; two stories; to be used for stable and carpenter shop.

Dec. 1.—One first-class building, n. w. cor. Broadway and Eleventh-st.; owners, Lake & McCreary; architect, John Kellum; plan No. 918, approved Dec. 2; cost $300,000; lot 22x75; building 22x75; iron; five stories and basement; Mansard roof; to be used as a dry goods store.

Dec. 1.—One second class building, s. s. Forty-second-st., 158.6 ft. e. of Madison-ave.; owner, E. Livermore; plan No. 919, approved Dec. 2; cost [illegible]; brick; one story; flat roof; to be used as a stable.

Dec. 2.—One first-class building, s. s. of Forty-eighth-st., 100 ft. w. of Fifth-ave.; owner, James Thompson; architect, W. Field & Son; plan No. 921, approved December 2; cost $50,000; lot 25x92.9; building, 25x60, with extension 15x14; free stone; four stories and basement; flat roof; to be used as a dwelling for one family.

TRANSFERS OF REAL ESTATE.

KINGS COUNTY—BROOKLYN.

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|---|---|
| Alsalie-st., s. s., 150 feet e. of Lariner-st., 25x100 | $2,850 |
| Ballie-st., s. s., 125 feet w. of Classon-ave., 25x131 | 2,300 |
| Broadway, s. s., 294.7 feet e. of Brooklyn-ave., 100x200 | 350 |
| Degraw-st., s. s., 377.1 feet e. of Schenectady-ave., 67.6x92.11 | 1,200 |
| Diamond-st., n. s., 1,602.1 feet e. of Main-st., 12x200 } Diamond-st., n. s., 1,436.4 feet e. of Main-st., 25x173x37x170.8 } | 18,000 |
| Dikeman-st., n. s., 140 feet n. w. of Van Brunt-st., 25x100 | 3,500 |
| Gedford-st., w. s., 180 feet s. of Nostrand-ave., 16.8x100 | 2,200 |
| Henry-st., e. s., 75 feet s. of Pacific-st., 25x100 | 2,500 |
| Hickory-st., s. s., 120 feet w. of Franklin-ave., 25x100x2.6x60.3x24.9x30.9 | 4,000 |
| Hicks-st., e. s., 138 ft. n. of Degraw-st., 20x76 | 5,500 |
| Hoyt-st., No. 194, contract | 5,000 |
| Jackson-st., n. s., 150 ft. e. of Smith-st., 25x100 (Deed 18.3) | 350 |
| Jackson-st., n. s., 150 ft. e. of Smith-st., 25x100, q. c. | 30 |
| Jarvis-st., w. s., 100 ft. n. of Kent-ave., 25x110.10x9.10 | 50 |
| Monroe-st., e. s., 77 ft. w. of Franklin-ave., 18.3x75 | 8,500 |
| Oakland-st., w. s., 25 ft. n. of Eagle-st., 25x100 | 800 |
| Seymour-st., e. s., 100 ft. s. of Lafayette-ave., 75x100 | 6,000 |
| Sackett-st., n. s., 427.7 ft. e. of Schenectady-ave., 22.4x127.9x47.8x120.3, q. c. | 500 |
| Stockton-st., n. s., 368 ft. w. of Tompkins-av., 42x100 | 1,600 |
| Truxton-st., n. s., 100 ft. e. of Stone-ave., 25x250 | 1,500 |
| Warren-st., s. s., 247.4 ft. e. of Court-st., 25x100 | 12,000 |
| South 1st-st., s. s., 75 ft. e. of 11th-st., 25x95 | 2,700 |
| South 5th-st., s. s., 53 ft. e. of 3d-st., 21x94x[illegible]x150 | 9,000 |
| South 9th-st., s. s., 75 ft. w. of 2d-st., 50x100x25x100 | 6,000 |
| South 10th-st., s. s., 50 ft. w. of 2d-st., 25x100 | 2,000 |
| South 10th-st., n. s., 100 ft. w. of 2d-st., 25x100 | 2,000 |
| 16th-st., s. s., 275.3 ft. e. of 8th-st., 2[illegible]x100 | 2,000 |
| Atlantic and Van Siclen-aves., n. e. cor., 2[illegible]x102 | 2,500 |
| Atlantic-ave., n. s., 25 ft. e. of Van Siclen-ave., 25x99.3x25x100.2 | 4,000 |
| DeKalb-ave., s. s., 125 ft. w. of Tapscott-st., 25x100 | 6,000 |
| Hamilton-ave., e. s., 81.3 ft. n. of Sixth-ave., 16.9x100 | [illegible] |
| Johnson-ave. and Willoughby-st., s. e. cor., 20x467.3x20x175 } Johnson-ave. and Clermont-st., s. e. cor., 20x416.6x20.2x464 } | 7,400 |
| Johnson-ave. and Willoughby-st., s. e. cor., 20x175x10x20.3 | nominal |
| Putnam-ave., s. s., 50 ft. e. of Franklin-ave., 20x100 | 7,000 |
| Vandeventer-ave., w. s., 225 ft. s. of Greenpoint-ave., 40x100 | 7,000 |
| Sidney- and Bishop-sts., s. e. cor., 1[illegible]x100 | 3,200 |
| Lots Nos. 309, 3[illegible], J. Overhiser's map | |
| Lots Nos. 403 to 405, L. Green's map, and No. 303, S. J. Garrison's map | 714 |

