REAL ESTATE.

NEW-YORK, Friday, Feb. 25, 1870.

There was very little business done in real estate to-day, either in public or in private.

Mr. Wm. H. Raynor has sold 4 acres of land between One-hundred-and-eighty-eighth and One-hundred-and-eighty-ninth-sts. and Broadway and Fort Washington Hights, for $45,000; 1¼ acres at Inwood, Westchester County, from which may be had a fine view of the Hudson, for $20,000; 3 lots on Fifth-ave., commencing at the north-east corner of Sixty-fifth-st., for $87,500; 3 lots south side of One-hundred-and-thirty-second-st., and 110 feet east of Sixth-ave., for $3,500 each.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Catherine-st, No 19, 27x100.6	$20,000
Catherine-st, No 6,	2,239
Chatham-square, No 4, { 34.5x60.1x5x30, q c	
Columbia-st, No 83, one-half part	22,750
Deyst, n s, 95 ft w of Washington-st, h and l, 22x63.3	8,000
Berlek-st, w s, 20 ft s of Rivingtonst, 20x50	27,000
Edge-st, e s, 100 ft n of Grand-st, 25.1x100	22,500
Thompson-st, e s, No 134, 20x94	20,000
119th-st, n s, 125 ft w of Avenue A, 25x110.6	20,000
25-st, s s, 150 ft w of 7th-ave, 50x97.8	12,500
23d-st, n s, 211 ft e of 2d-ave, 16x98.9, h and l	10,000
26th-st, n s, No 150, 19.1x98.10	19,000
46th-st, n s, 189.5 ft e of 6th-ave, 25.5x100.5	19,000
46th-st, s s, 89.8 ft w of 5th-ave, 18.4x100.5	20,000
50th-st, s s, 225 ft e of 6th-ave, 20x100.5	30,000
50th-st, s s, 245 ft w of 6th-ave, 20x100.5	30,000
50th-st, s s, 375 ft e of 6th-ave, 20x100.5	7,200
49-st, n s, 100 ft w of 4th-ave, 25x102	14,000
Avenue B, No 23, 20x93, h and l	13,650
1-ave, w s, 20.4 ft s of 58th-st, 19.8x56	17,200
1-ave, No 347, 16.7x75, h and l	8,000
1-ave, w s, 50.9 ft s of 22d-st, 50.9x100	50,000
1-ave, w s, 77.7 ft s of 84th-st, 18.4x76	30,000
1-ave, e s, 50 ft n of 46th-st, 24x100, h and l	9,500
1-ave and 38th-st, n e cor, 24.9x100	
LEASES RECORDED.	
Chambers-st, No 12, 18 yrs, per yr	$3,000
Franklin-st, Nos 206 and 208, 6 yrs, per yr	1,600
30-st, No 210, 5 yrs, per yr	1,000
3-ave, No 27, 4 yrs, per yr	800
3-ave, No 29, 4 yrs, per yr	800
3-ave, No 31, 3 yrs, per yr	900
3-ave, No 33, 3 yrs, per yr	800
3-avenue B, No 55, 5 yrs, per yr	
KINGS COUNTY—BROOKLYN.	
Baltic-st, s s, 180 ft w of Hudson-ave, 25.7x100	$8,000
Baltic-st, s s, 230 ft w of Hudson-ave, 25.7x100	6,000
Baltic-st, s s, 197.10 ft w of Nostrand-ave, 16.8x100	4,500
Gatlerlt-st, n s, 203.6 ft e of Broadway, 23x100	9,000
Jorgen-st, s s, 236 ft w of 5th-ave, 22x100	2,300
Concord-st, n s, 75 ft w of Jay-st, 25x72 (about)	4,500
Concord-st, n s, 224 ft w of Albany-ave, 21x107	6,000
Downing-st, w s, 288 ft s of Gates-ave, 20x101.6	15,000
Degraw-st, s s, 133.4 ft w of Columbia-st, 16.8x100	4,000
Sackett-st, n s, 100 ft e of Centre-ave, 19x75, h and l	7,550
Front-st, n s, 122.5 ft w of Jackson-st, 22x100	1,900
Third-st, n s, 300 ft w of Lafayette, 25x100	642
Bergen-st, and Bay-ave, southeast corner, 100x100	300
Henry-st, w s, 62.7 ft s of Degraw-st, 20x37, irregular	14,500
Herkimer-st, s s, 356 ft e of Troy-ave, 20x93	3,000
Jackson-st, n s, 100 ft w of Lewis-st, 20x100	800
Kent-st, n s, 60 ft e of Webster-ave, 20x100	7,000
Liberty-st, n s, 175 ft e of Schenectady-ave, 25x125	300
Los angeles and Bergen-st, s e cor, 70x100	16,000
Myrtle-ave, n s, 125 ft of Reem-st, 25x100	2,350
