REAL ESTATE.

NEW-YORK, Friday, Jan. 8, 1869.

Nothing was done in Real Estate at the Exchange Salesroom, to-day. Several pieces of property will be put up at auction next week, which we will announce at the proper time.

GENERAL REAL ESTATE ITEMS.

Mr. Edward Day sold 25 acres of land, situated in Monroe Township, Middlesex County, N. J., to N. Elijah Stennes of Michigan for $200 per acre.

About 69 acres of fine land, situated at Throg's Neck, L. I., and known as the George Robbins property, have been sold to a Mr. McLaughlin for $60,000. It is situated about a mile and a half south of the line of the contemplated railroad to Portchester.

Nearly 5,000 acres of farm and wood land, situated in the towns of Oswegatchie, Morristown, Macomb, and Gouverneur, N. Y., are to be sold at auction without reserve, in separate lots, on Wednesday, Jan. 20, in the Lyceum Hall, Ogdensburg, N. Y. In speaking of this property, *The Ogdensburg Journal* says: By this sale a large estate, which for 30 years has been tied up and kept out of market, will be open to fair competition for all who desire to buy. The title to these lands is unquestionable.

The brick and stone buildings erected in Boston last year are valued at $12,260,600. Large sums of money have been expended in the construction of frame buildings which are scattered over portions of East Boston, north and west ends, the Highland District and South Boston. Of the class of improvements there have been erected 127 one and two-story frame buildings for shops, smitheries, stables and dwellings, costing by mechanics' estimates not less than $200,000; and 316 four and five-story frame buildings, costing by the same authority not less than $1,300,000. This gives a grand total for building improvements in all classes, of $13,760,600.

The Pittsburgh and Cincinnati papers have been severely criticising the style of buildings which prevail in Chicago. *The Cincinnati Gazette* says "Chicago is one great man-trap." *The Chicago Spectator* has also denounced the buildings of that city as unsafe; much blame is laid to the contractors; and *The Spectator* says:

"A greater rate of exponents than the contractors who build our houses never curses any city. After the owner has fixed upon the lowest figure at which he can estimate a building—the problem being to put into it the least sum indispensable to make it stand until it has paid for itself three or four times over—after the owner, we say, has made up his mind to this, the contractor must then make a practical reality of the ideal. With him the problem is to get the poorest materials for the essential portions of the structure, which poor mortar and patent paints, aided by a profusion of "gingerbread" work, can cover up or divert from, and then to have them put together by men whose knowledge and practical skill are just of that degree that can claim only the smallest possible wages above those of the common day laborer. So long as this state of business continues, so long shall we be without regulation municipal enactments concerning convenience, stability, and safety in our buildings. There is not a theatre in the city from which, in case of fire, two-thirds of the audience could possibly escape."

