REAL ESTATE.

NEW-YORK, Thursday, April 24, 1873.

As was expected, the Exchange was densely crowded at noon, to-day, the occasion being the sale of 250 lots of ground, located on the Boulevard, Eleventh and Twelfth-aves., Seventieth, Seventy-first and Seventy-second-sts., including several very valuable water grants, the whole being a portion of the "Harsen" estate, sold by order of Jacob Halsted; James N. Platt and John H. Rhodes, executors.

Owing to the large number of similar sales made during this Spring season, very many of those specially interested in west side properties, were fearful that the offerings of to-day would not meet with active competition, and consequently not realize satisfactory prices; the results, however, most conclusively show that, no matter how numerous the offerings, nor how frequent, whenever the property put up is well located, and sold upon favorable terms, bidders entirely willing to pay fair prices are at all times forthcoming. So far as the lateness of the hour after the close of to-day's sale permitted us to gain information, the sale to-day has given every satisfaction to West side operators generally, both as to the prices obtained and to the evident appreciation placed upon the location. It certainly speaks well for the future of all well located real estate on this island when, notwithstanding the large amount of property recently disposed of at auction and the general uncertainty felt as to the future of the money market, a disposition of this magnitude can be made. It was a noticeable feature of to-day's sale that, in a majority of instances, the buyers were not among the regular speculative operators, showing that the outside public are daily becoming more anxious to make investment in real estate, especially whenever they can feel assured that they are not to be in any way made the victims of inexperience, and are not to be over-induced to bid by systematic underbidding. The auctioneer, Mr. Adrian H. Muller, in this instance publicly stated, just previous to opening the sale, that the property was to be put up and unreservedly sold to the highest bidder. The entire confidence placed in all statements made by this firm undoubtedly fully impressed the audience with the fairness of the sale, and as a consequence the bidding was spirited throughout, resulting in the disposal of property aggregating nearly $1,100,000. We append full particulars.

In addition to the sales of city property made to-day, Mr. Jere. Johnson, jr., disposed at auction of several parcels of Brooklyn realty aggregating $26,410, particulars of which will also be found appended.

EXCHANGE SALES, APRIL 24.

Thirteenth Estate.

One lot, 25.5x100, located on the south-westerly corner of Boulevard and Tenth-ave. plans and Seventy-first-st., to Benj. Richards for $22,000.

One lot, 25x100, next adjoining on the southerly side, to J. R. Smith for $22,[illegible].

One lot, 25x100, next adjoining on the southerly side, to same purchaser for $22,[illegible].

One lot, 25x100, next adjoining on the southerly side, to same purchaser for $22,500.

One lot, 25x100, north-westerly corner of Boulevard and Seventieth-st., to H. Senior for $20,500.

One lot, 25x100, next adjoining on the northerly side, to Clinton Gilbert, for $20,[illegible].

One lot, 25x100, next adjoining on the northerly side, to same purchaser, for $20,[illegible].

One lot, 25x100, next adjoining on the northerly side, to J. R. Smith for $21,000.

One lot, 25x100.5, located on the northerly side of Seventieth-st., commencing 100 feet westerly from Tenth-ave. (and Boulevard), to J. R. Smith, for $[illegible].

One lot, 25x100.5, next adjoining, on the westerly side, to same purchaser, for $21,000.

One lot, 25x100.5, next adjoining, on the westerly side, to same purchaser, for $21,000.

Four lots, each 25x100.5, next adjoining, on the westerly side, to Clinton Gilbert, for $[illegible] each.

Three lots, each 25x100.5, next adjoining, on the westerly side, to B. L. Wheelwright, for $20,000 each.

Three lots, each 25x100.5, next adjoining, on the westerly side, to Clinton Gilbert, for $[illegible] each.

Four lots, each 25x100.5, next adjoining, on the westerly side, to Clinton Gilbert, for $[illegible] each.

Four lots, each 25x100.5, next adjoining, on the westerly side, to E. Beebe, for $[illegible] each.

Three lots, each 25x100.5, next adjoining, on the westerly side, running to within 100 feet of Eleventh-ave., to E. Beebe for $5,250 each.