Montgomery-st, s s, 50 ft e of Carroll-st, 50.7x100x61.9x50	1,000
Nelson-st, n s, 100 ft w of Franklin-ave, 20x100, h and l	8,200
Tillary-st, n s, 70.1 ft w of Jay-st, 23.6x100	1,600
Willoughby-st, n s, 68.2 ft e of Pierrepont, 85.1x2.1x30.7x61.6x22, h and l	6,500
Bogart-st, w s, 100.5 ft s of Montrose, 100.5x118.5	15,000
4th-st, s s, 325 ft e of Smith-st, 27x100	725
4th-st, n s, 191.6 ft w of Smith-st, 22x100	700
South 5th-st, n s, 90 ft w of 3d-st, 20x99	5,900
South 11th-st, n s, 104 ft w of 2d-st, 20x100	8,500
8th-st, n s, 275.5 ft e of 3d-ave, 12x100	1,800
Atlantic-ave, n s, 99 ft e of Vanderbilt-ave, 20x95	1,000
Clinton-ave, w s, 225 ft n of Park-ave, 22.6x100, Aug, 1867	2,800
Greene-ave, s s, 292.6 ft w of Tompkins-ave, 21x100	4,900
Hempstead-ave, n s, 32 ft e of Franklin-st, 48x95	7,500
Hudson-ave and Crown-st, n e cor, 178.7x200.3x221.2x207.10	9,000
Myrtle-ave, n s, 287 ft w of Cedar-st, 23.8x86.6	800
Myrtle-ave, e s, 229.8 ft e of Houston-st, 20.6x90.10	2,250
Navland-ave, w s, 200 ft n of DeKalb-ave, 75x100	4,000
8th-ave, w s, 75 ft s of 25th-st, 0.1x100	20
Greene-ave, 24 wood road, adj L Ridge and S S Voorhees, 1 acre	
13 roods and house	3,500
WESTCHESTER COUNTY—CORTLAND.	
Station-st, s s, adj Elna Coles, 2 acres	$2,000
MORRISANIA.	
Milton-st, s w s, 150 ft e of Courtlandt-ave, 25x100	$2,000
Morris-ave, n s, 25 ft s of Elton-st, 31x100	1,175
NEWCASTLE.	
Chappaqua to Newcastle-road, adj E. S. Quimby, 40x150	$400
SING SING.	
Albany Post-road, e s, adj M. L. Cobb, 4½ acres	$25,000
RYE.	
Fowler-place, n s, adj Jas. Weir, 70x100	$250
Fowler-place, n s, adj Jas. Weir, 70x100	1,152
WEST FARMS.	
Oliver-ave, s w s, lot 20, J H Dever's property, 53x125	$500
NEW-JERSEY—ESSEX COUNTY—NEWARK.	
South Broad-st, e s, 30 ft s of N. J. Jackson's, 30x80	$1,200
Lafayette-st, e s, 147 ft e of Adams-st, 25x100	1,000
Liberty-st, n s, 25 ft w of Green-st, 26.10x60	5,800
Liberty-st, e s, adjoining above, 15x29	
Mulberry-st, e s, 19 ft s of W Whitty's, 19.8x60	1,500
Mulberry-st, e s, 33.4 ft s of W Whitty's, 20.8x60	1,400
Ogden and Clark-sts, s e cor, 25x100	2,100
Sherman-ave, n s, lot No 22, 27x112.6	1,200
Thomas-st, w s, 153 ft n of Orchard-st, 26.7x77.4	3,000
3d-st, e s, 25 ft s of Bond-st, 20x75	2,000
South Eighth-st, e s, 100 ft n of Court-st, 50x100	600
Seacox-ave and 4th-st, s e cor, 47.7x100	
Spruce-st, n s, 104 ft from Belmont-st, 56x112.7	
Charlton-st, e s, 175 ft from Spruce-st, 56x100	
Prince-st, e s, 102 ft from Waverly-place, 32x100	17,000
Prince-st, e s, 133 ft from Spruce-st, 16x100	
Prince-st, e s, 124 ft from Spruce-st, 16x100	
Monmouth-st, w s, 295 Waverly-place, 20x80	
EAST ORANGE.	
Glenwood and Springfield-aves, s e cor, 501x119.4	$21,000
WEST ORANGE.	
Perry-lane, S. Mitchell to S. Stetson, 2 acres	$2,000
S. Pierson to W. Buchan, 21 40-100 acres	9,500
HUDSON COUNTY—JERSEY CITY.	
South 5th-st and Prior-st, s w corner, 50x61	$1,800
HUDSON CITY.	
Sherman-place, s s, Lots Nos. 17 and 18, Montgomr Map, 50x80	$2,000
Lots Nos 135 and 136, Johnsonville, 50x100	1,000
HOBOKEN.	
Meadow-st, w s, 20 ft s of 4th-st, 20x100x40x32x60	$8,000
Adams-st, w s, lots 22, 23, block 49, Castera's, 50x100	2,200
BAYONNE.	
4th-st, s s, 129 ft e of Ave U, 25x100	$567
UNION.	
Bloomfield-st, s s, lot No 420, Block 24 { North Hoboken, 50x100	$2,000
Bloomfield-st, s s, lot No 646, Block 4 {	