LEASES RECORDED.

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|---|---|
| Colonnade, s. w. s., 100 ft. s. e. of Columbia-st., 25x59.10, 5 yrs., per yr | $50 |
| Nelson and Hicksites, s. w. cor., 20x50, 10 yrs., per yr | 35 |
| Isle, c. s., 131 ft. n. of South 7th-st., 75x92.8, 3½ yrs., per yr | 1,200 |

QUEENS COUNTY.

FARMINGDALE.

| | |
|---|---|
| 1 acre w. side of highway leading from Farmingdale to Amityville, adj. Powell | $2,300 |

ASTORIA.

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|---|---|
| Lot No. 30 on map of estate of Jacob Wardell | $150 |

MANNING HILL.

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|---|---|
| 20 agr. rods adj. land of Thomas Mitchell | 645 |

JAMAICA.

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|---|---|
| Lots Nos. 51, 52, 53, and 54 w. side Prospect-st. | $100 |

WOODHAVEN.

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|---|---|
| Lot No. 7, on map of Woodhaven building lot, Wyckoff-ave., 20x100 | $60 |

WOODSIDE.

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|---|---|
| Lots Nos. 201 and 202 on map of village of Locust Grove, fronting on Bingham road, 50x100 | $ 450 |

NEW-JERSEY.—ESSEX COUNTY.—NEWARK.

| | |
|---|---|
| Bank-st., n. s., 48 ft. e. of Willey-st., 24x102 | $521 |
| Clinton and Mulberry-sts., southerly cor., 22x9 | 5,000 |
| Jelliff-st., w. s., 2 3 ft. s. of Livingston-st., 24x97 | 2,500 |
| Kinnersley-st., s. s., J. E. Steele prop., 40x100 | 1,500 |
| Market-st., e. s., A. H. Crane prop., 25x100 | 500 |
| Mulberry and Clinton-sts., n. w. cor., 75x100 | 8,000 |
| Newark, n. s., 300 ft. from Plane-st., 25x102 | 12,000 |
| Warren-st., s. s., 275 ft. e. of Orchard-st., 25x100 | 4,000 |

BELLEVILLE.

| | |
|---|---|
| Isaac-st., e. s., J. W. Sandford's property, 20x30 | $600 |

SECAUCUS.

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|---|---|
| Grove-st., w. s., J. C. Ward's property, 16x83 | $101 |
| William J. Williamson's property, 40x125 | 420 |

CLINTON.

| | |
|---|---|
| Avon-st., s. s., 107 ft. e. of Quitman-st., 25x150 | $1,500 |

HUDSON COUNTY—HOBOKEN.

| | |
|---|---|
| Clinton-st., e. s., 225 ft. n. of 8th-st., 25x95.8x50x42x[illegible] | $1,700 |
| Grand-st., e. s., lot No. 7, Block No. 30, Cesler's, 25x100 | 1,400 |
| Grand-st., w. s., 125 ft. e. of 2d-st., 25x100 | 1,100 |
| Monroe-st., w. s., 175 ft. n. of 8th-st., 25x100 | 1,000 |
| Monroe-st., w. s., 150 ft. n. of 8th-st., 25x100 | 1,500 |

BERGEN.

| | |
|---|---|
| Bright and Pine-sts., s. w. corner, 100x[illegible] } Bright and Merseles-sts., s. e. corner, 50x[illegible] } | $2,600 |
| Unionport, n. s., No. 203, w. of Orchard, 25x100 | 600 |