Three lots, each 25x100.5, on the southerly side of Seventy-first-st., commencing 100 feet westerly from the Boulevard (Tenth-ave.), to A. R. Smith for $[illegible] each.

Five lots, each 25x100.5, next adjoining, on the westerly side, to Benj. Richards for $[illegible] each.

Five lots, each 25x100.5, next adjoining, on the westerly side, to E. Oberman for $[illegible] each.

Five lots, each 25x100.5, next adjoining, on the westerly side, to same purchaser for $[illegible] each.

Six lots, each 25x100.5, next adjoining, on the westerly side, running to within 100 feet from Eleventh-ave., to E. Oberman for $5,000 each.

One lot, 25x100, north-westerly corner of Eleventh-ave. and Seventieth-st., to J. Wilcox, for $6,000 each.

Three lots, each 25x100, next adjoining, on the westerly side, running to within 100 feet from Eleventh-ave., to E. Oberman for $5,000 each.

One lot, 25x100, north-westerly corner of Eleventh-ave. and Seventy-first-st., to J. Wilcox, for $6,000 each.

Three lots, each 25x100, next adjoining, on the westerly side, to Benj. Richard for $6,025 each.

One lot, 25x100, north-westerly corner of Eleventh-ave. and Seventy-first-st., to J. Wilcox for $6,000.

Three lots, each 25x100, next adjoining, on the northerly side, to Benj. S. Wheelwright for $6,500 each.

One lot, 25x100, next adjoining, on the northerly side, together with a gore lot, 17.2 front, 30.10 rear, by 100, next adjoining, on the westerly side, and together to P. G. Weaver for $10,000 each, $20,200 for the two.

One lot, 25x100, northerly side of Seventy-first-st., together with a gore lot, about 47 feet deep, adjoining, on the rear, to P. G. Weaver, for $[illegible] each.

Four lots, 25x100, next adjoining, on the westerly side, with two gore lots, adjoining, on the rear, about 51 feet deep, to Philip Van Valkenburgh, for $5,300 each.

Four lots (similar), including the rear gores, next adjoining, on the west side, to same purchaser, for $5,500 each.

Four lots (similar), next adjoining, on the westerly side, to J. Ellison, for $[illegible] each.

Two lots, each 25x100, northerly side of Seventy-first-st., 38 feet 3 inches easterly from Hudson River Railroad track, together with two gore lots adjoining, on the rear, about 34 feet deep; sold together for four lots to C. R. Wheeler, for $9,100 each.

Two lots, each 25x100, next adjoining, on the easterly side, together with the two gore lots adjoining gore lots, 52.6 feet deep, to Clinton Gilbert, for $[illegible].

Two lots, each 25x100, next adjoining on the easterly side, together with the two gore adjoining gore lots, 72.6 deep, to P. G. Weaver, for $[illegible] each.

Two lots, each 25x100, next adjoining on the easterly side, with two rear adjoining gore lots, 65.7 deep, to J. R. Smith, for $[illegible] each.

Two lots, each 25x100, next adjoining on the easterly side, with two rear adjoining gore lots, 65.7 deep, to same purchaser, for $6,000 each.

Five lots and gores, 20.3 front, 65.9 rear x100 on easterly and 100.1 on westerly line, north side of Seventy-first-st., running westerly from the line of the Hudson River Railroad, to Benj. S. Wheelwright, for $[illegible] each.

One lot, 25.3x100, north-westerly corner of Eleventh-ave. and Seventieth-st., to E. Oberman, for $[illegible].

Three lots, each 25x100, next adjoining on the westerly side, to E. Oberman, for $6,000 each.

One lot, 25.3x100, south-westerly corner of Eleventh-ave. and Seventy-first-st., to J. Wilcox, for $19,000 each.

Three lots, each 25x100, next adjoining on the southerly side, to E. Oberman, for $6,100 each.

Three lots, each 25x100.5, northerly side of Seventieth-st., commencing 100 feet easterly from Eleventh-ave., to C. Gilbert, for $4,400 each.

Five lots, each 25x100.5, next adjoining on the westerly side, to B. S. Wheelwright, for $3,950 each.

Seven lots, each 25x100.5, next adjoining on the westerly side, to C. Gilbert, for $3,600 each.

