REAL ESTATE.

NEW-YORK, Friday, April 18, 1873.

At the Exchange to-day the only transactions of any special interest were the sales made by A. J. Bleecker, Son & Co., being by legal order under the direction of Philo T. Ruggles, referee. The property attracting the principal attention was the several buildings (including the brewery) located on the north-westerly corner of Third-ave. and Fifty-ninth-st., on which parcels the bidding was very spirited, and the prices realized, in view of the late unfavorable condition of the general market, were looked upon by operators generally as being noticeably successful. We append full particulars.

The following very important private disposition of east side properties has been reported to us from positive sources. The entire block of 32 lots, located between Sixty-ninth and Seventieth-sts., Fourth and Madison-aves., has been sold by the owner, Mr. Murphy, for $593,000. We are informed that the purchaser is the Hon. E. D. Morgan. This sale, and the high price obtained, speaks volumes for the favorable appreciation placed by capitalists upon this class of realty. We are credibly informed that the price paid for this block, some time during last year, was $400,000. Upon application, the well known real estate expert, Mr. E. H. Ludlow, during this week made a appraisal on this property of $700,000—the price at which it was disposed of, therefore being some what in excess of the appraised value; shows a large advance over the rates at which property in this favorite locality that formerly sold in bulk, and the completion of this transaction must naturally have the effect of materially enhancing the local values.

Also reported by E. H. Ludlow & Co. the sale of 3-story brick dwelling and lot 22x70, located and known as No. 18 Great Jones-st., for $9,000.

EXCHANGE SALES, APRIL 18.

By Wm. Kennedy.

Sale by order of Matthew C. Brennan, Sheriff, four-story, English basement, brick dwelling-house and lot, 19x57, located on the northerly side of Seventeenth-st., 225 feet westerly from Second-ave., to satisfy judgments, interest, &c., $9,000.

By M. Morphy.

Legal sale under the direction of Wm. H. Leonard, referee, front and rear, four-story, brick tenement houses and lot, 50x92, located on the easterly side of Pearl-st., near Pearl, known as No. 60, to the Hercules Mutual Life Assurance, for $41,250.

By A. J. Bleecker, Son & Co.

Legal sale under the direction of Philo T. Ruggles, referee, two four-story brick houses on front, and four-story similar building on rear, with lots 40x80, ly., located on the north-westerly corner of Thirty-ninth and Fifth-avenues, known as Nos. 190 and 192 Thirty-ninth, to Dennis Burke, for $40,250.

Four-story brick building and lot, 20.1x76.10, next adjoining on the northerly side, known as No. 194 Thirty-ninth, to L. Hoffman, for $27,000.

Two-story brick and frame building on front, four-story brick brewery on rear, with cellar, two-story frame boiler house, with plot 53.11x100.5, located on the northerly side of Fifty-ninth-st., commencing 425.11 feet westerly from Third-ave., to Jacob Brockman, for $36,000.

Position sale, by legal order under the same direction, five-story brick house and lot 25.6x97.9feet, 97.10 located on the south-easterly corner of Avenue A and Twenty-sixth, known as No. 150, to John A. Piper for $23,150.

Similar parcel, 26.22 and 25.10x97.11, next adjoining, on the southerly side, known as No. 148, to same purchaser for $22,800.

Similar building and lot, 20.10x97, adjoining on the rear, known as No. 147 East Twenty-fifth-st., to J. Pinter for $17,200.

Three-story high stoop, brown-stone front house and lot, 22x60, located on the easterly side of Avenue B, 63 feet 5 inches southerly from Twenty-fourth-st., to Catherine Lorillard for $19,250.

Do. one public sale in expectation to be made at the Exchange, to-morrow, Saturday, April 19.

By Wm. Kennedy, legal sale under direction of George L. Ingraham, referee, four-story and lot, 19x102.2, located on the southerly side of Twenty-fourth-st., 100 feet easterly from Fourth-ave.

PROJECTED BUILDINGS.

Buildings proposed to be erected, for which plans have been submitted during week ending April 19, 1873:

[illegible]

UNSAFE BUILDINGS.

Reported by Inspectors of the Department of Buildings for the week ending April 18, 1873:

[illegible]

OFFICIAL TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

[illegible]

LEASES.

[illegible]

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. The 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 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, 30 cents per line for each insertion. WEEKLY TRIBUNE, 62 per line; SEMI-WEEKLY TRIBUNE, 25 cents per line. About ten words of our wide columns average a line. Terms, cash in advance.

City Real Estate for Sale.

AN extra-size LOT on One-hundred-and-fortieth-st., between Ninth and Tenth-aves., for sale at a bargain. Apply to J. ROMAINE BROWN, 1,250 Broadway.

A PERFECT GEM.—Only $26,000.—Murray Hill.—Four-story brown-stone high-stoop HOUSE (21.4x50x100); must be sold. HATCH & VAN DOREN, 610 Sixth-ave.