This accounts for the high rates of insurance in the garden City.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Broadway, s. w. cor. of Franklin-st., 50x110	Nominal
Bond-st., s. s., Nos. 65, 67, and 69, 75x87.6	$30,000
Leonard-st., No. 74, 13.2x100	13,250
Leonard-st., No. 76, 13.2x100	14,750
Mitchell place, n. s., 214 ft. e. of Istreet, 12x20.10	14,000
Oliver-st., No. 66, 20x70	13,000
Tiffany-st., s. s., 275 ft. w. of Ave. B, 25x93.10	7,100
39th-st., s. s., 75 ft. w. of Lexington-ave., 25x100.11	2,400
47th-st., s. s., 275 ft. w. of 7th-ave., 25.7x79.5x22x98.10	15,000
52d-st., s. s., 150 ft. e. of 3d-ave., 16.8x98.9	12,000
54th-st., s. s., 425 ft. e. of 8th-ave., 25x100.5	18,500
47th-st., s. s., 325 ft. w. of 11th-ave., 25x100.5	15,000
48th-st., s. s., 120 ft. w. of Ninth-ave., 40x100.5	1,500
125th-st., s. s., bet. aves. B and C, lot No. 40, Sorrel Mill Point, Map block	16,500
52d-st., s. s., 240 ft. w. of Lexington-ave., 20x100.5	6,200
56th-st., s. s., 175 ft. w. of 2d-ave., 25x100.5	4,100
76th-st., s. w. cor. Ave. A, 75x275	15,000
78th-st., n. s., 60 ft. w. of 3d-ave., 17x102.2	4,000
79th-st., s. s., 150 ft. w. of Ninth-ave., 50x102.2	10,000
80th-st., s. s., 125 ft. e. of 3d-ave., 25x102.2	25,200
128th-st., s. s., 425 ft. e. of 4th-ave., 25x100.11	5,500
119th-st., s. s., 275 ft. w. of 3d-ave., 16.8x100.11	11,000
119th-st., n. s., 175 ft. w. of 11th-ave., 100x100.11	275
121st-st., n. s., 175 ft. e. of 4th-ave., 25x99.11	1,250
125th-st., n. s., 275 ft. e. of 12th-ave., 25x99.11	250
126th-st., n. s., 60 ft. e. 11th-ave., 20x99	2,700
126th-st., n. s., cor. 12th-ave., 20x99.11	3,000
127th-st., n. s., 275 ft. e. of 12th-ave., 25x99.11	4,500
128th-st., n. s., 325 ft. e. of 12th-ave., 25x99.11	4,500
129th-st., n. s., 375 ft. e. of 12th-ave., 25x99.11	4,500
7th-ave., s. s., 60 ft. n. 119th-st., 20x99	3,200
7th-ave., s. w. cor. 120th-st., 20x99.11	5,000
7th-ave., s. w. cor. 121st-st., 20x99.11	4,500
7th-ave., s. w. cor. 123d-st., 20x99.11	4,500
7th-ave., s. w. cor. 124th-st., 20x99.11	45,000
LEASES.	
Canal-st., No. 25, store, 2 years and 11 months, per year	$3,500
Franklin-st., No. 191, 5 years, per year	600
Greenwich-st., Nos. 355, 357 and 357, stores, 5 years and 3 months, per year	12,000
Hudson-st., No. 111, per year	600
Vesey-st., No. 43, 6 years, per year	3,250
KINGS COUNTY—BROOKLYN.	
Ainslie-st., n. s., 20.9 ft. w. of Smith-st., 14.9x75	$4,000
Calyer-st., s. s., 225 ft. w. of Clinton-ave., 25x131	2,000
Bergen-st. and Hudson-ave., s. w. cor., 100x100	1,100
Bergen-st., n. s., 100 ft. e. of Grandsaque, 25.9x100	6,000
Bergen-st., n. s., 125 ft. e. of Ave. F, 25x100	2,000
Decatur-st., corner Ave. C, 200 ft. w. of Patchen-ave., 225x100	5,000
Dean-st., s. s., 142 ft. w. of Grahamsey, 8x100	400
Dupont-st., s. s., 40 ft. e. of Franklin-st., 50x100	2,500
Herman-st., s. s., 80 ft. w. of Oakland-st., 20x100	800
Greene-st., n. s., 150 ft. w. of Tompkins-ave., 25x100	1,000
Halsey-st., s. s., 100 ft. e. of Bayonne-ave., 100x200	15,000
Jamaica-st., s. s., 100 ft. e. of Pennsylvania, 25x100	7,000
Herkimer-st., s. s., 75 ft. w. of Grant-ave., 75x25x25x50x20	2,200
Middleton-st., s. s., 328 ft. e. of 3d-ave., 30x100	1,000
Oakland-st., w. s., 75 ft. s. of Herkimer-place, 12.6x100	7,500
Pearl-st., 105.5 ft. s. of Johnson-st., 40x32x32x30.3x102.9x75	9,000
Stagg-st., n. s., 100 ft. e. of Tillinghast, 25x100	2,000
Stagg-st., n. s., 275 ft. e. of Tillinghast, 25x100	4,000