All who have real estate for sale or to let, and those desiring to purchase or rent 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 throughout the Union. The advertisement should be as brief as will allow of the advantages claimed, being made 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 business profession; consequently advertisements in each are read by all classes. THE TRIBUNE devotes especial attention to reports of sales of real estate both in 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 of bar wide columns average a line. Terms, cash in advance.

REAL ESTATE TRANSFERS,

NOTICE.

The use of washed or fraudulent stamps on any deed, lease, or other paper, renders it liable to forfeiture, as well as the stamps thereon, and the user to fine and imprisonment.

Safety is insured by purchasing at our Stamp Department, as this Bank is the depot for the sale of Revenue Stamps direct from the Government.

The following rates of discount are allowed to purchasers:

$20 to 100	4 per cent.
100 to 1000	4½ per cent.
1000 and upward	4¾ per cent.

Discount payable in Stamps. Thus $100 buys $104 75 of Stamps.

NATIONAL CURRENCY BANK,
Cor. Broadway and Wall-st.
J. H. L. MORFORD, Cashier.

City Real Estate for Sale.

JAMES R. EDWARDS,
REAL ESTATE BROKER,
277 West Twenty-third-st.

Property for sale or exchange, in city and country. Houses to rent, furnished and unfurnished. Estates taken charge. Parties desiring to buy or to rent are solicited to enter a description of their property on our books. No charge made unless property is sold or rented. No commissions expected or accepted from tenants.

Clients with full and accurate information of all our property, revised from time to time a week, will be sent by mail or furnished on application, to proper parties. The business of this office (established nearly eleven years), in all its branches and details, will be conducted as heretofore, with an earnest purpose to merit and insure the respect and confidence of the public.

FOR SALE—The HOUSE and LOT No. 50 Macdougal-st., full lot; house 22x40, two-story, attic, and basement; three-foot alley can easily be arranged for stalls in the rear; very desirable for a carman or trucksman. For permits to see the premises, and for further particulars, apply to A. BOGARDUS, 1,153 Broadway, near twenty-seventh-st.

FOR SALE—A handsome RESIDENCE on Stuyvesant-square, on two lots, 51x115, suitable for a Public Institution or Hotel purposes. For particulars, address a line to E. A., No. 95 Dey-st.

FOR SALE—A three-story, high-stoop, brown-stone HOUSE, 22x50x103.9, on East Fifteenth-st.; will be sold at a very reasonable price. For particulars, inquire of HOMER MORGAN, 2 Pine-st. (1656)

FOR SALE—A first-class four-story, high-stoop, brown-stone HOUSE, size 22x62½ feet, on Twenty-fourth-st., between Madison-square and Fourth-ave. Price, $50,000. For further particulars, inquire of HOMER MORGAN, 2 Pine-st. (1655)

FOR SALE—A FRONT on Fifth-ave., opposite Central Park, containing 10 full LOTS. Apply to ALLEN & BOWN, 96 Broadway.

FOR SALE—A most desirably-located 4-story, high-stoop, brown-stone HOUSE in West Thirty-seventh-st, 21.8x98.9; in complete order, and will be sold at a reasonable price. Inquire of HOMER MORGAN, 2 Pine-st. (1,662.)

FOR SALE—A well-built Brick and Brown-stone HOUSE, 3-story and basement, with high, brown-stone stoop; recently painted, and now in complete order; location unexceptionable. Address 169 Fulton-st.