A.—The elegant Murray Hill corner HOUSE, 4-story, high-stoop, in excellent order. To feel rent; every modern improvement. HATCH & VAN DOREN, 610 Sixth-ave.

A.—THE elegant, and preeminently the cheapest, fronted and painted 4-story, high-stoop, brown-stone HOUSE in Fifty-second-st., Fifth and Sixth-aves. HATCH & VAN DOREN, 610 Sixth-ave.

A SUPERIOR brick STABLE (25x100), with 6 stalls and two hay stalls, coachman's harness and wash-rooms and all the improvements. HATCH & VAN DOREN, 610 Sixth-ave.

A.—The elaborately-finished 4-story brown-stone PRIVATE RESIDENCE on Fifty-second-st., near Fifth-ave. (21.6x100); price, $26,000. HATCH & VAN DOREN, 610 Sixth-ave.

A FINE INVESTMENT is now offered in the splendid four-story and basement RESIDENCE, with two-story extension, situated on Eleventh-st., near Fifth-ave.; 18 rooms; all improvements; superb order; splendid garden, arbors and fountain; will rent for 13 per cent on the investment ($25,000); must be seen to be appreciated. M. T. WOODLEY, 75 University-place.

BARGAINS on Fifth and Eighth-aves., fronting Central Park; on Sixth and Seventh-aves., above the Park; on Manhattan Boulevard and Riverside Park. Apply to WM. H. RAYNOR, 8 Pine-st.

City Real Estate for Sale.

BOULEVARD and FIFTH-AVE. LOTS for SALE at reasonable prices. A. C. LOOMIS & Co., 1,234 Broadway.

FOR SALE.—Valuable Improved PROPERTY on Seventh-ave., near Thirty-eighth, including six st. at a bargain. A. C. LOOMIS & Co., 1,234 Broadway.

FOR SALE.
A superior 4-story high-stoop brown-stone HOUSE, 21.6x80.10, in elegant order, Fifth and Sixth-aves. on Thirty-second-st. HATCH & VAN DOREN, 610 Sixth-ave.

FOR SALE—A magnificent 4-story, high-stoop, brown-stone HOUSE with extension, 23.6x100, Fifth and Sixth-aves., on Fifty-sixth-st. HATCH & VAN DOREN, 610 Sixth-ave.

FOR SALE or TO LET—The extra-deep, brown-stone HOUSE, No. 122 West Twenty-third-st., nearly opposite the Grand Opera House; contains every convenience, and is in perfect order; unsoiled and gas mirrors may be had, if desired. Immediate possession. Apply to H. W. COLLENDER, 730 Broadway.

FOR SALE—The north-east corner of Thirty-sixth-st. and Seventh-ave.; size, 100 feet on the avenue by 75 feet on Thirty-sixth-st. Its proximity to Broadway makes it very desirable for investment or improvement. DYE & CURTISS, 568 Sixth-ave.

FOR SALE, near Fifth-ave., large, first-class, four-story, high-stoop brown-stone HOUSE, 25 by 60. All improvements, including Burglar Alarm, Weather Strips, &c.; complete order throughout; Columbia College branches, 4-story rear, gives ample rent; extensive, 21 rooms; very desirable location. Call or address OWNER, 10 West Fifty-first-st.

FIFTH-AVE. and BROADWAY PROPERTY
For SALE by
V. K. STEVENSON, jr., 19 Pine-st.

FOR SALE, to close an estate—Extra size Corner HOUSE and LOT, Madison-ave., Murray Hill. For particulars, apply to ROMOND COFFIN, 77 Cedar-st.; or H. R. DREW & Co., No. 2 West Twenty-third-st., Fifth Avenue Hotel.

HOUSE and five LOTS on One-hundred-and-fifty-second-st., bet. Boulevard and Hudson River, for SALE on easy terms. J. ROMAINE BROWN, 1,250 Broadway.

SIX LOTS for SALE, corner Tenth-ave. and One-hundred-and-forty-fifth-st. Apply to J. ROMAINE BROWN, 1,250 Broadway.

ST. NICHOLAS-AVE., n. w. cor. One-hundred-and-thirty-second-st., for SALE at a bargain. Apply to J. ROMAINE BROWN, 1,250 Broadway.

IMPROVED PROPERTY, on Broadway, near Thirty-second-st., for SALE at a bargain. A. C. LOOMIS & Co., 1,234 Broadway.

24 LOTS, One-hundred-and-thirty-second and One-hundred-and-thirty-third-sts., 100 feet west of Second-ave., for sale on easy terms. Apply to J. ROMAINE BROWN, 1,250 Broadway.

FIRST-CLASS HOUSES FOR SALE.—Some very low for cash. Inq. A. C. LOOMIS & Co., 1,234 Broadway. Office open from 8 a. m. until 6 p. m.

