New Publications.

JUST PUBLISHED,
BY
PORTER & COATES,
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I.
THE BAB BALLADS:
Or, Much Sound and Little Sense. By W. S. Gilbert. With 215 illustrations by the author. Square 12mo., cloth, gilt edges, $1 75.
These ballads, first published in periodicals, rapidly achieved a white spread popularity, which soon demanded their publication in a collected form. Much of this is due to the series of inexpressibly funny drawings by the author, who is happy in being artist enough to interpret his own humor in these admirable sketches, which we pity the man who cannot appreciate and enjoy them. The Ballads will rank with the best of "Thackeray, Bon Gaultier, or Ingoldsby. Let every one who to these chill days has the blues, procure a copy as the cheapest remedy. While it is nearly perfect for simplicity of the English copy, it is only half the price.

II.
THE GENTLEMAN'S STABLE GUIDE:
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Copartnership Notices.

THE COPARTNERSHIP heretofore existing under the name of COOK & MARSTERS, is this day dissolved. All debts due to the late firm will be paid to GEO. C. MARSTERS, who will also settle all claims against the firm up to date. The business will be continued by GEO. C. MARSTERS.
April 1, 1870.

Machinery.

1, 2, and 4 Horse power ROPER improved CALORIC ENGINES. Send for circular, 49 Cortlandt-st.

Summer Retreats

AT POULTNEY, Vermont, Rev. J. Newman, D.D., President of RIPLEY FEMALE COLLEGE, offers the convenience and comforts of HOME, from June 1, to October 1, at low rates; peculiarly adapted for families. Send for terms and references.

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REAL ESTATE.

NEW-YORK, Friday, April 1, 1870.

There was no public sale made at the Exchange to-day, nor is there any announcement of an offering of real estate at that place tomorrow (Saturday). The Messrs. Johnson & Miller, however, will sell at the City Salesroom, Court-st., Brooklyn, 80 Ninth Ward lots and 20 Douglass Boulevard lots, beside lots in other parts of Brooklyn; special notice of which is made in the advertising columns of THE TRIBUNE.

TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Broome-st, Nos. 161 and 163, 49x80, house and lot	$20,000
Jackson-st, Nos. 72, 74 and 76	13,000
Ludlow-st, w s, 100 ft s of Rivington-st, 18.9x87.9	14,250
Moore and Waterman-sts, n e corner, 16.4x51.2	3,500
Suffolk-st, No. 15, 25x100.1, house and lot	9,000
10th-st, No. 341 (West), 21.10x63.10, house and lot	12,500
26th-st, n s, 194.10 ft w of 8th-ave, 23x53.4	8,625
43d-st, No. 451 (West), 25x100.4	Nominal
43d-st, s s, 117 ft w of Madison-ave, 24x100.5, h and lot	45,000
46th-st, n s, 120 ft e of 1st-ave, 27.6x75	17,500
47th-st, 125 ft e of 10th-ave, 20x100.5	17,000
49th-st, w s, 266 ft e of 5th-ave, 16.8x100.5	22,500
51st-st, n s, 325 ft w of 6th-ave, 24x100.9; 7 in x100.5	1,000
52d-st, s s, 436 ft w of 5th-ave, 22x100	36,000
59th-st, n s, 265 ft e of 4th-ave, 25x100.5	20,000
71st-st and 4th-ave, n e cor, 49x100.2	2,050
71st-st, n s, 69 ft e of 4th-ave, 46x102.2	Nominal
115th-st, s s, 195 ft e of 1st-ave, 25x100.10	60,000
Madison-ave, w s, and 66th-st, w s, 100.5x120	32,000
2d-ave and 52d-st, s w cor, 20.5x70	Nominal
2d-ave, w s, 49.11 s of 10th-st, 18.11x100, q g d	6,000
2d-ave, s of 107th-st, 40x167x100	65,000
4th-ave, w s of 67th-st, s w cor, 100.5x200	

LEASES RECORDED.

Greenwich-st, No. 132, store; 5 years, per year	$500
2d-ave, No. 1,051, store and basement; 3½ years, per year	600
2d-ave, No. 1,435, store and first floor; 3 years, per year	1,000
10th-ave, No. 591; 10 years, per year	1,200
8th-ave, No. 467, second floor; 4 years, per year	1,020
Rivington-st, No. 33; 3 years, per year	625

KINGS COUNTY—BROOKLYN.