FOR SALE on West Twenty-third-st.,—A 3-story high-stoop HOUSE, near Seventh-ave, price $22,000. Another, larger, on Twenty-third-st., price $25,000. A four-story high-stoop, very large, on Twenty-third-st., price $32,000. One on London Terrace, Twenty-third-st., leased ground, price $14,000.
JAMES R. EDWARDS, 277 West Twenty-third-st.

FOR SALE, on West Twenty-ninth-st.—An excellent brown-stone HOUSE, three-story, high-stoop, high ceilings, all modern improvements, in very fine order, price $25,000.
JAMES R. EDWARDS, 277 West Twenty-third-st.

FOR SALE, to close an estate—An attractive 3-story high-stoop, brown stone front; modern conveniences. Fresh-rate condition throughout. Furnished, $25,000; unfurnished, $22,500. Terms easy.
JAMES R. EDWARDS, 277 West Twenty-third-st.

FOR SALE, on West Thirty-second-st.—A substantial 3-story, high-stoop HOUSE, 20 feet wide, handsomely decorated in oil, perfect order from top to bottom, price $22,000.
JAMES R. EDWARDS, 277 West Twenty-third-st.

FOR SALE, on East Thirty-eighth-st.—Two HOUSES, front and rear; front house, 4-story, 6 rooms on each floor, 21.6x66; rear house, 4-story and basement frame, 21.6x36. Price of the whole, $30,000.
JAMES R. EDWARDS, 277 West Twenty-third-st.

City Real Estate for Sale.

FOR SALE—Five HOUSES on West Twenty-ninth-st., separately or together; 3-story brick, price $10,000 each. Terms easy. JAMES R. EDWARDS, 277 West Twenty-third-st.

FOR SALE—At a considerable Sacrifice—A large 4-story high-stoop brown-stone front House, on West Thirty-third-st., built by day's work, in the most careful manner. The entire house, exterior and interior, is modern, stylish, and expensive, trimmed in black-walnut from top to bottom, full size, excellent neighborhood. In consequence of ill health of owner it will be sold, with early possession, $10,000 less than its estimated value. Price, about $32,500. If not sold within a few days, will be leased, to a first-class party, for three or five years, at $3,000 per year.
JAS. R. EDWARDS, 277 West Twenty-third-st.

HOUSES FOR SALE
BY
JAMES R. EDWARDS,
277 WEST TWENTY-THIRD-ST.

N. B.—A full and accurate description of these Houses can be had upon personal application, or printed lists, with full information, sent by mail, and "permits."

West 34th-st., a 3-story, high-stoop house, 20x40x91.9, 13 rooms, modern, pleasant neighborhood	$16,000
West 22d-st., a wide, 4-story English basement, modern conveniences, 14 rooms, good condition (tt. C. Moore, leasehold), ground rent $40 per year, with renewal of 21 years at 4 per ct.	14,000
West 33d-st., a modern 3-story, high-stoop, brown-stone front, 20 ft. wide, 55 ft. deep, all the way up with gas, bath, water closets, range, furnace, good sub-cellar, large yard	20,000
West 27th-st., a 3-story, high-stoop, brown-stone front, 16.8x55, gas, bath, range	16,000
West 26th-st., 3-story, high-stoop	12,500
West 50th-st., 3-story, high-stoop, brown-stone	17,500
East 50th-st., 4-story, high-stoop, brown-stone	23,000
West 42d-st., 4-story, high-stoop, brown-stone	35,000
West 33d-st., 3-story, high-stoop, brown-stone	20,000
West 56th-st., 4 story, high-stoop, brown-stone	55,000
West 57th-st., 4-story, high-stoop, brown-stone, with furniture	65,000
West 53d-st., 3 story, high-stoop, with furniture	20,000
West 43d-st., 3-story, high-stoop	14,000
West 45th-st., near 6th-ave., 4-story, high-stoop, brown-stone, furnished	28,000
West 47th-st., 3-story, high-stoop, near Broadway	10,000
West 28th-st., near 7th-ave., 4-story, English basement	13,000

JAS. R. EDWARDS, 277 West Twenty-third-st.

If you wish to sell, rent, purchase, or exchange REAL ESTATE in city or country, call on
J. C. FREEMAN, 212 Broadway.

W. H. FALCONER'S
REAL ESTATE OFFICE,
No. 100 Fourth-ave., near Twelfth-st.
(Established 1853.)
All that is required for the proper management of Real Estate CAREFULLY ATTENDED TO, and RETURNS PROMPTLY MADE.