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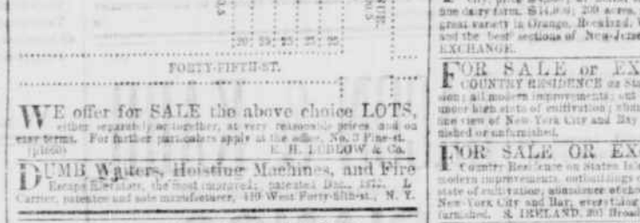
Also,
a large number of Unfurnished Houses to rent.
Also,
a large number of Furnished Houses to rent.
Also,
valuable Improved Property on Broadway for sale, very low.



WE offer for SALE the above choice LOTS, either separately or together, at very reasonable prices and on easy terms. For further particulars apply at the office, No. 3 Pine-st. (4916) E. H. LUDLOW & Co.

DUMB Waiters, Hoisting Machines, and Fire Escapes Elevators, the best manufacture, catalog free. 1872. L. Carrier, patentee and sole manufacturer, 449 West Forty-fifth-st., N. Y.

Brooklyn Real Estate for Sale.

FOR SALE OR TO LET—Three-story brick HOUSE, 25 feet front, 160 Bolton-st., between Clinton and Henry, Brooklyn; very pleasant neighborhood; six minutes walk from South Ferry. Price $12,000; rent $900. Owner can be seen on the premises, or at 36 Broadway, New-York, room 7.

FOR SALE, on EASY TERMS—LOTS Nos. 39 and 41 Benson-st., 50x100, and 69, 70, 71, and 74 Montague-st., 100x100; House and Store No. 152 Pineapple-st., 25x70; 206 and 208 Washington-st., 40x70; House No. 179 Willoughby-st. House No. 197 Willoughby-st.; Houses Nos. 49, 51, and 53 Hamilton-st.
GORDON L. FORD, 97 Clarke-st., Brooklyn.

$8,000.—$1,000 DOWN for a three-story, basement, Philadelphia brick, 20 improvement, on Lexington-ave., near Classon. RULAND & WHITING, No. 5 Beekman-st.

New-Jersey Real Estate for Sale.

BEAUTIFUL RESIDENCE FOR SALE in New-Jersey; 17 miles from city; 24 trains daily; five minutes walk from depot; fine shade; abundance of fruit; living brook through property; fine schools and churches; rare healthy large plot (land equal to over 60 city lots); house containing 13 rooms, in fine order. For particulars and view of property, inquire of W. W. JONES, at Sheridan, Post & Co.'s, 116 Nassau-st., New-York.

FOR SALE OR TO RENT—At Orange, N. J., a first-class Private Residence, last grounds, and within 10 minutes walk of depot. For terms apply to C. T. HENRY, 13 Chambers-st.

FOR SALE.—Rocky Hill, N. J., Railroad Premises.—A Anglo-Norman COTTAGE, barn and other outbuildings; fruit and shade trees in abundance, with one acre of land; a perfect gem; price, $5,000. HATCH & VAN DOREN, 610 Sixth-ave.

FOR SALE or RENT—One of the finest located PLACES on ORANGE MOUNTAIN; elegant Mansion, 18 rooms; with all modern improvements; fine stable, 12 ACRES of LAND; wood skirted; completely furnished; would EXCHANGE for improved city property. S. IRELAND, 201 Broadway.

FOR SALE OR RENT—One of the finest located places on Orange Mountain; elegant MANSION, 18 rooms, with all modern improvements; fine stable; 12 acres of land, well shaded; completely furnished. Would exchange for improved city property. S. IRELAND, 201 Broadway.

FOR SALE—At Roselle, on Central R. R. of N. J., 45 minutes from N. Y., a nearly new French-roof HOUSE of 15 rooms, finished oak water, bath, and marble mantels; wash-house attached; all necessary outs; fruit, shade, and ornamental trees nicely starched; all in good order, with or without furniture. Address A. A. BRISTOL, Box 3,232, N. Y. P. O.

FOR SALE —40,000 acres of LAND in Southern New-Jersey; will be sold in one body or in tracts of 5,000 acres and upwards. These are good lands, and are opened up by navigation and railroads. They contain good water, timber, wood, and cedar lumber. Address E. WRIGHT, Elwood, New-Jersey.

FOR SALE —Handsome Suburban RESIDENCE, Trenton, N. J., on Greenwood-ave.; lot, 125x200. The mansion house is large and stylish, finished in the best manner, with all the modern conveniences, built of brown-stone. Owner going to Europe. Apply to SAMUEL L. BAILY & SON, Real Estate Agents, No. 45 East State-st., Trenton, N. J.