Two lots, 46.8 front, 52.9 rear x100.5, next adjoining on the westerly side, runner to the line of the Hudson River Railroad, to C. Gilbert, for $3,000 each.

Four lots, each 25x100.5, southerly side of Seventy-first-st., commencing 100 feet westerly from Eleventh-ave., to John Hooper, for $4,400 each.

Five lots, each 25x100.5, next adjoining on the westerly side, to C. Gilbert, for $4,025 each.

Six lots, each 25x100.5, next adjoining, on the westerly side, to C. Gilbert, for $2,300 each.

Two lots, each 25x100.5, and one lot, 20.9 front, 12.9 rear, by 100.5, next adjoining, on the westerly side, adjoining the line of the Hudson River Railroad, to J. Ellison, for $2,300 each.

The water grants from the City of New-York, running westerly from the line of the Hudson River Railroad to the Thirteenth-ave. (or to the bulkhead as established), between Seventieth and Seventy-second-sts., purchased by C. Gilbert, for $101,500.

Sale by Jere. Johnson, jr., auctioneer, at Auction Exchange, Nos. 389 and 401 Fulton-st., Brooklyn, Thursday, April 24, 1873:

8 lots on Union-ave. bet Jackson and Walker-sts, M Coklmeier. $3,125
7 lots on North 7th-st. bet 7th and North 24-sts. H Kielman..... 3,950
1 lot on North 7th-st. near 7th-st, M E Doyle..... 1,710
Factory property on North 7th and 7th-sts. M Koblmeier..... 4,225
1 house on Leonard-st. bet Court and Clinton-sts, Mrs Harding. 5,000
3 lots on Leonard-st. bet Court and Clinton-sts, J Brewster.... 3,000
1 house and lot on Stella-alley, bet High and Nassau-sts, J Brewster..... 3,400

The following sales are announced to be made at the Exchange to-morrow:

Friday, April 25.—By E. H. Ludlow & Co.

Legal sale, under the direction of Edward S. Dakin, referee, two houses and lots, each 17.6x66.11, located on the northerly side of One-hundred-and-third-st., commencing 68 feet westerly from Third-ave.

By Wm. Kennedy.

By order of the Sheriff, premises 30x33, located south-westerly corner of Seventh-ave. and Twenty-second-st., also 22x60, adjoining on the rear; and by the same order, 3 lots, 20x80 each, located on the westerly side of Second-ave., commencing 63 feet southerly from Twelfth-st.

By James M. Miller.

Legal sale, under the direction of R. C. Beamish, referee, one lot, 25.6x81.10x24.3x80.6, located on the south-easterly corner of Third-ave. and Eighty-eighth-st.

By A. J. Bleecker, Son & Co.

Sale of six lots, each 25x100, located on the southerly side of Twenty-third-st., commencing 425 feet westerly from Tenth-ave., together with the two-story brick buildings thereon, now used for manufacturing purposes.