Varick-st., s. s., lot 4,050 (3d District Asst. map), 25x100	1,222
2d-st., s. s., 225 ft. e. of Seventh-ave., 25x100	1,700
23-st., n. s., 206.10 ft. w. of Hoyt-st., 20x80	6,000
4th-place, s. s., 100 ft. w. of Smith-st., 25x100	1,500
South 5th-st., n. s., 250 ft. w. of Bedford, 20x92.4	3,250
11th-st., n. s., 284 ft. e. of 3d-ave., 19x100	800
North 12th-st., n. s., 325 ft. w. of 1st-st., 24 x—to New Bulkhead line in navigable pond, water lot adjoining	75,000
17th-st., s. s., 162.9 ft. w. of 7th-ave., 16.3x66	9,000
Central-ave. and Cooper-st., s. w. cor., 100x104.8x103x110.9	800
Central-ave., s. s., 40 ft. w. of Seventh-st., 24.3x26x23.8x90	200
Clinton-ave., e. s., between Myrtle and Park-aves., 4 h. and 1, each 25x100	40,000
Flushing-ave., s. s., 100 ft. w. of 9th-ave., 21.6x90.7x21.6x100	4,000
East New-York-ave., s. s., adjoining C. Lorhrs and G. S. Thatford's, 433.6 ft. front	50,000
Fulton-ave., s. s., opposite w. s. of Hamilton-st., 20x50x20x167x105.3x124.6	30,000
Greene-ave. and De Bevoise-st., s. w. corner, 25x87	2,700
Grand-ave. and Perfect-st., s. w. corner, 25x50x150	6,500
Grand-ave., s. s., 185.5 ft. w. of 3d-st., 24x64	5,250
Greene-ave., s. s., e. of Adelphi-st., 20x100	15,000
Hart-st., s. s., 100 ft. e. of Nevins-st., 25x95	3,000
Marcy-ave., w. s., 70 ft. n. of Hopkins-st., 20x50	700
Marcy-ave., e. s., 20 ft. n. of Rutledge-st., 20x114	775
Marcy-ave., e. s., 60 ft. n. of Rutledge-st., 20x114	775
Miller-ave., e. s., 100 ft. n. of Broadway, 25x100	1,525
Throop-ave., e. s., 47 ft. n. of Hopkins-st., 22x100	1,000
Union-ave., w. s., 25 ft. n. of Rutledge-st., 50x100	4,000
LEASES RECORDED.	
Grand-st., No. 212, 3 yrs., per yr	$1,000
Willoughby-st., No. 3, basement, 4½ yrs {½ yrs., per yr / 3 yrs., per yr	240 / 900
WESTCHESTER COUNTY—EASTCHESTER.	
Greenwich-st., n. e. s., lot No. —, 76x130	$300
QUEENSBURGH.	
Elizabeth-st. and Broadway, s. e. cor., 200x296	$19,140
MORRISANIA.	
Willis-ave., w. s., 50 ft. s. of 142d-st., 25x196	$1,000
WEST FARMS.	
Thomas-ave., w. s., 138 ft. s. w. of Well-st., 50x200	$700
YONKERS.	
Yonkers road, e. s., Bussing Farm, 101 acres	$100,000
HUDSON COUNTY—NEW-JERSEY—ESSEX COUNTY—NEWARK.	
Camp-st., n. s., 3 ft. n. of McWhorter-st., 20x100	$1,450
Jay-st., w. s., 200 ft. from Orange-st., 50x	1,240
Providence-st., 67 ft. from Bowery-st., 49x20	600
BLOOMFIELD.	
Belleville and Williamson-ates., s. e. cor., 105x124	$1,002
Cedar-st., w. s., adj. A. Retford, 40x150	540
ORANGE.	
J. P. Fowler prop., 3 96-100 acres	650
HUDSON COUNTY—JERSEY CITY.	
North 1st-st., n. s., 50 ft. e. of Jersey-ave., 50x100	$8,000
South 1st-st., s. s., 150 ft. w. of Coles-st., 25x100	2,000
South 1st-st., s. s., 175 ft. w. of Coles-st., 25x100	2,000
South 5th-st., s. s., 175 ft. w. of Prospect-st., 21x100	3,000
HOBOKEN.	
Washington-st., w. s., bet. 2d and 3d-sts., 25x150	$16,000
1st-st., n. s., 50 ft. w. of Clinton-st., 20x80	1,725
HUDSON CITY.	
Charles-st., n. s., 266 ft. w. of Montgomery-ave., 25x100	$220
Highland-ave., n. s., lots No. 27, 29, 31a, No. 1, Zabriskie's Map, 50x100	4,400
Palisade-ave., e. s., lot No. 11, Map Van Vorst Heights Co., 100x100	3,000
Patterson-st., s. s., 125 ft. e. of Pavonia-ave., 25x100	1,000
Montgomery-ave., e. s., bet. Smith and Van Vorst-sts., 50x100	1,500
BERGEN.	
Pine and Clendenny-sts., s. w. corner, 75x200	$3,000
NORTH BERGEN.	
At mouth of Mill Creek, 10 acres	$350
GREENVILLE.	
Passaic and Maple-aves. southeir cor., 745x718x154	$3,000