$75,000 TO LOAN on CITY PROPERTY. Principals only address J. S. T., Box 106, Tribune Office, N. Y.

Brooklyn Real Estate for Sale.

AN INVESTMENT—Eight acres of LAND within 4½ miles of New-York City Hall at $2,000 per acre.
M. A. RULAND & Co., 5 Beekman-st., New-York.

FOR SALE—On Hicks-st., Brooklyn, within five minutes' walk of Wall-st. ferry, a four-story brick and stone DWELLING (English basement), with furnace, gas, bath, water closets, &c.; will be sold cheap, as the owner is residing in Europe. Price $10,000. Apply to A. R. DAVENPORT, Agent, 197 Montague-st.

Long Island Real Estate for Sale.

AUCTION.—EXECUTORS' SALE OF VALUABLE REAL ESTATE.
ISAAC WRIGHT, Auctioneer.
Will be sold at Public Auction, on THURSDAY, March 10, 1870, At 1 o'clock, p. m.,

On the premises of Joseph Smith, deceased, at Merrick, on the Hempstead and Babylon turnpike, four miles south of the Village of Hempstead, the following described property:

1st.—The valuable farm and buildings now occupied by Carman Smith, and known for the past 50 years as the Merrick Store, and for 25 years as a Post-Office; containing about 16 acres, five of which are woodland. Upon said premises are a good dwelling house and store, barn, wagon-house, and other out-buildings.

2d.—The residence of Joseph Smith, deceased, opposite the above-described premises, containing about ten acres, in part woodland, beautifully situated, 15 minutes' walk from the Merrick Station of the South-side Railroad. The house is nearly new, and in good order, contains nine rooms, a good dry cellar, and water in the kitchen. On the premises there are vines, berries, and a valuable front pond.

Also, one tract of woodland of 7½ acres, one of 4½ acres, heavily timbered with oak and chestnut, one of 10 acres, and 47 acres of valuable pine and oak. Also, about 12 acres of salt meadow and upland.

Terms made known on day of sale.

Take the South Side Railroad from Roosevelt ferry for Merrick, at 10 a. m., or Grand-st. Ferry at 10:10 a. m.

CARMAN SMITH, NELSON H. SMITH, HIRAM RAYNOR, Merrick, Feb. 17, 1870. Executors.

A VARIETY of superior FARMS and COUNTRY SEATS for SALE by J. S. LEWIS, Northport, L. I.

FOR SALE.—A FARM highly cultivated, with a first-class Residence and outbuildings, in the village of Jericho, Queens Co., L. I., near two depots, and 24 miles from New-York. Apply to ELLIOTT ROBBINS, International Ins. Co., 113 Broadway.

New-Jersey Real Estate for Sale.

AT PASSAIC, NEW-JERSEY,
FOR SALE,

A HOUSE and LOT, eight rooms, "new," on Passaic-ave., within two minutes of depot; also, a good business corner LOT on Passaic-ave. and Prospect-st.; also, a PLOT containing 30 City Lots, corner of Wessel-road and Harrison-ave., within two minutes of Harrison-st. new depot, 45 minutes from Chambers-st., New-York, by Erie Railway. Address A. D. PEELER, or inquire on the premises, Passaic, New-Jersey.

A DEPOT being established at MENLO PARK, on the N. J. R. R. and T. Co. (Philadelphia Road), makes it one of the choicest locations within 20 miles of the City Hall. LOTS 50 by 150 ft. are from $200 to $400 each, the greater portion of which can be paid in monthly installments of $10. Full particulars, with tickets to visit the property, can be had at the office of the MENLO PARK LAND COMPANY, Nos. 155 and 157 Broadway, Room No. 18.

A BEAUTIFUL BUILDING LOT of five acres in Llewellyn Park (a private park of 750 acres, with 10 miles of drives and walks), at Orange, New-Jersey, only one hour from New-York City Hall; also, in the Park, a NEW COTTAGE with modern improvements, for SALE. For particulars apply to the proprietor, L. S. HASKELL, Library Building, Orange, N. J.

A BARGAIN at WOODBRIDGE—22 miles, one hour's ride—a superior FARM of 63 acres; all choice land; plenty of fruit, large commodious house of 12 rooms. Also, Tenement Houses with good outbuildings, ¼ miles from depot; very desirable; only $12,000; $7,000 can remain.
J. S. FERGUSON, 39 Nassau-st., Room 24.