FOR SALE OR EXCHANGE—A splendid Building Plot of 18 acres, in the midst of valuable and elegant improvements, at Tenafly, N. J.; few minutes' walk from railroad depot; price, $10,000; easy terms; or will trade for improved property in New-York, Brooklyn, Jersey City, or any part of Hudson County, Passaic, Englewood, Montclair, or Newark; other Jersey City improved and unimproved real estate to trade for outside property. Call on or address J. M. GIBSON, Auctioneer, 27 Montgomery-st., Jersey City. Send stamp for circular.

FOR SALE, RENT, or EXCHANGE—In the City of New-Brunswick, N. J., on Livingston-ave., very pleasantly located, a HOUSE containing 12 or 13 rooms, carriage-house, stables, &c.; excellent garden; fruit in abundance, &c., &c. Also, a large HOUSE on Albany-st., lot 40x100 feet, near the river; will exchange for a first-class dwelling house in City of New-York.

Have also for sale or lease on long time, six acres of land on Staten Island, in healthy location, commanding a beautiful view; situate on the Richmond-road, between the first and second landings.

For particulars inquire of R. N. KITCHING, 65 Broadway.

MORRISTOWN REAL ESTATE AGENCY.—PROPERTY of all kinds for SALE and RENT. For particulars, address THEODORE AYERS, Morristown, N. J.

ORANGE, N. J., and Vicinity—(Specialty)—Great variety property for sale, rent, or exchange. I. H. GERRY, 39 Nassau-st., corner Liberty. Call for Rent and Sale Catalogues.

ORANGE, N. J.—At MONTROSE STATION.—Very complete NEW HOUSES; superbly located; gas and all possible improvements; $3,500; rent $300. PIER STALLENECHT, owner, on premises; HAMILTON & WALLIS, 9 Nassau-st.

ORANGE, N. J., Llewellyn Park and Orange Mountain. Macadamized roads. Villa Sites and Building Lots for sale. Prices moderate, terms liberal. L. F. HASKELL, Owner, Room 19, No. 39 Nassau-st., N. Y.

THE NEW CITY OF WYOMING, 15 miles from New-York.—HOUSES and LOTS, in superior localities, for SALE on easy terms. Parties wishing to visit grounds can take 2:30 p. m. train on Mondays and Fridays, stop at Wyoming Depot, remain one hour and a half, and return. Tickets at reduced rates at Wyoming Co.'s office, where all particulars will be given. O. H. PIERSON & Co., Auctioneers and General Agents, Wyoming Co., 5 Pine-st.

VALUABLE TRACT of LAND, 25 acres, on the railroad, near depot, in New-Jersey, 50 minutes from New-York, 200 trains passing it daily; fare one hour; lot 800 feet deep; terms easy. Inquire of W. W. JONES, at Sheridan, Post & Co.'s, 116 Nassau-st., New-York.

$1,250 CASH, and $1,000 Mortgage.—A well-built, pleasant, and convenient COTTAGE for SALE in a good neighborhood, Montclair, New-Jersey. It contains five rooms, and is situated four minutes' walk from Walnut-street station on the Midland Railway; one hour from Cortlandt or Desbrosses-st. Ferries. Lot contains about a quarter of an acre, with excellent water, fruit trees, and grapevines. ALOS BROADNAX, 26 Broad-st.

ORANGE AND VICINITY, SPECIALTY.

All classes of property, sales from 5 to 50 thousand; 60 properties to rent, either furnished or unfurnished. HAMILTON & WALLIS, 9 Nassau-st.

Country Real Estate for Sale.

A VALUABLE FARM for SALE on the north side of Long Island, within one minute's walk of the railroad depot. Inquire of SAMUEL CANTRELL, 241 Fourth-ave., New-York.

ALL SOUTHERN INFORMATION FOUND in THE SOUTH, Alabama and Georgia illustrated numbers already issued. Everybody should read it. 83 a year; single copies, 10 cents. Office, 401 Williams-st.

A LARGE number of COUNTRY HOUSES and other property, on the line of the Hudson River, FOR SALE. Full particulars with S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

A GOOD HOUSE and STABLE, with 10 city lots, for SALE at Inwood-on-the-Hudson, three minutes' walk from Inwood depot, 25 minutes' from Thirteenth-st. depot. Will sell at a bargain. Apply to H. R. DREW & Co., 2 West Twenty-third-st., Fifth Avenue Hotel.

A.—FOR SALE—24 LOTS on the Hudson, near Two-hundred-and-eighth-st.; fine location; high ground; extensive view of the Hudson River, &c. This property will be sold at a fair valuation to a prompt purchaser. Apply to H. R. DREW & Co., 2 West Twenty-third-st., Fifth Avenue Hotel.

ASTORIA—To close estate, desirable DWELLING and eight LOTS adjoining Ravenswood, near steamboat landing and directly opposite Dr. Sanford's house; built of stone, very substantial; 27x37; 13 rooms; will be sold on easy terms and at a great bargain. Apply to JERE. JOHNSON, jr., 21 Park-row, N. Y.