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, 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 SPLENDID four-story Brown Stone HOUSE on West Forty-fifth-st., near Fifth-ave., in fine order; all modern improvements, with furniture complete; price $36,000. For permits apply to SMITH & CLARKE, No. 7 Pine-st. Also, many others on east and west sides.

FOR SALE.—The following BUSINESS PROPERTY:
Greene-st., between Broome and Spring-sts.
New Bowery, between Madison and Roosevelt-sts.
Gold-st., near Ann-st.
Jacob-st., near Frankfort-st.
Duane-st., between Greenwich and Washington-sts.
Broadway, between Franklin and White sts.
Madison-st., between Pike and Market-sts.
Water-st., between Counties and Old-slips.
Vesey-st., between Greenwich and Washington-sts.
Laurens-st., between Broome and Spring-sts.
Grand-st., between Greene and Wooster-sts.
Grand-st., between Attorney and Clinton-sts.
Caroline-st., between Bleecker and Bedford-sts.
West-st., near Liberty-st.
Thompson-st., between Spring and Prince-sts.
Mulberry-st., between Canal and Bayard-sts.
Laurens-st., between Prince and Houston-sts.
Wooster-st., between Grand and Broome-sts.
For full particulars, apply at the office of JOHN McCLAVE, No. 44 Pine-st.

FOR SALE—The two extra size HOUSES, Nos. 40 and 42 Beach-st., s. e. corner of Hudson-st., fronting the new Hudson River freight depot. The lots embrace 50x93 feet of ground. Apply to HOMER MORGAN, No. 2 Pine-st. (1359)

FOR SALE—The elegant four-story, brown-stone HOUSE, No. 70 Fifth-ave., south-west corner of Thirteenth-st., 20x70 feet, lot 26x175, with stable on rear; early possession; property in good order, and offered low. Apply to HOMER MORGAN, No. 2 Pine-st. (1356)

City Real Estate for Sale.

FOR SALE.
Fifty-third-st., 150 feet east of Fifth-ave., 2 Lots.
Eighth-ave., corner of Sixty-second-st., 4 Lots.
Sixty-third-st., west of the Boulevard, 6 Lots.
Sixty-fourth-st., west of the Boulevard, 8 Lots.
Sixty-fifth-st., west of the Boulevard, 2 Lots.
Fourth-ave., west side, between Eighty-eighth and Eighty-ninth-sts., 6 Lots.
Eighty-eighth and Eighty-ninth-sts., in rear of above, 10 Lots.
Also,
Valuable WATER FRONT, with or without the lots in the rear, on the Harlem River, east of and near the Iron Bridge, in plots to suit.
Also,
A valuable PLOT of 12 acres, near the Harlem River, in Westchester County, on a 100 foot street, now opened and graded.
Also,
A PLOT of 26 acres, near the Harlem River, and on the Southern Boulevard. Both of the above lay well, and are very desirable.
Apply to FRANK G. BROWN, No. 58 Broadway.

FOR SALE—A fine five-story corner STORE, on Southst., below Wall, 26x100. $75,000. Apply to (1365) HOMER MORGAN, No. 2 Pine-st.

I AM instructed to find a purchaser for a new and strictly first-class, four-story, high-stoop, brownstone HOUSE, in Fifty-first-st., between Fifth and Sixth-aves.; or might exchange for lots. Inquire at your earliest convenience of S. KILPATRICK, Bell's Head Bank Buildings.

TO INSTITUTIONS OR INVESTORS—BROADWAY.—FOR SALE—The large and splendid PROPERTY of the MERCHANTS' UNION EXPRESS COMPANY, located north-west corner of Broadway and Franklin-st., embracing 50 feet front on Broadway by 150 feet deep, with ample six-story BUILDING covering the whole lot, with rear and side entrance. The lofts and basement are rented at $40,000 per annum, and possession of the first floor can be given at ten days' notice. If not soon sold, the first floor will be leased. Apply to (1362) HOMER MORGAN, No. 2 Pine-st.

38TH-ST., near 5th-ave.—An elegant HOUSE; lot 200 feet, with stables. Others, on or near 5th and Madison-aves., 100 to 600 feet; $25,000 to $150,000 (bargains). W. P. SEYMOUR, No. 171 Broadway.

8TH-AVE., south-west corner One-hundred and-thirteenth-st., between Central-park and Morning-side-park, perfectly level. Price, $7,500; only $2,500 cash required. Apply to COOPER & FULLERTON, No. 33 Canal-st., corner Greene.

A LIST of Houses, Business Property, Tenements, and Lots mailed free by STANLEY DAY, No. 325 Broadway.

Brooklyn Real Estate for Sale.

FOR SALE or to RENT, FURNISHED—The new brown-stone HOUSE belonging to the Rev. W. A. Bartlett. It contains all modern improvements and extra conveniences. No. 156 Schermerhorn-st., Brooklyn. Can be seen from 10 to 11 a. m.

Country Real Estate for Sale.

A HOME IN THE COUNTRY.
AT SCUTTENTUTVAL,
At RIVERDALE, or
At YONKERS, on the Hudson River, or
At WEST MOUNT VERNON,
At BRONXVILLE,
At SCARSDALE, or
At CHAPPAQUA, on the Harlem Railroad.
FARMS and DWELLINGS for RENT or for SALE to suit customers of any character.
BUILDING PLOTS in great variety for SALE by WALTER UNDERHILL, Yonkers, N. Y.