AT ORANGE, N.J.—VILLAS, VILLA SITES and FARMS, a great variety, beautifully situated, one hour from New-York, for SALE low. Also, Country Seats and Houses to LET for the season or year, by BLACKWELL & SMITH, No. 243 Broadway, New-York, 9 to 11 a. m.; Orange, corner Main and Centre-sts., 3 to 5.

ALL WANTING FARMS—9,000 acres, good soil, mild climate, 34 miles south of Philadelphia. Price only $25 per acre. Also improved farms. The place is growing more rapidly than most any other place in the United States. Thousands are settling. Address C. K. LANDIS, Vineland, N. J.

AT NEW-BRUNSWICK, on the Raritan, joining the city—a desirable COUNTRY SEAT of six acres of choice land, with variety of fruit; large mansion of 22 good rooms, with suitable outbuildings; suitable for school or Summer boarding house. Only $12,000.
J. S. FERGUSON, 39 Nassau-st., Room 24.

A FARM FOR SALE at Pompton, N. J., 77 acres, well wooded and watered. Also, 21 BUILDING LOTS corner of Harrison-st. and Hope-ave., Passaic. Apply to J. S. BIDDELL, Passaic, N. J., or B. GERGE, 54 West-st., Paterson, N. J.

A SPLENDID RESIDENCE FOR SALE or EXCHANGE for Jersey City or Bergen improved property, 1½ hours from New-York; 15 trains each way per day; 10 minutes from depot. Lot, 50x110; house, 12 rooms, with all improvements; with shade, and fruit, and evergreens. Address A. B. C., New-Brunswick, N. J.

A VARIETY of superior Farms in New-Jersey and elsewhere. MALLORY & BLACKWELL, 55 Liberty-st.

AUCTION SALE OF FARM on TUESDAY NEXT. Take 7 a. m. Philadelphia train to Lawrence. JAQUES.

DONT FAIL to attend AUCTION SALE of FARM, TUESDAY NEXT, as advertised by JAQUES.

FURNISHED and Unfurnished HOUSES to Rent, at Rahway, Greenwich and Stanford. Jaques, 208 Broadway.

FARM, 40 acres; also 13 acres, to LET, near Rahway. JAQUES, 208 Broadway.

AT AUCTION, March 1—Splendid FARM, near Princeton. Send for printed description. Jaques, 208 B'way.

ATTEND Auction Sale of splendid Farm near Princeton on Tuesday next. Particulars of JAQUES, 208 B'way.

BEAUTIFUL Mercer Co. FARM at auction Tuesday next; highest bidder; terms easy. JAQUES, 208 B'way.

CALL on JAQUES and get particulars, direction, and printed description of FARM near Princeton.

JAQUES, 208 Broadway, will sell at auction, March 1, FARM near Princeton.

MERCER Co. FARM, cream of N. J., at auction on TUESDAY next. Directions of JAQUES, 208 Broadway.

CHEAP FARMS—100 miles on the Erie Railway, for industrious men; $2,000 upwards. JAQUES, 208 Broadway.

DELIGHTFUL RURAL HOMES.—NEW-YORK HOMESTEAD ASSOCIATION LANDS, situate in Chatham, New-Jersey. Lots $100 each, to be paid $20 down and $10 per month till $100 is paid, when warantee deeds will be given; or, if paid in full, discount will be made. Chatham is 22 miles from N. Y. by Morris and Essex R. R.; a very beautiful and healthy village; schools, churches, stores, &c.; population 600. N. Y. H. A. Lots are very near depot and very eligibly situated, and the prospect is truly delightful. Books now open for subscription, and parties wishing lots will do well to call at office, and get circulars, maps, &c., at office of Association, No. 5 Pine-st.
O. H. PIERSON, President N. Y. H. Association.

ECONOMICAL Homes at Plainfield, N. J. at $2,000, $2,500, $3,000, $3,500, $4,000, $4,500, $5,000, $6,000, $7,000 to $30,000. Farms, 10 acres, $6,500; 40 acres, $14,000; 75 acres, $25,000. Terms easy. Inquire of BRONK & MARSH, op. Depot.

ENGLEWOOD, N. J.—One of the most desirable COUNTRY RESIDENCES, three minutes from station, and 45 minutes' ride on N. R. R.; will be sold with or without furniture, &c., at a great bargain if applied for at once. No more favorable opportunity to procure an unexceptionable home will be offered this season. Full particulars of A. D. MELLICK, jr., & BRO., 6 Pine-st.