OFFICIAL TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Cannon-st, e s (No 90), 200 ft n of Rivington-st, 25x100	$23,700
Ridgley-st, e s, 126.2 ft n of Rivington-st, 24x88	15,500
Jane-st, n s (No 54), 96.6 ft e of Hudson-st, 25x92.3	23,000
Rutgers-st, w s, 25 ft s of Henry-st, 25x64.7	11,000
Sedgwick-st, e s (No 22), 25x100	16,100
Water-st, n s (No 614), 125 ft w of Jackson-st, 25x100	15,100
14th-st, n s, 100.2 ft e of 4th-ave, 24.2x103.1	32,000
19th-st, n s, 294.10 ft w of 6th-ave, 20x59	23,000
30th-st, s s, 210 ft e of 2d-ave, 20x98	18,000
37th-st, n s, 160 ft w of 6th-ave, 20x98.9	26,000
38th-st, s s, 110 ft e of 3d-ave, 18.9x98.9	14,500
38th-st, n s, 220 ft e of 8th-ave, 20x98.9	16,000
126-st, n s, 275 ft w of 3d-ave, 20x99.9	12,500
38th-st, n s, 222.7 ft e of 3d-ave, 22.6x98.9	22,000
48th-st, s s, 228.4 ft w of 9th-ave, 21.8x100	35,000
Same property	35,000
50th-st, n s, 245 ft w of 3d-ave, 20x100.5	15,000
53d-st, s s, 100 ft e of 10th-ave, 20x100.5	12,000
53d-st, n s, 212.8 ft w of 8th-ave, 20.10x100	15,200
60th-st, n s, 150 ft w of 3d-ave, 20x100.5	15,750
87th-st, n s, 125 ft w of 10th-ave, 25x100	9,000
40th-st, n s, 70.5 ft e of 1st-ave, 16x100.4	16,000
61st-st, s s, 160 ft w of Lexington-ave, 12x100.5	22,000
86th-st, n s, 125 ft e of Madison-ave, 25x100	45,500
76th-st, s s, 150 ft w of 1st-ave, 50x102.2; 76th-st, n s, 50 ft e of Avenue A, 25x76.7; Avenue A, n e corner of 75th-st, 51.7x70; First-ave, e s, 27.2 ft s of 79th-st, 50x84 }	$ part 5,200
41st-st, n s, 208 ft e of 10th-ave, 100x192.2	18,000
37th-st, n s, 155.3 ft e of 3d-ave, 18.11x77	14,000
114th-st, e s, 100 ft e of 2d-ave, 20x100.11	16,000
120th-st, n s, 250 ft e of 5th-ave, 25x99.11	7,000
123d-st, n s, 75 ft w of 10th-ave, runs n 99.11x w 96x n 61, 10x th s to a w corner of 10th-ave	5,000
Lexington-ave, e s, 100.5 ft n of 70th-st, 16.5—22 n e Vermilyea-ave, n s, 100 ft e of Academy-st, 150x150	7,000
1st-ave, s w corner of 102d-st, 100.11x125	20,000
Same property	20,000
Same property	20,000
1st-ave, e s, 50.9 ft s of middle line bet 120th and 121st-sts, runs s 25x100	12,000
3d-ave, w s, 74.1 ft n of 38th-st, runs n w to 2.11x th s w 16.8x th s e 36.6	16,500
3d-ave, w s, 66.5 ft s of 51st-st, 27x80	14,000
8th-ave, e s, 88.1 ft n of 24th-st, 20x80	40,000
8th-ave, n e cor of 43d-st, 25.2x100	1,100
11th-ave, s e cor of 76th-st, 75.4x100	40,000
LEASES.	
Broadway, No 36, } 5 years	$4,500
Broadway, No 69	
Chatham-st, Nos 12 and 15, 5 years	5,000
Dutch-st, No 12, store, etc, 5 years	1,200
Delancey-st, No 39, 3 years	1,080
Spring-st, No 304, 3 years	....

City Real Estate for Sale.

A.—$30,000.—FORTY-NINTH-ST., near Sixth-ave., four-story high stoop, brown-stone (21.4x50x100), in good order. HATCH & VAN DOREN, 610 Sixth-ave.

City Real Estate for Sale.

A.—THE elegant, and preeminently the cheapest, frescoed and painted 4-story, high-stoop, brown-stone HOUSE in Fifty-second-st., Fifth and Sixth-aves. 25x75x100. HATCH & VAN DOREN, 610 Sixth-ave.

A SUPERIOR brick STABLE (25x100), with 6 stalls and two box 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. (23.6x75x100); price, $75,000. HATCH & VAN DOREN, 610 Sixth-ave.

A PERFECT GEM.—Only $26,000.—Murray Hill.—Four-story brown-stone, high-stoop HOUSE (17.4x84x100); must be sold. HATCH & VAN DOREN, 610 Sixth-ave.

A FEW doors west of Fifth-ave. on Eleventh-st., is a four-story and basement HOUSE, two-story extension; 18 rooms; all improvements, superb order; fine yard, with arbors, fountains, &c., for SALE low. Other city property taken in part payment. M. T. WOOLLEY, 25 University-place.

BARGAINS on Fifth and Eighth-aves., fronting Central Park; on Sixth and Seventh-aves., above the Park; on Grand Boulevard and Riverside Park. Apply to WM. H. RAYNOR, 54 Pine-st.

FOR SALE—Superior HOUSES in first-class locations at all prices; also, some bargains. HATCH & VAN DOREN, 610 Sixth-ave.