A TORANGE, N. J.—VILLAS, VILLA SITES and FARMS, a great variety, beautifully situated, one hour from New-York, for SALE by Jno. Cummings. Also, Furnished 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 Cameron, 6 to 8.

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

A. M. WAY & Co., No. 42 Nelson-st., New-Brunswick, N. J., Have a large number of FARMS and other properties to sell, varying in price from $400 to $50,000. We sell on a commission exclusively; in all cases we bring the buyer and seller together to make their own bargains; there is no such thing as "hide and go seek" in the case.
For some dealings we refer to the Hon. Marcus L. Ward, Governor; William B. Taylor, ex-P. M., No. 36 Pine-st., N. Y. City.

AT the NEW-JERSEY REAL ESTATE BUREAU—All classes of PROPERTY for SALE. Business, Lots, and Tenements for Rent. Now is the time to get a cheap house. Call and investigate. No. 67 Montgomery-st., Jersey City. J. S. TAYLOR.

A CHOICE FARM of 60 acres, near New-Brunswick, on the canal, adjoining a village; abundance of Fruit; new Buildings, and in complete order; location healthy and desirable. Must be sold; $75,000. J. S. FERGUSON, No. 39 Nassau-st., room 24.

A HOUSE for SALE or to LET—At Rahway, New-Jersey; 6 rooms; nice lot and location; $3,000. Also a DOUBLE HOUSE; 16 rooms; $6,000. HENRY TAPPEN, No. 27 Pine-st.

ELIZABETH, N. J.; 36 Minutes from New-York; 60 trains each way daily. Two hundred HOUSES, COUNTRY SEATS and FARMS for SALE (desirable property) on all New-Jersey Railroads. HOUSES to LET at Rahway. BROOKFIELD, No. 31 Cedar-st., New-York.

FOR SALE—At Newcastle, Westchester Co., N. Y., 15 miles from Mount Kisco depot on Harlem Railroad, 37½ miles from New-York, a COUNTRY SEAT and FARM, containing 50 acres, well watered and fenced, one pear and two apple orchards, extensive outbuildings, all in order, consisting of two barns, granary and carriage-house, work-shop, ice-house, and smoke-house; mill, with water-power, for making cider, threshing, &c.; large dwelling, containing 17 rooms, fronted with an extensive lawn, well shaded with maple, locust, and evergreens; a fish-pond adjoins the lawn. Inquire of J. P. STANTON on the premises.

FOR SALE—In Woodside, N. J., HOUSES ranging from $4,500 to $20,000. Woodside is situated on the west bank of the Passaic River, and is acknowledged to be the most charming village in the State. Woodside is within 30 minutes of New-York City, and on completion of the new railroad the time will be reduced to 20 minutes. For sale by the owner of MORRISON & HALL, No. 137 Broadway, Room No. 24, or MORRISON & BRIGGS, Builders, Woodside.

FLOURING and Custom Mill for Sale, known as Hillsdale City Mill, in Hillsdale, Mich., town of 5,000 population; water-power; stones situated; 14 pair burrs. Best mill property in Southern Michigan. For particulars address PRATT & FERRIS, Hillsdale.

FOR SALE—A first-class COUNTRY SEAT, large and stylish house, with seven acres of lawn and fruit, handsomely laid out, and near the water, at Orients, near Mamaroneck, one hour from Twenty-seventh-st., via New-Haven R. R., and one-quarter mile from the proposed railroad from Portchester. Will be sold low, or exchanged for productive New-York or Brooklyn property. For sale, also, near the above, a COTTAGE, with stable, with one acre of land. HALSTED & STILES, Nos. 43 and 45 Whitehall.

FOR SALE—4 COTTAGES, in perfect order; Shrubbery and Fruit at maturity, within five minutes' walk of depot, in the growing town of Plainfield, N. J. Price, from $4,000 to $7,000. Will sell them. If I cannot get my price, will sell for the best price I can get. Sure sale; call early, you that want a bargain. Inquire of BRINK & MARSH, or of any of the Real Estate Agents in the town. Address WM. R. MARSH, sr., Plainfield, N. J.

FOR SALE at NEWARK, N. J.—Most desirable HOUSE and LOT, the location, high ground; neighborhood No. 1; house contains 11 rooms, bath-room, furnace, gas throughout; in good repair; lot 50x100; few minutes walk from depot. Price $5,500; easy terms; possession immediately. Apply to R. R. PENNINGTON, No. 259 Broad-st., Newark, N. J.

FOR SALE—At North Fairfield, Huron Co., Ohio, a FARM of 105 acres; location, land, buildings, and surroundings very desirable. Address SHERWOOD ADAMS.