FOR SALE or EXCHANGE—A splendid RESIDENCE and out buildings, with three acres of land, a small apple orchard with a garden containing a variety of apple, pear, and plum trees, also a variety of small fruits. The place is situated in the town of Spottswood, N. J., on the Camden and Amboy Railroad, 10 miles from South Amboy. The property is worth $12,000, but would be sold for less than $11,000, or exchanged for property in New-York City or Brooklyn. Inquire of L. BAILEY, 21 Spruce-st.

FARM for SALE—At Metuchen, N. J., on the N. J. R. R., 20 minutes from New-York, 10 minutes from Depot. Can be obtained land suitable for Villa Plots, Country Seats, and Building Sites, by buying the farm of 140 acres, now offered for sale to close an estate. If not sold, will be offered at public auction, March 23, 1870, on the premises. Address Mrs. S. I. HOSS, Metuchen; AMOS ROBINS, New-Brunswick; RUFUS S. EDGAR, Rahway, N. J.

FOR SALE or to RENT by the year, furnished or unfurnished, at MORRISTOWN, N. J., within 10 minutes' walk of depot, churches, post-office, and schools, a roomy and convenient HOUSE with seven bedrooms, furnace, hot and cold water, large bath-room, &c.; barn, stable, &c. Lot contains over half an acre, with 78 feet front on South-st. Possession given April 1. Terms moderate and easy. Apply to H. T. LEE, 9 Pine-st.

FOR SALE in the best part of Englewood, N. J., a fine PLOT of about five acres; can be divided in two or more fine building sites. Inquire of S. LANE, jr., 156 Canal-st., New-York.

FOR SALE at ENGLEWOOD, N. J.—A stone HOUSE, with seven rooms, in first-rate order, and new barn, with one acre of land, and plenty of fruit and shade trees. For terms and full information apply to the owner, at No. 56 Cedar-st., New-York.

FOR SALE (near Englewood, N. J.)—A FARM of 25 acres, with House, Barn, Sheds, Tools, &c. A rare chance for a bargain. Inquire of the owner, at No. 156 Canal-st., New-York.

FIFTY ACRES near Somerville—On R. R.; suitable to plot out; chance for speculation. JAQUES, 208 Broadway.

FRUIT FARM near Madison—2,000 pear trees; 53 acres; only $10,000; no price. JAQUES, 208 Broadway.

FORTY-ACRE FARM near Woodbridge, underlaid with fine clay. Only $12,000. No price. JAQUES, 208 B'way.

New-Jersey Real Estate for Sale.

FOR HOMES in Jersey, call on BALDWIN, opposite M. & E. R. R. Depot, No. 451 Broad-st, Newark, N. J.

HOUSE and two LOTS for SALE—In Jersey City, opposite Van Vorst-square. Three-story and basement brown-stone HOUSE, in perfect order, with or without furniture. Apply to JAHNE, SMITH & Co., 170 Broadway.

LONG BRANCH—COTTAGES on the sea shore for SALE or to RENT, furnished for the coming season. Also very desirable places within half mile of the sea, with acres of ground attached; and unimproved plots well located for investment or building purposes for sale. FRANK G. BROWN, 56 Broadway.

N. J. CRANBERRY FARM, 200 acres—50 acres in Berries; sure fortune. Call on JAQUES, 208 Broadway.

ORANGE, N. J.—For SALE—A number of beautiful RESIDENCES, near the principal R. R. depot, churches, market, and business center, beautifully located and on high ground, ranging in price from $10,000 to $12,000. For particulars apply to (1,659) HOMER MORGAN, 2 Pine-st.

PLAINFIELD, N. J.—A neat French-roof HOUSE, 12 rooms; lot, 50x150; five minutes' walk from depot; price, $8,500; terms easy. Inquire of BRONK & MARSH, opposite Depot.

PRINTED description of Princeton FARM, to be SOLD at auction March 1st, now ready. JAQUES, 208 Broadway.

PARTIES from North and East can buy at auction, March 1, splendid N. J. Farms. JAQUES, 208 Broadway.

SPLENDID FARM between Princeton and Trenton, N. J.; 115 acres, no waste land; 2,200 choice peach trees, fine apple orchard. House 10 rooms; commodious barn and other outbuildings, all in order, with all stock, crops, and implements, will be SOLD at AUCTION March 1. Inquire of JAQUES, 208 Broadway.