Channel-st, n s, 250 ft w of Lewis-ave, 40x100 (2 h and l)	$12,000
Conselyea-st, s s, 500 ft e of Evergreen-ave, 25x95	3,300
Cogr-st, e s, 52 ft s of Livingston-st, 26x80	20,250
Hewes-st, s s, 100 ft e of Lorimer-st, 32x100	8,100
Lorimer-st, e s, 40 ft n of Powers-st, 20x77	3,950
Marion-st, s s, 325 ft e of Reid-ave, 25x100	1,500
Oakland-st, e s, 325 ft s of Meserole-st, 25x100	116
Quincy-st, n s, 225 ft w of Franklin-ave, 25x100, May, 1869	6,000
Same property	17,000
Schenectady-st, s s, 210 ft e of Bouton-st, 20x95.7	1,000
Seigel-st, n s, 250 ft e of Union-ave, 25x100	6,325
State-st, s s, 100 ft e of Powers-st, 20x90, h and l	3,500
Walworth-st, w s, 160 ft n of DeKalb-ave, 23x100	8,000
Warren-st, s s, 225 ft e of Schenectady-ave, 112.6x255.7	4,500
Warren-st, s s, 337.6 ft e of Schenectady-ave, 112.6x255.7	4,500
Woodhull-st, n w s, 150 ft n e of Bushwick-ave, 25x100	500
Wyckoff-ave, e s, 100 ft n of Fulton-ave, 20x100	6,250
Wythe-ave, s w s, 40 ft n w of Wilson-st, 20x70, h and l	25,000
7th-ave, w s, 120.4 ft s of Douglass-st, 22.6x110	3,500

WESTCHESTER COUNTY—EASTCHESTER.

Fulton-ave, e s, 100 ft s of Prospect-ave, 90x100	$1,250
8th-ave and 36-st, s e cor, 100x105	500
8th-ave, e s, lot No 436, Center Mount Vernon, 50x100	300

TONKERS.

Hudson River Railroad, e s, adjoining A Schemerhorn	$10,000
Breakneck-ave, w s, Ellingham H Sutton's prop, 20 acres	60,000
Warburton-ave, w s, 100 ft n of Railroad-ave, 230x262	60,000
Ravine-ave, e s, 219 ft s of E F Shonnard, 100x151	
Gouverneur-st, n s, 195 ft e of Morris-ave, 22x115	650

OSSINING.

Croton Turnpike, n s, S A McBeth property	$1,000
Spring-st and Washington-ave, s e cor, 90x200	2,500
Croton Turnpike, n s, adjoining M J Lockwood, 50x120	7,050
Croton Turnpike, n s, adjoining above, 20x120	

RYE.

Peaslee-place and road to depot, s e cor, 50x50	$3,000

TONKERS.

Post and Cliff-sts, s w cor, 57x100	$100

NEW-JERSEY—ESSEX COUNTY—NEWARK.

Congress-st, e s, 209 ft s of Ferry-st, 20x100	$10,000
Congress-st, e s, 261 ft s of Ferry-st, 20x100.3	
Ferry-st, n s, adj McDonald Property, 2 30-100 acres	10,000
D. Market-st, n s, J Kase to W Wolfe, 41.6x100	50,000
Market-st and Northwest property, 30.9x124	21,000
Mulberry and Kearney-sts, s e cor, 85x118	30,000
Orange-st, s s, adj Van Hess, jr, 20x100	6,500
Pennsylvania-ave and Emmet-st, s e cor, 25x100	1,000
Pennsylvania-ave and Astor-st, s e cor, 25x100	2,500
Roseville-ave, w s, 275 ft n of Somerset-st, 50x94	7,750
Thomas-st, s s, 203 ft e of Austin-st, 16.11x105.2	2,220
Plane-st, e s, adj Sayre prop, 16.9x91.6	4,400

ORANGE.

Park and New-st, cor, 56x49x43.6x50	$500
Essex-st, w s, 200 ft n of Mount-st, 50x121	10,000

HUDSON COUNTY—JERSEY CITY.

N 4th-st, n s, 127 ft w of Monmouth-st, 49x90	$5,034
N 5th-st, n s, 25 ft w of Monmouth-st, 50x100x102	
N 5th-st, n s, 50 ft w of Monmouth-st, 25x90	

HOBOKEN.

Lot No 34, block No 42, Custer estate	$3,000

BERGEN.

Pine-st, s e s, 60 ft s w of Lafayette-st, 20x95	$900
Washington-ave, e s, lot No 57, Gould estate, 22x100	1,000

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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:
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100 to 1000 ..... ½ per cent.
1000 and upward ..... ¾ per cent.
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J. H. L. MORFORD, Cashier.