FOR SALE—A large, new three-story HOUSE, with one-half an acre of land, in one of the finest locations in Danbury. Price only $6,000. Possession immediately. JOHN H. CONIER, Danbury, Ct.

FOR SALE—To close an estate, a large and valuable FARM, consisting of 750 acres, with dwelling-house, store, station, &c., on line of Long Island Railroad. This property is offered at a very low price, in order to insure a quick sale. Further particulars with M. A. RULAND & Co. No. 5 Beekman-st., N. Y.

FOR SALE—In New-Jersey, 40 miles from this city, a FARM of 75 acres, 9 of heavy timber; good buildings; a large apple orchard of 160 trees; pear, quince, and other fruits too numerous to mention will be sold with or without stock; city property taken in exchange. Inquire at No. 13 TALMAN-ST., Brooklyn.

FINE INVESTMENT.—Valuable BUILDING PLOTS, 10, 20, or 30 acres, beautifully located; high ground, on Central-ave., ¾ mile from McComb's Dam. Terms to suit. W. P. SEYMOUR, No. 171 Broadway.

FOR SALE at South Norwalk, Conn.—A very neat, new Gothic COTTAGE of 6 rooms, on Spring-wood-place; lot 50x100. Price $1,800; $600 per cent on mortgage. Possession at once. Address C. S. A., Box No. 122, P. O., South Norwalk, Conn.

FOR SALE—Two good water-front FARMS, 125 acres, $10,000; 430 acres, wood enough on it to pay for it, good buildings, $20,000. Also, 2,000 VILLAGE LOTS, 50x150 feet, $100 each. All in the village of Islip, L. I. Map with W. W. LAWS, No. 119 Perry-st.

JERSEY CITY.—A handsome brown-stone, three-story, basement, and cellar HOUSE, on Grand-st., near Washington-square. Splendid carpets, oil-cloths, chandeliers, mirrors, cornices, in perfect order. Immediate possession. Only $15,000; very easy terms. J. M. GIBSON, No. 27 Montgomery-st., Jersey City.

LOTS IN MENLO PARK
FROM
$200 TO $300,
50 by 150 feet.
Terms:
$20 down; $10 per month until paid for.
A very desirable class of people have already bought.
Books will soon close at present prices and terms. Warrantee deeds will be given to those who desire to pay in full.
All particulars may be obtained at the
OFFICE OF THE ASSOCIATION,
NO. 4 WALL-ST.

ORANGE, N. J.—The undersigned has for SALE nine very desirable RESIDENCES; prices, $5,000, $6,000, $7,000, $8,000, $10,000, $10,500, $11,000, $12,000, $17,000. MOSES H. WILLIAMS, near Brick Church Depot.

ORANGE COUNTY FARM for SALE—72 acres; fine orchard, good buildings, beautiful prospect, at Goshen. Immediate possession. C. H. OLIVER, No. 7 Beekman-st.

PLAINFIELD, N. J.—25 HOUSES from $750 to $25,000; 4 large Country Seats. This property embraces the best and most eligibly situated in the town. Inquire of BRINK & MARSH, Banner Office, opposite Depot.

SOUTHERN LANDS at a SACRIFICE.—Farmers and Capitalists should improve the present opportunity to buy, in some cases at half the cost of improvements. Next year prices are certain to be much higher. ROBT. BLOW & SON, No. 43 South William-st.

WOOLEN MILL for SALE at Carrollton, Mo., by W. H. WINSBY.

MONEY to LOAN on New-Jersey Property, by MORRISON & HALL, New-Jersey Real Estate Brokers, No. 137 Broadway, Room No. 24.

Auction Sales of Real Estate.