FOR SALE.
A superior 4-story high-stoop brown-stone HOUSE, 21.6x55x100, in elegant order, Fifth and Sixth-aves. on Thirty-seventh-st. HATCH & VAN DOREN, 610 Sixth ave.

FOR SALE—A magnificent 4-story, high-stoop, brown-stone HOUSE with extension, 25x95x100, Fifth and Sixth-aves., on Fifty-sixth-st. HATCH & VAN DOREN, 610 Sixth-ave.

FOR SALE, at a bargain, by order of Executors, to close an Estate—No. 14 WEST WASHINGTON-PLACE, three-story and attic brick, high stoop, 22x87 feet; possession at an early date. (2369) HOMER MORGAN, 2 Pine-st.

TO PHYSICIANS AND OTHERS.—A fine brown-stone English basement HOUSE, 164 W. 34th-st., for SALE very cheap. Apply at house or 171 Broadway. W. P. SEYMOUR.

THE FOLLOWING superior built and elegantly finished HOUSES—Nos. 10 and 16 W. 53d-st., 27.6x55 and 35 ft. extension, and 25x76x100; prices low. Also, Nos. 12 to 24 E. 97th-st., 18 to 26 E. front, some with extensions. W. P. SEYMOUR, 171 Broadway.

Brooklyn Real Estate for Sale.

FOR SALE or TO LET—A three-story, high-stoop, brick HOUSE, No. 126 Third-place, Brooklyn. Inquire on the premises, or of G. R. DUTTON, 27 Park-place, N. Y.

FOR SALE, on EASY TERMS—LOTS Nos. 20 and 41 Remsen-st., 50x100, and 69, 70, 72, and 74 Montague-st., 100x100; House and Store No. 193 Pineapple-st., 25x60; 266 and 268 Washington-st., 46x70; House No. 179 Willoughby-st. House No. 197 Willoughby-st.; Houses Nos. 49, 51, and 53 Navy-st. GORDON L. FORD, 97 Clark-st., Brooklyn.

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

$3,000, PART CASH, will buy the neatest COTTAGE in Brooklyn; delightful location; 3 blocks from Prospect Park; 20 minutes' walk of ferry; near cars; well built, two-story, high-stoop, basement, and attic, frame filled in with brick to peak; seven fine rooms, beside attic, good dry cellar, and store-room extension; gas, water, sewer; perfect order; call and find it better than represented. OWNER, 209 Fourteenth-st., between Fifth and Sixth-aves., Brooklyn.

New-Jersey Real Estate for Sale.

FOR SALE BY
BLAKISTON, HOFFMAN & WILLIAMSON,
REAL ESTATE BROKERS,
218 FULTON ST., (corner Greenwich). Rooms 4 and 5.

BEAUTIFUL RESIDENCE FOR SALE, in Linden, New-Jersey, 15 miles from city; 24 trains daily, five minutes' walk from depot; fine shade; abundance of fruit; living brook through property; fine schools and churches; very healthy; large plot land, equal to over 60 city lots; house containing 12 rooms, in fine order. For particulars and view of property inquire of JERE. JOHNSON, jr., 21 Park-row, New-York.

FOR SALE CHEAP—A fine building LOT in N. J.; shade, fruits, &c.; 3 minutes from depot; 22 miles from N. Y. Address HAINES FREEMAN, Woodbridge, N. J.

FOR SALE, or EXCHANGE for Dry Goods—Rocky Hill, N. J. Railroad terminus, an Anglo-Norman COTTAGE, barn, and other outbuildings; fruit and shade trees in abundance; price only $5,000. HATCH & VAN DOREN, 610 Sixth-ave.

FOR SALE—A bargain, or exchange. A valuable TRACT of about 43 acres, (adjoining near Wyoming) Milburn, New-Jersey. First-class residence wanted. Balance can be adjusted. O. H. PIERSON & Co., 3 Pine-st.

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. To see land, land is and are opened up by navigation and railroads. They contain good water powers, good wood, and cedar timber. Address E. WRIGHT, Elwood, New-Jersey.

FOR SALE OR RENT—One of the finest located Residences on Orange Mountain; elegant mansion; 13 rooms, with all modern improvements; fine stables; 12 acres of land; well shaded; completely furnished; would exchange for improved city property. S. IRELAND, 201 Broadway.