AT ORANGEBURG MILLS, Rockland Co., New-York, a GARDEN FARM of 20 acres for SALE, containing 9 on buildings, no debt, but cellar completed. The farm has 150 apple trees and 20 pear trees; is within two miles of three stations. Price low for cash. Address Capt. JOSEPH POTTER, Blauvelt-ville, Rockland Co., New-York.

AT YAPHANK, L. I.—A beautiful, roomy COTTAGE and Outhouses, and two acres of ground, all under the highest cultivation, with apple, peach, pear, and plum trees, currants, strawberries, and other small fruits; situated on Carman's River, a celebrated trout stream. Price low; terms easy. Inquire of JOHN P. MILLS, Yaphank, or Manhattan Oil Co., 16 Broadway, New-York.

AT FLUSHING, L. I., ONE HOUR FROM CITY HALL, 44 TRAINS DAILY. CHURCHES, &c., FOR SALE ON EASY TERMS. A BUILDING LOT, 125x185 ft., located in one of the most elevated positions in the village. Apply to J. L. STEELE, FLUSHING L. I.

A COUNTRY SEAT ON THE HUDSON RIVER FOR SALE. The RESIDENCE of the late S. T. Clarke, situated at CROTON LANDING, will be sold on very favorable terms. The property comprises upwards of 36 acres of land under a high state of cultivation, and well stocked with fruit trees of all descriptions. The buildings on premises consist of a two-story modern Cottage House, containing 12 rooms, with closets and bath-room, a good barn, and other out-buildings. The house is about three-quarters of a mile from the station. The land is all on the westerly side of the New-York and Albany post-road and extends to the river, and could be easily subdivided into a number of villa sites. Full particulars in regard to terms and a map of the property can be seen on application to EDWARD CLARKE, Tribune Office.

CONVENIENT new RESIDENCE, with one-half an acre (or more) of LAND, three minutes from depot, Adams Express, and P. O., one hour from New-York, with quick transit, the best water, unfailing stream; hot and cold water. Price, $7,000. Address ARTHUR E. SPELDING, Riverside Sta., Conn.

COUNTRY SEAT on PASSAIC RIVER.—To LET or for SALE—Ten miles from New-York, Cottage, 12 rooms; stable and outbuildings; 10 acres; private water-front along the entire lawn; all kinds very fine fruit and all forest trees; situation very beautiful and picturesque; within an hour; depot half a mile from house; rent, $700. Also, large house in Italian style; 16 rooms, bars, and stable; 20 acres; private water front; rent, $1,200. Apply to Mr. VAN ZANDT, 19 West Twenty-first-st.

FOR SALE—Hudson River front MANSION, 4 acres, $16,000; 30 acres in lots. C. H. GREEN, Nyack, N. Y.

FOR SALE, at low price, terms easy, handsome COTTAGE, modern improvements, river view, 20 minutes from New-York, near station. Apply to owner, 51 Pine-st., Room 11.

FARM of 87 acres for SALE at Sleepy Hollow, 24 miles north-east of Tarrytown; will be sold on easy terms. Apply to J. ROMAINE BROWN, 1,250 Broadway.

FARMS, BUILDING SITES, HOUSES, and LOTS for SALE, on the line and in vicinity of the Hudson River. S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

FARM of 44 ACRES, on high ground, 1½ miles east of Kensico Station on Harlem Railroad, or three miles west of Tarrytown on Hudson River Railroad. Apply to J. ROMAINE BROWN, 1,250 Broadway.

FOR SALE—A splendid HOME in the country; 30 acres; large house, barns, &c.; plenty shed; fruits of all kinds; location unsurpassed; near depot, 1½ hours' ride from N. Y. City Hall. Apply to WM. MACKAY, Somerville, N. J.

FOR SALE or to RENT at Inwood-on-the-Hudson (Two-hundred-and-eighth-st.), a new 3-story VILLA, 10 rooms, on high ground, handsomely shaded; fine view; every modern improvement. For particulars, inquire of H. R. DREW & Co., 2 West Twenty-third-st., Fifth Avenue Hotel.

FOR SALE—At Nyack on the Hudson, from FIVE TO TWELVE ACRES OF GROUND, on easy terms; ground high; view extensive; water good. Inquire of EDWIN ROSS, Real Estate Agent, Nyack, or of A. STRAUB, on the premises.

FOR SALE OR EXCHANGE—At Flushing, immediate possession, beautiful RESIDENCE; situation elevated; beautiful views; eminently healthy; near depot; thirteen rooms; all city conveniences; carriage-house, bonnery; four acres, finely fruited and improved. JAMES R. PARSONS, 34 Pine-st.