NORTH BERGEN.

| | |
|---|---|
| 40th-st., e. s., 100 ft. s. of Newkirk-st., 25x[illegible] | $400 |
| Kennedy-st., e. s., 25x[illegible] of Myrtle-ave., 50.4x100 | 250 |

UNION.

| | |
|---|---|
| Burgen-wood-ave. and Blum-st., cor., 20x51.6x32.4x30.6x100x33.3 | 1,150 |

BAYONNE.

| | |
|---|---|
| Anthony-st., e. s., 100 ft. s. of Avenue-st., 18x100 | 1,000 |

UNION COUNTY—ELIZABETH.

| | |
|---|---|
| Lot 21, Block 21, Rector's map | $100 |
| Lot 33, Block 3, E. Post | 450 |

PLAINFIELD.

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|---|---|
| Thos. s Reid | $27,000 |
| Lot on Scotch, 200x[illegible] | 1,300 |
| Frances Tunnicliff, 1 acre | 900 |

RAHWAY.

| | |
|---|---|
| House and lot No. 140 Railroad-ave. | $4,000 |

WESTFIELD.

| | |
|---|---|
| Tract on Railway road, 4¼ acres | $4,750 |

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 advantages offered being clear to the reader. We would especially dwell on the fact that the subscribers for the three editions of THE TRIBUNE, Daily, 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 sales of real estate both in the city and country, 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 each insertion; WEEKLY TRIBUNE, $2 per line; SEMI-WEEKLY TRIBUNE, 25 cents per line. About ten words average a line, after the first line, which usually contains only four or five words. Terms, cash in advance.

## City Real Estate for Sale.

A GOOD INVESTMENT.

FIRST-RATE STORE PROPERTY ON CANAL-ST., West of Broadway.

The above will be sold on very easy terms.
HOUSES for SALE in all parts of Brooklyn and New-York. Apply to WHITE & SWANN, R. E. and Inv. Brokers, No. 262 Broadway.

BUILDING LOTS.—In Harlem, Yorkville, and near Jones's Woods, for SALE, separately, and in plots of twelve lots each, or less. All secured against nuisances; to good neighbors only. Terms easy and purchasers. Apply to the owner, HASKIN BARCUCK, Fifty-third-st. and East River.

FOR SALE—Fine-st. Property.—The five-story STORE No. 94 Pine-st., near Smith-st. The store is the depth of the lot, with rear on Depeyster-st. Apply to E. SPEIR, jr., No. 112 Montague-st., Brooklyn.

FOR SALE, or to LEASE for 21 YEARS.—To Lease for 21 years, at a Ground Rent, property to be improved. The plot on Fourth-ave., middle of block between Eighteenth and Nineteenth-sts., embracing three 26 feet lots by 150 feet in depth, in close proximity to Union-square. The Everett House, Clarendon Hotel, and Arnold & Constable's new store, corner Broadway and Nineteenth-st. The plot is one of the largest and most eligible now in the market for a Ground Rent, and is to be occupied for three stores of 26x150 feet, or two large stores, or for a large public building.

Also, for sale, new Ground-rent, Ferry, in Williamsburgh, 200 feet Bushwick road, with about 40 feet opened. A splendid site for a manufacturing company. For particulars, apply to HOMER MORGAN, No. 2 Pine-st. (1339)

FOR SALE.

THE BUILDING and LOT, No. 23 Williams-st., 24 feet front, 33 feet in rear, by 150 feet deep. Well rented. GOOD BUILDING. A desirable investment. Apply to HOMER MORGAN, No. 2 Pine-st. (1341)

FOR SALE—The PROPERTY No. 109 Pearl-st., on Hanover-square, 22x120 feet, through to Beaver-st. Possession May 1, 1869. Apply to HOMER MORGAN, No. 2 Pine-st. (1345)

FOR SALE—In Broome-st., between Greene and Wooster-sts., a PLOT of GROUND 24 feet front, with an L LOT 24x100, suitable for a large wholesale establishment. Apply to HOMER MORGAN, No. 2 Pine-st. (1336)

VALUABLE PROPERTY on SOUTH AND FRONT-STS., WITH WATER RIGHT.

For SALE, the plot of ground, 70x140 feet, on South-st., between Jacksonst. and Gouverneur-st., running through to Front-st., with the substantial brick building thereon, known as the PLACE SUGAR REFINERY.