FOR SALE OR EXCHANGE.—PASSAIC CITY—A very desirable RESIDENCE, first-class, all improvements; fine billiard room; convenient first of May; fine Rutherford palace cars; 20 trains daily; fare about eight (8) cents; seven churches; public schools and seminaries; gas, city water, &c., &c. Address HOME, Box 425, N.Y. City.

FOR SALE or RENT—Beautiful MANSION, 17 rooms, large piazza; 4 acres; grape arbor, lovely shade garden; 25 minutes' walk, two depots and Maple Wood Station, 15 miles from city, Morris and Essex; will rent cheap; just right for choice boarding-house or private residence; stables, carriage-house, &c.; Finch, Co., Wyoming. O. H. PIERSON & Co., Auctioneers, and dealers in real estate, 3 Pine-st., N. Y.

FOR SALE—A desirable RESIDENCE, 16 miles, one hour by Pennsylvania R. R.; two acres, part garden; many fruit trees; near depot; good location; all improvements; new barn, large henery; house, 11 commodious rooms, large closet room; growing place; school, churches, stores; will be sold for same as paid four years since, and no charge for considerable time in the river; satisfactory reasons. Apply immediately to owner, A. R. SOUTHWICK, 46 Broad-st.

FOR SALE—Handsome Suburban RESIDENCE, Trenton, N. J., on Greenwood-ave.; lot, 125x400. The mansion house is large and stylish, finished in the best manner, with all the modern conveniences, built at from $40,000 to $50,000; owner going to Europe. Apply to SAMUEL L. SAILY & SON, Real Estate Agents, No. 45 East State-st., Trenton, N. J.

ORANGE, N. J., and Vicinity—(Specialty)—Great variety property for sale, rent, or exchange. I. H. GERRY, 8 Nassau-st., corner Liberty. Call for Rent and Sale Catalogues.

ORANGE, N. J.—AT MONTROSE STATION.—Very complete NEW HOUSES; sunny location; gas and all possible improvements; $9,500; rent $900. F. S. WALLENSCHT, owner, on premises; HAMILTON & WALLIS, 9 Nassau-st.

ORANGE, N. J., Llewellyn Park and Orange Mountain. Manchester roads. Villa Sites and Building Lots for sale. Prices moderate; terms liberal. L. F. HASKELL, Owner, Room 19, No. 20 Nassau-st., N. Y.

RAPID TRANSIT
ALREADY ESTABLISHED.
For HOMES on the line of the Central R. R. of N. J., apply to A. D. HOPE, or ELSTON MARSH, 119 Liberty-st., N. Y.

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.

AT Litchfield, Conn., HOUSE, WOOD-HOUSE, BARN, two acres; at Flushing, L. I., the HOUSE, one of which must be sold or rented at once. E. MARSH, 77 Barclay-st., N. Y.

AT TARRYTOWN.—An elegant country SEAT, with fine improvements and land in high state of cultivation; magnificent river view; near New-York, Boston and Montreal Railroad. Apply to BLACKWELL & Co., 55 Liberty-st., or Tarrytown, N. Y.

A FIRST-CLASS gentleman's country RESIDENCE on the Hudson; mansion, outbuildings, and land in perfect order; quarter of mile river front, with dock, &c. This is one place among a thousand, and should be seen by all intending to purchase. No incumbrances. For permits to view the same and further particulars, apply to M. T. WOOLLEY, 25 University-place.

AT FLUSHING, L. I., ONE HOUR FROM CITY HALL, 44 TRAINS DAILY, CHURCHES, &c., FOR SALE ON EASY TERMS. A BUILDING LOT, 125x100 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 26 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.

FOR SALE—Hudson River front MANSION, 4 acres, $16,000; 20 acres in lots. C. H. GREEN, Nyack, N. Y.

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.

FOR SALE—A splendid HOME in the country; 80 acres; large house, basin, &c.; plenty shed; fruits of all kinds; location unsurpassed; near depot, 1½ hours' ride from N. Y. City Hall. Apply to W. ST. MACKAY, Somerville, N. J.