EXECUTOR'S SALE at AUCTION.
WEDNESDAY, Jan. 20, 1869, at 2 p. m., on the premises,
MILL PROPERTY, FARMS, SHOPS, HOUSES AND LOTS,
IN CRAIGVILLE, ORANGE COUNTY, N. Y.,
(BELONGING TO THE ESTATE OF S. AMES, DECEASED,
Consisting of
HOMESTEAD PLACE of about 200 acres of superior land, with large and convenient house, with bath-rooms, laundry, barns, carriage-house, granary, fine garden, with cold grapery. A choice country residence.
THE COTTON FACTORY adjoining above property. Brick building, three stories, 150x31 feet, 72 looms; machinery all in good order; steam engine and boiler, and all apparatus for heating the mill. Water power unsurpassed in the county; dam newly built, large reservoir, under control of the mill-owners. One-quarter of a mile from Erie Railroad depot, and 2½ hours from New-York City; ¼ of an hour from Newburgh. Ten dwelling-houses for employes of factory.
CRAIGVILLE GRIST MILL, 18 feet water-wheel; three run of stone; large country custom; close to depot. Public house, sheds, stable, miller's house, included in the mill property.
BLACKSMITH'S SHOP and WAGON-MAKER'S SHOP, house and garden, both in this village. No other shops within several miles.
SEVERAL HOUSES AND GARDENS, and a number of small lots of one to two acres.
TWENTY-FOUR ACRES OF WOODLAND, very near to the railroad depot.
SEAMAN FARM AND MILLS. The farm contains 50 acres of very superior land, good two-story dwelling-house, tenant-house, barn, hay house, stable, carriage-house. The grist mill has two run of stones. The saw mill can do a large business. Both in good order. Dam now this season.
Should the day prove stormy, the sale will take place on the next fair day.
Apply to IRVING VAN WART, No. 72 Beekman-st., New-York.
E. PEET, No. 72 Duane-st., New-York.
Erie Railroad cars foot of Chambers-st. at 10 a. m. for Craigville.

Auction Sales of Real Estate.

ADRIAN H. MULLER, Auctioneer.

ADRIAN H. MULLER, P. R. WILKINS & Co., will sell on WEDNESDAY, JAN. 20, 1869, At 12 o'clock, noon, at the Exchange Salesroom, No. 111 Broadway, TO CLOSE AN UNDIVIDED INTEREST, 64 VALUABLE BUILDING LOTS, COMPRISING THE ENTIRE BLOCK OF GROUND BOUNDED BY 57TH AND 58TH-STS, AND 9TH AND 10TH-AVENUES.
57TH-STREET—32 Lots on north side of 57th-street, comprising the entire front between 9th and 10th-avenues.
58TH-STREET—24 Lots on south side of 58th-street, comprising the entire front between 9th and 10th-avenues.
9TH-AVENUE—4 Lots on south-west corner of 9th-avenue and 58th-street.
10TH-AVENUE—4 Lots on south-east corner of 10th-avenue and 58th-street.
The above described lots being in the immediate vicinity of CENTRAL PARK and of first-class improvements are rapidly enhancing in value and very desirable as an investment. To those wishing to purchase with a view to the erection of private residences the lots on 57th-street offer unusual inducements, being the ONLY 100-FEET WIDE street south of the Central Park above 42d-street, on high and commanding ground, and very near the Central Park.
57th-street and 9th-avenue are paved with Belgian pavement.
Terms of sale unusually liberal, viz: 10 per cent cash, remain on bond and mortgage with privilege of paying at any time on 30 days' notice. (1364)

A. J. BLEECKER, SON & Co., Auctioneers. WEDNESDAY, Jan. 13, at 12 o'clock, at the Exchange Salesroom, No. 111 Broadway, to close an estate:
FACTORY AND LAND AT NEWARK, N. J.—Two-story and attic brick building and lot corner Rim and Prospect-sts., Newark. The building is 26.6x54, with extension 10.6; very strong and substantial, having been erected for a jewelry manufactory; well lighted, and calculated for a hat manufactory or for any business requiring good light. Cellar under the whole building. The lot is 50x80 feet. Immediate possession given. Fifty per cent mortgage for three or five years, bearing well and found on the premises. Can be seen on application to SEYMOUR TUCKER, No. 135 Walnut-st., Newark. Maps at No. 77 Cedar-st., N. Y.
J. JOHNSON, JR., Auctioneer.

BY JOHNSON & MILLER, AUCTIONEERS AND REAL ESTATE BROKERS, No. 25 NASSAU-ST., COR. CEDAR-ST., NEW-YORK.
City Residences, Stores, Lots, Country Seats, and Farms, bought, sold, rented, or exchanged. Loans negotiated. Auction Sales of Furniture, &c.
TUESDAY, JANUARY 12.
At 12 o'clock, at the Exchange Salesroom, GREAT SALE OF LOTS IN THE IMMEDIATE VICINITY OF PROSPECT PARK. Particulars hereafter.

FOR SALE, at Public Sale, by H. MOUNT, Auctioneer, on MONDAY, Jan. 18, 1869, between 2 and 4 o'clock p. m., a desirable small COUNTRY RESIDENCE and FARM, near depot at Princeton, N. J. The house contains 16 rooms; the out-buildings are large and nearly new, and everything in good order. Eighty-four acres of land; shade trees; apple and pear orchards; small fruit in abundance; good water, and perfectly healthy; fine views; altogether a superior place. Terms easy, and made known on day of sale. Inquire on the premises, of E. R. LLOYD, or of WM. P. ESTERBROOK, No. 145 East Twenty-eighth-st., New-York.