City Real Estate for Sale.

A FIRST-CLASS Three-story Brown-stone HOUSE, French roof, high stoop; basement and first story trimmed with hard wood and frescoed; plumbed throughout with tinned lead pipe; will be sold furnished or unfurnished, or leased for a term of years, with furniture; house, 19x57; lot, 25x100.9. Possession at any time. Inquire on the premises, 340 West Thirty-third-st. A. H. HORTON.

A CHEAP and very desirable brown-stone HOUSE for SALE corner of Lexington-ave. and Thirty-ninth-st. Apply to E. H. LUDLOW & Co., 3 Pine-st. (P 1,159)

FOR SALE OR TO LEASE—
FULTON IRON WORKS,
TWENTY LOTS AND BUILDINGS,
EITHER SEPARATELY OR TOGETHER,
WITH A 50-HORSE
ENGINE AND BOILER.
In Cherry, between Cortlandt and East-sts.

FOR SALE—Large Plot of Ground in the lower part of the city, valuable for manufacturing purposes; 4 Lots, about 25x100, on Rose-st., and one lot adjoining the rear, on Vandewater-st., formerly occupied as a Sugar Refinery; 2 sections of modern tubular boilers in good order. Apply at OCKERSHAUSEN BROS., 16 and 18 Rose-st.

FOR SALE—A VERY SUPERIOR HOUSE on corner of Lexington-ave. and Fifty-first-st.; will be sold at a BARGAIN if applied for soon. Apply to HOMER MORGAN, 2 Pine-st. (6701)

FOR SALE or to RENT—No. 107 East Twenty-eighth-st. Apply to G. W. DUER, National Bank of the State of New-York, 33 William-st.

FOR SALE LOW—The elegant HOUSE No. 5 West Twenty-first-st., one door west of the Union Club. Most desirable for residence or investment. The furniture can be purchased, if desired, as the family is going abroad. E. H. LUDLOW & Co., 3 Pine-st. (P 1,159)

MUST BE SOLD—4 S. H. S. B. S., new and superbly finished in hard wood, in Fifty-second-st., between Fifth and Sixth-aves. HATCH & HIKER, 1,272 Broadway.

Brooklyn Real Estate for Sale.

FOR SALE—No. 34 Livingston-st., with or without lot in rear, fronting on Schermerhorn-st., a three-story, attic, basement and sub-cellar BRICK HOUSE 21.2x44, with two-story extension, containing 26 rooms, beside billiard-room; has all modern improvements; to be seen only with permit. Apply to JOHN C. SMITH, No. 12 Willoughby-st., from 9 to 2.

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-closet, &c.; will be sold cheap, as the owner is residing in Europe. Price $10,000. Apply to A. R. DAVENPORT, Agent, 197 Montague-st.

FINE furnished brown-stone RESIDENCE, best neighborhood, Brooklyn; price low. Owner at No. 143 East Twenty-third-st., New-York.

PROSPECT PARK RESIDENCE FOR SALE—6 full lots; house contains 20 rooms, has all modern improvements, with stable and carriage house on premises; situated within 2 blocks of park, on west side; property rapidly improving in value. For description and particulars, address Box 2,185 P. O., New-York.

Long Island Real Estate for Sale.

AT FLUSHING—Capital RESIDENCE, complete in all respects; ten rooms, bath-room, furnace, &c.; capital location. Owner having removed, will be SOLD on very favorable terms; immediate possession. JAMES B. PARSONS, 34 Pine.

A 135-ACRE FARM, 36 miles on Long Island Railroad, one half mile from station, under good cultivation; good two-story HOUSE, extensions, barn and outbuildings. Price, $7,000. S. COCKCROFT, 159 Broadway.

FOR SALE—A COUNTRY RESIDENCE at Hempstead, Long Island, on the plank road, about half mile west of the depot; house two story and attic, with wings, containing 12 rooms, marble mantels, water in the kitchen, and gas throughout; large barn, hennery, Summer house, &c.; ten acres of land beautifully laid out, with abundance of fruit and shade trees; all in perfect order. Apply to BREWSTER WOOD, 15 Willoughby-st., near City Hall, Brooklyn.