FARMS for SALE—30 acres, one hour from city, price $4,000; 87 acres, stock, crops, &c., $8,500; 120 acres, fine dairy farm, $11,000; 200 acres, good improvements, $25,000. Also great variety in Orange, Rockland, Westchester and Dutchess Counties, and the best sections of New-Jersey, from 20 to 500 acres; several to EXCHANGE. S. IRELAND, 201 Broadway.

FOR SALE or EXCHANGE—An elegant COUNTRY RESIDENCE on Staten Island, near Clifton; large mansion; all modern improvements; out buildings complete; 20 acres of land, under high state of cultivation; abundance of choice fruits; well shaded; fine view of New-York City and Bay; everything in complete order; furnished or unfurnished. S. IRELAND, 201 Broadway.

FOR SALE OR EXCHANGE—An elegant Country Residence on Staten Island, near Clifton; large mansion, all modern improvements, outbuildings complete; 20 acres of land under high state of cultivation; abundance of choice fruits, well shaded; fine view of New-York City and Bay; everything in complete order; furnished or unfurnished. S. IRELAND, 201 Broadway.

FOR SALE or to RENT—At Meredith, six miles from Delhi, Delaware County, N. Y., a GRASS FARM of three hundred acres, with first-class farm-house and all necessary outbuildings, and stake for sixty head of cattle. The house and stable for two horses and pasture for two cows, is $150 a year rent. The whole farm for $420 a year. Address ALONZO PLACE, Hudson River Institute, Claverack, N. Y.

FOR SALE—A VERY DESIRABLE RESIDENCE, STRAWBERRY HILL, STAMFORD, CONN. The house is partly furnished, and is in perfect order inside and out; 16 rooms, hot and cold water, bath-room, laundry and stationary washtubs. Gas throughout. Carriage-house 42x25, with bed-room attached for coachman; stable for five horses. Chicken yard and hennery. Lot 165 feet by 400 feet, commanding an extensive view of Long Island Sound, and is pleasantly shaded with elms, maples and evergreens. Abundance of fruit and a large and well-stocked grape vine. Apply to R. H. RICKARD, No. 19 Nassau-st., or at his residence, adjoining the property.

GOOD INVESTMENTS—Property on the banks of the Hudson is becoming more and more valuable every year. Farms, Building Lots, and large Tracts of Land for sale, by S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

GREENWICH—First-class FARM for SALE; 125 acres; smooth ridge land; watered by running stream; new modern house, erected for a gentleman's residence; numerous outbuildings; fine elevation; unrivalled prospect of sea and land; healthiness unsurpassed; price, $16,000; terms cash required. Address J. W. ATWATER, Riverside Station, Conn.

HUDSON RIVER PROPERTY, and in its vicinity, of every description, for SALE and to LET, by S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

HOUSE and LOT for SALE—In the village of Wappinger's Falls, eight miles south of Poughkeepsie, and two miles back of New-Hamburgh, on Hudson River R. R. The lot is 100x150, with the fruit and shade trees, grapes, &c., and is located in the most desirable part of the village; there is also a good sized barn on the premises. The house has 12 rooms, and has recently been put in complete order; has gas throughout, bath-water, &c., and is heated by a large furnace; price, $10,000. A two-manual pipe organ, with 16 stops; a Steinway grand piano, furniture, and carpets will be sold with the house, if desired. Further information may be had from the owner, John McKinley, on the premises, or of C. W. Sewell, 7 and 9 Warren-st.

LARGE TRACTS of LAND, in full view of the Hudson River, easy of access to the city, for sale cheap, and on easy terms. S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

PARTIES having PROPERTY for SALE on the line of the Hudson River can find purchasers by putting it in the hands of S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

PARTIES desirous to purchase or rent property on the banks of the Hudson River, will find it to their advantage to consult S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

RIVERSIDE ON THE SOUND, 30 miles via New-Haven Railroad—Beautiful sea-shore RESIDENCE for SALE; 11 rooms; modern improvements; complete for Summer or Winter occupancy; over 16 city lots; first-class, growing neighborhood; extremely healthy; $9,000; descriptive circular. Address J. W. ATWATER, Riverside Station, Conn.

S. EMBERSON has made Hudson River real estate a specialty for the last 10 years, and is fully acquainted with the value and location of almost all the property in its vicinity. S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

STAMFORD—Large modern HOUSE; 21 rooms; Mansard roof; tower; vestibule entrance; carriage-house; 80 acres land; beautiful trout stream; neighborhood pleasant and extremely healthy; five minutes' walk from a railroad station; price $12,000; absolutely a bargain; must be sold. Address J. W. ATWATER, Riverside Station, Conn.

$25 LOTS—Delightful location, Bay Shore, Long Island, near depot, schools, churches; fare by commutation, 16 cents; splendid water; healthy location; close to the Great South Bay; no such opportunity ever offered for safe investment. PIONEER HOME SAVINGS BANK, 71 Broadway, Room 69.