WESTFIELD, N. J.—A 2½-story HOUSE, with a large Shop; a very desirable place for a tinsmith. Will be sold at a bargain to close an estate. Inquire of Mrs. GOLIBAR, 239 Spring-st.

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THE CENTRAL N. J. LAND IMPROVEMENT Co. offer for sale on the line of the Central R. R. of New-Jersey, at

BAYONNE,	FANWOOD,
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LOTS and HOUSES suitable for persons of moderate means. Fine Building Sites, with land by the acre.

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AT LESS THAN OMNIBUS FARE.

This line of road offers special inducements to persons desiring a country home.

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A HOME and SAVINGS-BANK COMBINED.—Why not own and occupy a nice, comfortable HOME while paying for it? Very convenient to New-York; only 35 minutes distant; commutation low. The way to do it is shown in a pamphlet giving description and particulars of property, which is given or mailed free on application to E. R. KELLOGG, No. 2 Broadway, N. Y.

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ALL KINDS of LANDS in Virginia, West Virginia, and the South, for SALE, by the NEW-YORK SOUTHERN LAND COMPANY, 58 Broadway.

A COUNTRY SEAT of about fifty acres, on the Hudson, about one mile from depot, at Poughkeepsie. Inquire of THOMAS G. HUNT, 137 Front-st., New-York.

ATTRACTIVE HOMES at Greenwich and Stamford, from $5,000 to $20,000. Call on JAQUES, 208 Broadway.

BEAUTIFUL COUNTRY SEAT—32 acres, excellent land, large fine buildings, choice fruit, shade trees, and shrubbery, in good order, opposite Poughkeepsie, near village, churches, &c., for SALE low, on easy terms. A. H. SOUTHWICK, 46 Broad-st.

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On the Hudson River Shore, at Edgewater, between Fort Lee and Pleasant Valley, the old Mansion formerly occupied by Isaac Newton, with from 1 to 10 acres. Price, $8,000 and upwards.

NEW ROCHELLE, N. Y.

Furnished or unfurnished, or would rent, 2-story Cottage, &c. Price for $6,000.

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An elegant Mansion and out buildings, a very expensive place, will be sold at a bargain, or exchanged for city property, or would rent it, furnished.

NORWALK, CONN.

A house with ten rooms, ground a 140x200, shaded, &c.	Price,	$10,500
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At Mount Vernon	Price,	20,000
At Orange	Price,	9,500
At Maspeth	Price,	6,500
At Sing Sing	Price,	9,500
At Passaic, N. J.	Price,	40,000
At Newburgh, N. Y.	Price,	50,000
At Hastings on Hudson	Price,	100,000
At Fort Washington	Price,	12,000
At Fordham	Price,	7,000
At Morrisania	Price,	30,000
At Union Landing, Bridgeport, N. J.	Price,	20,000
At Cold Spring	Price,	7,000
At Montgomery, Orange Co., N. Y.	Price,	15,000
At Elizabeth, N. J.	Price,	15,000
At Staten Island	Price,	20,000
At Yonkers	Price,	10,000
At Peekskill on Hudson	Price,	14,000
At Hackensack, N. J.	Price,	25,000
At Newburgh on Hudson	Price,	15,000
At Pleasant, N. J.	Price,	4,000
At Eatontown, N. J.		

N. B.—Lists containing full and accurate information of the above places will be sent by mail or furnished upon application at this office.
JAS. R. EDWARDS, 277 West Twenty-third-st.

FOR SALE—275 ACRES, entire or in plots comprising two splendid hotel sites, beautiful villa sites, a town plot of 75 acres, and a handsome farm, 100 acres, all necessary buildings, possessing a rare combination of mountain, valley, and water views; the cream de la cream of Greenwood Lake, Orange County, New-York, renowned for its healthy, invigorating atmosphere, picturesque scenery, and good fishing; soon to be brought within 40 miles railroad communication with New-York by the Midland Railroad. Price for the whole, $75,000. For information, maps, and views, refer to ALEXANDER BRANDON, esq., No. 4 Trophet, New-York, or apply to the owner, proprietor, E. CALDWELL, Bellvale Post-Office.

FOR SALE—At Greenwich, Conn.—A gentleman's COUNTRY SEAT, built in Italian villa style, having some fourteen rooms, grounds tastefully laid out, with fine shade trees, and a abundance of edible fruit, stable, carriage-house, and poultry yard, and a fine well of pure water. The property commands a fine view of the Sound, is perfectly healthy, and is in close proximity to churches, schools, and markets. This is very desirable for a family residence, and is in complete order for immediate occupation.