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 fruit, well shaded; fine view of New-York City and Bay; everything in complete order; furnished or unfurnished. S. IRELAND, 201 Broadway.

FARMS for SALE—25 acres, one hour from city, price, $4,000; 67 acres, stock, crops, &c., $8,500; 120 acres, fine dairy farm, $14,000; 200 acres, good improvement, $25,000. Also great variety in Orange, Rockland, Westchester, and Dutchess Counties, and the best sections in New-Jersey, from 20 to 500 acres; several to exchange. S. IRELAND, 201 Broadway.

FOR SALE or EXCHANGE—A beautifully situated COUNTRY RESIDENCE, comprising about five acres of land, with all the buildings desirable for a gentleman's residence, within one mile of eight depots, the nearest within six minutes' walk; 50 minutes from Wall-st.; the location is high, dry, and healthy; fine views; grounds are handsomely laid out with abundance of fruit and ornamental trees; the house is in perfect order, elegantly furnished, with all modern improvements; contains 20 rooms; fine stable, gardener's cottage, &c.; it has few equals as a desirable suburban residence. Full particulars and photographs of S. IRELAND, 201 Broadway.

FOR SALE—A VERY DESIRABLE RESIDENCE on 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 41x25, with bed-room attached for coachman; stalls for five horses. Chicken yard and brooery. Lot 105 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 size vegetable garden. 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 Sites, and large Tracts of land for sale, by S. EMBERSON, 659 Sixth-ave., near Thirty-eighth-st.

Country Real Estate for Sale

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 fine 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-room, 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. Sweet, 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.

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.

WHITESTONE.—A PLACE on the Sound, containing 5 acres; house, 10 rooms; heater in cellar; water in kitchen; all kinds of outbuildings; choice fruit; one mile from depot; 20 minutes from Hunter's Point; 17 trains daily. C. C. WAYLAND & AYMAR, 165 Fulton-st., N. Y.

Auction Sales of Real Estate.

JERE. JOHNSON, JR., Auctioneer.

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

O. H. PIERSON, Auctioneer.

BY O. H. PIERSON & Co.,
AUCTIONEERS,
and dealers in New-Jersey, New-York, and Long Island Real Estate, No. 3 Pine-st., New-York.
IMPORTANT AND ATTRACTIVE SALE.
TUESDAY, APRIL 29, 1873,
at 1 o'clock p. m., on the premises,
EIGHTY-FIVE DESIRABLE BUILDING PLOTS
in the Fifth Ward of the City of
NEWARK,
by order of ARTHUR DEVINE.
These lots are situated in the business portion of the city, near East Ferry-st. Station, bounded by Hamburg-place, Lafayette and Elm-sts.—streets all graded, curbed, and flagged; gas, water, and sewer, all complete; improvements all new and surroundings first class.
LUNCHEON BEFORE THE SALE.
For Maps and particulars, apply to the Auctioneers, or ARTHUR DEVINE, Real Estate Dealer, 770 Broad-st., Newark.

ADRIAN H. MULLER, Auctioneer.

TO CAPITALISTS.—AUCTION SALE of Valuable BUSINESS PROPERTY on EIGHTEENTH-ST., near Broadway. ADRIAN H. MULLER, C. R. WILKINS & Co. will sell at Auction, on MONDAY, April 28, at 12 o'clock, at the Exchange Salesroom, 111 Broadway:

EASTERNMOST 18TH-ST.—The valuable Property comprising about THREE LOTS of LAND, with the 3-story BRICK HOUSE thereon, situate on the north side of Eighteenth-st., between Broadway and Fourth-ave. (170.2 east Broadway), being 81.9 front by 92 feet in depth. This Property, being near Broadway and Union-square, is one of the most valuable business properties now offered.

BOULEVARD—FOUR LOTS, situate on the east side of the Boulevard, commencing on the south-east corner of Eighty-second-st., each about 25x100 feet. Maps at office of Auctioneers, 7 Pine-st. (6,424)

ADRIAN H. MULLER, Auctioneer.