The building covers the entire lot, is seven stories high, very heavily timbered, and well calculated for storage or other business requiring strength, space, and light.

Also, THE WATER RIGHT ON EAST RIVER, in front of said premises, with right of building out pier.

Also, THE LEASE OF LOTS, WITH BUILDINGS, Nos. 225 AND 227 FRONT-ST., covering entire lot, 34x90 feet.

Apply to E. H. LUDLOW & Co., No. 3 Pine-st. (P1267)

VALUABLE MANUFACTURING PROPERTY for SALE, on East Twenteith-st., New-York, only one block from the East River; a large and massive brick building, built in the most substantial manner, 71 feet 3 inches front and 92 feet deep, and two splendid vacant lots adjoining the above; the whole comprising five lots. Full particulars with JOHNSON & MILLER, No. 25 Nassau-st., corner of Cedar, New-York.

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 or LOTS.—Circular mailed free to any address. STANLEY DAY, No. 925 Broadway.

# Lots Wanted IN EVERY LOCALITY ON THIS ISLAND,

AND ON THE SOUTHERLY END OF WESTCHESTER CO., For Cash Purchasers.

APPLY TO

**JOHN McCLAVE,**

NO. 44 PINE-ST.

$280,000 TO LOAN on New-York, New-Jersey, and Brooklyn Real Estate. Second Mortgages bought. CHAS. F. GILMAN, No. 107 Broadway, basement.

## Brooklyn Real Estate for Sale.

A HANDSOME HOUSE at a bargain—All improvements; fine yard, with arbors, vines, &c.; one-half block from Fort Green Park. Premises, No. 47 Elliott-place. See Auction Sales of Wyckoff & Little for Dec. 8.

FOR SALE, or to LEASE for a term of years—The first-class DWELLING-HOUSE No. 31 South Nelson-st., Brooklyn, E. D., situated within three minutes' walk of ferries to both upper and lower parts of New-York City; distance not to exceed three minutes from Walloot, or from Broadway and Grand-st., New-York. The house is 21 feet wide by 70 feet deep; the ground running through to South Tenth-st. is 50 feet by 200 feet. The house is most substantially built, thick walls, and heavily timbered, and strong enough for a warehouse or factory; it is finished in the best manner, furnace in cellar, gasses and marble mantels throughout, hot and cold water to all parts of the house, baths, water-closets, and all modern improvements. The house is frescoed throughout in the best manner. Will be sold at private, or will be leased for a term of years to a responsible tenant. Inquire of WM. WALL, No. 232 Fifth-ave., or WM. WALL'S SONS, No. 113 Wall-st., New-York.

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VALUABLE NINTH WARD BROOKLYN LOTS TO BE SOLD AT PUBLIC AUCTION, by JOHNSON & MILLER at 12 o'clock on TUESDAY, Dec. 8th at Exchange Sales Room, No. 111 Broadway, N. Y.: 47 BEAUTIFUL LOTS, each 22x100, finely situated around ST. STEPHEN'S EPISCOPAL CHURCH on RALPH, PUTNAM and PATCHEN AVES., JEFFERSON and HANCOCK-STS. The ground is high. Neighborhood flourishing and healthy. Rapid-transit facilities for opening Ralph, Putnam, and Patchen-aves. are all paid. The property will be sold with a good title free of all incumbrances. Broadway, Gates and Fulton-ave. Railroads run near the lots; they must be seen to be appreciated. Half per cent may remain on bond and mortgage for 3 or 5 years. Maps and particulars at office of Auctioneers, No 25 Nassau-st., N. Y., or No. 157 Montague-st., Brooklyn.

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| What it is and how it is formed; | The subsoil. |
| Its relation to Vegetation; | Mechanical Improvement. |
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A. M. WAY & Co., No. 49 Fellows-st., New-Brunswick, N. J., have a large number of FARMS and other properties to sell, varying in price from $4,000 to $75,000. 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 "hole 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. 20 Pine-st., N. Y. City.

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A SPLENDID FARM of 55 acres, 5 acres of wood; balance under good cultivation; large apple orchard, abundance of other choice fruit; good HOUSE, 3 rooms; attic and cellar; numerous outbuildings; all in excellent order; superior neighborhood, half mile of village and depot, 1 hour from New-Brunswick; $4,000.

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