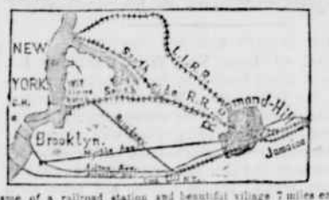
FOR SALE—A FARM, highly cultivated, with a Residence and outbuildings, all in good order, in Greenport, L. I., near two depots and one hour from New-York. Apply to ELLIOT ROBBINS, International Ins. Co., 119 Broadway.

Long Island Real Estate for Sale.

FOR SALE—With Furniture, a commodious COTTAGE at Oyster Bay, at Private Sale, until April 1. Price low. WINANS, SANDS & GARRETTSON, Auctioneers, 31 Cedar-st.

MANURSING ISLAND, Long Island Sound, near Rye Station, the former residence of Gen. Dix; 27 acres; large, fine House, stable, outbuildings; fruit and boating; perfectly healthy. TO LET or LEASE, partly furnished. HAZARD, APTHORP & Co., 110 Broadway, N. Y.

RICHMOND-HILL



Is the name of a railroad station and beautiful village 7 miles east of Brooklyn by South Side R. R., and 2 miles W. from Jamaica, being at the junction of the railroad with Myrtle and Fulton-ave. It has an elevated grade, and is handsomely laid out with streets, avenues, and parks—improved with entirely new and elegant buildings, shade and ornamental trees, and macadamized sidewalks—thoroughly drained—perfectly healthy—the whole tract of over 200 acres restricted against nuisances—and most of the land so located as to command a view of the ocean of Rockaway, and of all vessels entering or leaving the harbor.

COTTAGES AND MANSARD ROOF DWELLINGS IN VARIETY, AND ELIGIBLE LOTS AND VILLA SITES FOR SALE.
The place is suitable for residence throughout the year—climate milder in Winter and cooler in Summer than that of the interior—the surrounding country beautiful, and roads excellent—churches and schools near by, and access to the city rapid, frequent, and cheap—time to the depot, South Seventh-st., 20 minutes; fare 15c.; yearly commutation, $48. Property at this point purchased at present rates will be rapidly enhanced in value by the many improvements in progress beyond it.
Apply to O. B. FOWLER, Agent, near the Station, or to EDWARD RICHMOND, 46 Columbia-st., Brooklyn Heights (evening), or 64 Wall-st. 2d story, front, at 9 a. m.

Westchester County Real Estate for Sale.

AT YONKERS, N. Y.—Furnished HOUSES, from $1,000 to $4,000 per annum. A few for the Summer, $100 to $400 per month; unfurnished, $400 to $1,200 per annum. S. C. LUSK & Co., Yonkers.

A NICE, convenient DWELLING, in good order; 10 rooms, new barn, &c.; from two to thirty lots, as desired; worth investigating by principals. WM. LINDSAY, 239 Greenwich-st.

AT SPUYTEN DUYVIL, on the Hudson, a nicely-furnished HOUSE, stables, fine grounds, &c., to LET; also, are for SALE low. Photographs at 379 Pearl-st. A. H. Bartlett, owner.

FOR SALE—At PORTCHESTER, Westchester County, N. Y., on the New-Haven R.R., 26 miles from New-York, a DWELLING HOUSE, stable and one acre of ground, with garden, fruit trees, &c., within five minutes' walk of depot; a very desirable place for a gentleman's country seat. Price $12,000. Apply to AMBERST WIGHT, jr., 119 Broadway, Room 26, New-York.

FOR SALE or to LET—At Morrisania, a two-story frame HOUSE, with a two-story ten-room attached, 12 rooms, in good order; hot and cold water, bath, water-closet, stationary tubs, speaking tubes, furnace, and gas, with about four city lots of ground in garden; fruit, and lawn pleasantly situated on high grounds, within 5 minutes' walk of the Harlem R. R. depot, 3 minutes' of horse-cars. Terms reasonable. Inquire of JAMES L. PARSHALL, Washington-ave., cor. of Fifth-st.

FOR SALE CHEAP—In Westchester County, a FARM, containing 170 acres, well located, with good buildings; abundance of choice fruit, and well watered; a good chance for investment; reason for sale, ill health. For further particulars apply to WILLIAM WATERBURY, No. 7 Fulton-st., Brooklyn; or J. C. FERGUSON, White Plains.

FOR SALE—By the Executors of the Estate of Thomas Clark, deceased, a FARM of 75 acres; said farm has orchard, good house and outbuildings; one mile from the New-York and New Haven R. R. depot at Portchester. For further particulars inquire of J. H. CLARK, Portchester, N. Y.

FOR SALE or E