3,430 ACRES GEORGIA FARMING LANDS for SALE on favorable terms. Comprising SEVEN LOTS, containing 490 acres each, located in the Thirteenth District of Schley and Clinch Counties, and known as Nos. 34, 35, 399, 455, 456, 546, and 571. The lands are unimproved, but are well adapted to the cultivation of Cotton. Address A. W., Box 127 Tribune Office.

Auction Sales of Real Estate

ADRIAN H. MULLER, Auctioneer.

MAPS OF THE LARSEN ESTATE NOW READY AT OFFICE OF ADRIAN H. MULLER, P. R. WILKINS & Co., AUCTIONEERS, NO. 7 PINE-ST. (6399)

JERE. JOHNSON, jr., Auctioneer.

BY JERE. JOHNSON, jr., Office, No. 21 PARK-ROW, opposite new Post-Office, Astor House, and the terminus of all the city car lines. REAL ESTATE PROMPTLY SOLD AND EXCHANGED. Auctioneering of Stocks, Furniture, Merchandise, &c. All Auction Sales made in Exchange Salesroom reported on my Bulletin Board in advance of any newspaper.

ADRIAN H. MULLER, Auctioneer.

EXECUTRIX'S SALE of desirable LOTS on Tenth-ave., corner of Ninety-ninth-st. ADRIAN H. MULLER, P. R. WILKINS & Co. will sell at auction, On THURSDAY, April 17, At 12 o'clock, at the Exchange Salesroom, 111 Broadway, by order of CELESTE CHAVELL, Executrix of MARTHA CHAVELL, deceased, 1—TWENTY-ONE Lots on the east side of Tenth-ave., commencing on the south east corner of Ninety-ninth-st. TENTH-AVE.—1 Lot on the north-east corner of Tenth-ave. and Ninety-ninth-st. (6379)

Auction Sales of Real Estate.

ADRIAN H. MULLER, Auctioneer.

EXECUTOR'S SALE of VALUABLE LOTS on THIRD-PLACE, BROOKLYN, and DWELLING and PLOTS at MOUNT VERNON, WESTCHESTER COUNTY.—ADRIAN H. MULLER, P. R. WILKINS & Co. will sell at auction, on MONDAY, April 21, at 12 o'clock, at the Exchange Salesroom, 111 Broadway, by order of the Executors of DAVID S. BROWN, deceased:

THIRD-PLACE—3 LOTS on the south side of Third-place, commencing 25 feet west of Smith-st.

SECOND-AVE., MOUNT VERNON.—The 3 PLOTS of LAND situate on the south side of Second-ave., commencing on the south west corner of Third-st. On the corner plot is a 2½-story frame Dwelling in good order. Plots each fronting 100 feet. (6,399)

MORRIS WILKINS, Auctioneer.

EXECUTORS' SALE of PROPERTY in BRONXDALE, town of Westchester. R. H. LUDLOW & Co. will sell at auction, on TUESDAY, April 22, 1873, at 12 o'clock m., at the Exchange Salesroom, 111 Broadway, N. Y., by order of the executors of James Bolton, deceased, the RESIDENCE of the late James Bolton, situated on the road leading from New-York to White Plains, in the village of Bronxdale, town of Westchester, situated about a quarter of a mile east of Harlem Railroad, and about equidistant from Fordham and Williamsbridge stations; buildings consist of Dwelling, 32.6x41 feet, with wing, Carriage-house and Barn, 32x34 feet, large Wash-house, large grounds, 6 5-100 acres, laid out in Lawn, Garden, and Pasture; 50 per cent may remain on bond and mortgage for one year.

JAMES M. HOLTON, ANDREW FINDLAY, CHARLES BATHGATE, } Executors.

Maps, &c., at the office of the Auctioneers, 3 Pine-st., N. Y.

JERE. JOHNSON, jr., Auctioneer.

GREAT SPECULATION for Market Gardeners, Speculators, Investors, or Horticultural Associations, at a POSITIVE CASH AUCTION SALE, to be made by JERE. JOHNSON, jr., at 12 o'clock, on TUESDAY, April 22, At EXCHANGE SALESROOM, 111 Broadway, N. Y., of the farm of Dr. SAMUEL S. HAYPERS, deceased, situated at Jamaica, L. I., on the corner of Van Wyck and Liberty-aves., almost directly opposite the Jamaica Lot Association Grounds, and nearly adjoining the Talbot Long, close to the depot and the proposed junction of the new Bay Ridge Railroad and the South Side Railroad, and but a short distance from two depots in Jamaica; the farm will be sold in plots of four acres. In one of the plots there are a good house and outbuildings. The sale will be positive, to order of heirs. Ten per cent on day of sale; balance in thirty days. Maps at 21 Park-row, New-York.

MORRIS WILKINS, Auctioneer.