To Let.

FINE RESIDENCES, both furnished and unfurnished, to RENT and for SALE, in Jersey City, Newark, Elizabeth, Rahway, Orange, Bellerville, Woodside, Bergen, Hoboken, Paterson, Hudson City, Rondout, New-York City, Brooklyn, Yonkers, Flushing, and in fast PARKS. PROPERTY of all descriptions for SALE and to RENT in all parts of the United States by MORRISON & HALL, No. 137 Broadway, Room No. 24.

FOR BUSINESS PURPOSES.—TO LET OR SALE—New Building Nos. 225 to 231 West Twenty-fourth-st., near Tenth-ave.; Five Stories; 100x100 feet; 30 Elevators. Apply to R. STEPHENS, No. 91 Liberty-st.

TO LET—The Double-corner STORE, Nos. 250 and 252 Canal-st., with No. 246 if required, making 65 feet front and 150 feet through to Walker-st., advantageously placed for jobbers near Broadway, and opposite that favorite resort of merchants, Earle's Hotel. Apply to B. J. CIPPERLY & Co., on premises, or GUSTAVUS BAYLIES, No. 219 Broadway.

TO LEASE—For a term of years for business purposes, a good HOUSE and LOT in Boston-st. J. SMITH DODGE, No. 10 West Twenty-fourth-st.

TO LET—The Cottage and Rear Building contected, No. 219 West Thirty-fourth-st., completely furnished; rent, $100 per month, in advance. Apply at No. 49 West Thirty-fourth-st.

TO LET—A b. h., 11 rooms, all m. im, So. 1st-st., $600. A b. h., 9 rooms, all m. im., So. 5th-st., $600. A b. h., high-stoop, all m. im., Varick-st., $1,000. J. S. TAYLOR, No. 67 Montgomery-st., Jersey City.

TO LET—Port Richmond, Staten Island, near the landing, a comfortable COTTAGE of 8 rooms, nearly half an acre of ground, with fruits in variety; will be rented low to 1st May. PHELPS, FALLON & Co., No. 54 Pine-st.

TO LET—The second and upper FLOORS of building No. 233 Canal-st., corner of Greene. Apply to COOPER & FULLERTON, in the store.

Board and Rooms.

BOARD IN BROOKLYN—A private family will LET to a gentleman and wife, or to two single gentlemen, a pleasant FRONT ROOM on second-floor, with full or partial board; room is heated, and has hot and cold water and gas. House 13 minutes from Fulton Ferry by cars, and convenient to three lines. Address M. H., Box No. 147 Tribune Office.

BOARD—For two young men (with delightful society) and ROOMS, very reasonable; first-class commercial references given and required. Apply at No. 210 East Forty-first-st.

RESPECTABLE men in want of good BOARD and LODGINGS, by the week, can find the same at the BOSTON HOUSE, No. 425 Washington-st.; $5 per week. Day Board, $1. Lodging, per night, 25c., 37c., and 50c. Meals, 25c.

Proposals.

OFFICE CHIEF QUARTERMASTER, FIRST LIEUTENANT'S EST., Dec. 27, 1868.

ARMY TRANSPORTATION.—SEALED PROPOSALS will be received at this office, until 12 o'clock m., on Thirtieth day of January, 1869, for the transportation of Military Supplies during the year commencing April 1, 1869, and ending March 31, 1870, on Route No. 4, from Saint Paul, Minn., or Saint Cloud, Minn., by the shortest road or line to such Posts as are now or may be established in the States of Minnesota, and in that portion of Dakota Territory lying east of the Missouri River and bounded by it, and from Fort Stevenson or other designated points on the Missouri River eastward to present Posts, or such as may be established east or north of that river, in Dakota Territory.
The weight to be transported on this Route, No. 4, shall not exceed Ten Million pounds (10,000,000 lb).
Bidders will state the rate per one hundred (100) pounds per one hundred (100) miles for each month of the year beginning April 1, 1869 and ending March 31, 1870.
Bidders should give their names in full as well as their places of residence, and each proposal should be accompanied by a Bond in the sum of ten thousand dollars, signed by two or more responsible persons, guaranteeing that in case a contract is awarded for the route mentioned in the proposal to the party proposing, the contract will be accepted and entered into, and good and sufficient security furnished by said party in accordance with the terms of this advertisement.
The contractor will be required to give bonds in the sum of one hundred thousand dollars ($100,000).
Satisfactory evidence of the loyalty and solvency of each bidder and person offered as security will be required. And before an award to any bidder is made, he will be required to give satisf