NORTH-EAST corner Broadway and Sixth-st., Morrisania.—E. H. LUDLOW & Co. will sell at auction, on TUESDAY, April 22, 1873, at 12 o'clock, at the Exchange Salesroom, 111 Broadway (Trinity Building), N. Y.

BROADWAY.—The two-story frame dwelling, 25x72, with wing, 16x16 feet, situated on the northeast corner of Broadway and Sixth-st, Morrisania; house contains gas and water, 11 rooms, and is in good order. Plot, 110 feet front, 400 feet rear, by 125 feet deep.

Home-ave., from Harlem Bridge to West Farms Village, pass this property.

Clear at sale. Possession on delivery of the deed.

Maps and permits at the Auctioneer's office, No. 3 Pine-st., N. Y. (6248)

JERE. JOHNSON, jr., Auctioneer.

OPENING OF SUBURBAN SEASON. FREE PASSES. COLLATION. HARRISON. IMPORTANT SALE. N. J. WONDRAS'S SPLENDID PROPERTY AT ASTORIA, LONG ISLAND CITY, ON THE PREMISES, MONDAY, April 21, at 3 o'clock.

Large and elegant Mansion and grounds on Henry-st.; comfortable Cottage on Flushing-ave.; desirable Plot on Flushing-ave.; vacant lots on Clarke-st.; choice Lots on Second-ave.; all to be sold on very easy terms, without regard to price. Maps and free passes of JERE. JOHNSON, jr., 21 Park-row, N. Y.

JERE. JOHNSON, jr., Auctioneer.

THURSDAY, April 24, At 12 o'clock, at Auction Exchange, 739 and 401 Fulton-st., Brooklyn.

VALUABLE HOUSES AND LOTS.

No. 192 LUQUER-ST.—Substantial brick house, 16x36x16, in fine order; worth $6,500, will be started at $4,000 and sold to the highest bidder.

LUQUER-ST. opposite above, 3 lots.

WILLIAMSBURGH PROPERTY.

No. 234 NORTH SEVENTH-ST., Cottage House.

Nos. 240 and 250 SEVENTH-ST., corner North Seventh, Brooklyn File Works, Manufactory, 3 houses, shops, stables, &c.

NORTH SEVENTH-ST., near Union-ave., 7 good lots.

UNION-AVE., near Waberson-st., 5 good lots. Also, Brick House in SNELL'S ALLEY, between Nassau and High-sts., and near Fulton-st., Ferries, &c.

Terms easy. Maps, &c., at office of JERE. JOHNSON, jr., 21 Park-row, N. Y., and 399 Fulton-st., Brooklyn.

ADRIAN H. MULLER, Auctioneer.

PEREMPTORY SALE

By Order of Executors.

HARSEN ESTATE.

Adrian H. Muller, P. R. Wilkins & Co.,

WILL SELL AT AUCTION, ON

THURSDAY, APRIL 24,

AT 12 O'CLOCK, AT THE EXCHANGE SALESROOM, No. 111 Broadway, by order of JACOB HALSTED, JAMES N. PLATT, and JOHN H. RHOADES, esqs., Executors of Jacob Harsen, M. D., deceased,

250 LOTS,

SITUATE ON THE

GRAND BOULEVARD,

FRONTING THE

PLAZA.

Between 70th and 71st-sts.

ALSO, ON

11th and 12th-aves., 70th, 71st, and 72d-sts.

These lots are in the immediate vicinity of the

CENTRAL

AND OPPOSITE

RIVERSIDE PARK,

are on high ground, with good soil, having a commanding view of the

HUDSON RIVER,

and rank among the most choice in the City of New-York,

ALSO

VALUABLE WATER GRANTS

ON THE

NORTH RIVER,

Between 70th and 72d-sts.

SEVENTIETH-ST. IS REGULATED AND SEWERED. SEVENTY-SECOND-ST. IS REGULATED.

RAPID TRANSIT

The Gilbert Elevated Road, of the construction of which there can be little doubt, will bring this property nearer Wall-st. in point of time than Eighth-st. now is. The property will be sold subject to the restriction against saloons, as contained in the Harsen deeds.

Title indisputable, having been in the Harsen family considerably over

100 YEARS.

Seventy per cent may remain on bond and mortgage.

Maps at the office of the Auctioneers, No. 7 Pine-st. (6398.)

Houses and Farms Wanted.

A PHYSICIAN'S OFFICE wanted in private house, reception room of English basement house, or extension room of high stoop house; location, Madison to Sixth-ave., and below Thirty-eighth-st. A. C. LOOMIS & Co., 1,234 Broadway.

Real Estate to Exchange

CITY FOR COUNTRY.—An elegant and first-class, four-story, high-stoop, brown-stone RESIDENCE, on Fifty-seventh-st., between Eighth and Ninth-aves. (first block in the city), including the new and expensive furniture, for a small place in the country, worth from $6,000 to