AUCTION SALE OF
FIFTY-SIX LOTS
ON THE
BOULEVARD,
St. Nicholas, Fifth, Tenth and Eleventh-aves., Eighty-second, One-hundred-and-twenty-fourth, One-hundred-and-thirty-seventh, One-hundred-and-fifty-first-sts.
BY ORDER OF
DAVID M. CLARKSON
AND OTHERS,
Under the direction of Messrs. Wetmore & Bowne, Attorneys,
ADRIAN H. MULLER, C. R. WILKINS & Co.,
Will sell at Auction on
TUESDAY, APRIL 29,
At 12 o'clock, at the Exchange Salesroom, No. 111 Broadway,
THE FIFTY-SIX LOTS
On the above-named avenues and streets.
Sixty per cent on Bond and Mortgage.
Maps at the office of the Auctioneers. (6166)

Real Estate to Exchange

TO EXCHANGE.—I own a large number of farms, country seats, stores, dwellings, hotels, mills, quarry lands, &c., which I will sell or exchange for R. R., town, city, or other Bonds, Stocks, &c. List and prices sent on application. Address JOHN E. HOWELL, Goshen, N. Y.

City Property to Let.

A.—ON TWENTIETH-ST., between Fifth-ave. and Broadway, three brown-stone HOUSES, Nos. 4, 6, and 8; very desirable location for residence or business. DREW, 3 West Twenty-third-st.

A.—LARGE BOARDING-HOUSE, full of boarders in Thirteenth-st., near Fifth-ave., will be rented to a good tenant at a moderate rent. HATCH & VAN DOREN, 610 Sixth-ave.

CANAL-ST. STORE to LET—323, near Broadway. Inquire of JAMES PRICE, 200 Hudson-st.

STORES and LOFTS to LET in good locations on Broadway and Sixth-ave., at low rents. HATCH & VAN DOREN, 610 Sixth-ave.

TO LET—The small 3-story BRICK HOUSE, No. 449 West Forty-third-st., with all improvements; suitable for a small family. Can be seen on application, and information will be given, at 322 William-st., up-stairs, between 10 and 2. Rent $300.

TO LET—Comfortable frame COTTAGE, Eighty-third-st., between Third and Lexington-aves.; 10 rooms, gas, range, bath, four lots, garden, fruit, shrubbery; good neighborhood. $30. R. C. WANDELL, next door.

TO LET or LEASE—The vacant LOT, 25 by 125 feet, on the north side of Horton-st., between Washington and Westside. Apply to EDWARD TIMPSON, Room No. 11, 115 and 117 Nassau-st., or ROBERT SANFORD, Conkseepsie.

TO LET—Second Floor of Private House 352 West Fifty-fifth-st., consisting of six rooms, with modern improvements; neighborhood and class; rent low to a small desirable family. Address E., Tribune Office.

TO LEASE—THE new STORE in the brown-stone building on the corner of Twelfth-st. and Ninth-ave. First-class stand for a first-class business, and the rent will be reasonable to a good tenant. GOODENOUGH & WEBER, 211 Broadway.

TO LET—A neat, comfortable three-story and basement HOUSE; 14 rooms; water throughout; outhouses; water closet; range, Baltimore heater; in brick-paved and thirty-third-st., first house east of Eighth-ave. Apply on the premises, or to T. R. KENNEY, 387 Eighth-ave. Rent $270.

202 EAST FIFTEENTH-ST.—To LET—A genteel 3-story DWELLING, pleasantly situated; a portion of the rental will be received in board if desired; can be seen after 10 a. m.

HATCH & VAN DOREN'S LIST OF UNFURNISHED HOUSES:

24th-st., near 6th-ave., 3-story b. s. brick	$1,400
26th-st., near 6th-ave., 3-story b. s. brick	1,500
27th-st., near 6th-ave., 3-story b. s. brick, 20x50.100	2,000
27th-st., 6th and 7th-aves., 2-story h. s. brick	1,500
27th-st., 6th and 7th-aves., 3-story b. s. brick	1,100
29th-st., near 6th-ave., 3-story h. s.	1,200
32d-st., near 6th-ave., 4-story English basement	1,700
35th-st., 5th and 6th-aves., 4-story b. s. b. s.	3,000
36th-st., 5th and 6th-aves., 4-story b. s. b. s.	3,000
42d-st., near Lexington-ave., 4-story b. s. b. s.	3,000
46th-st., near 6th-ave., 4-story h. s. b. s.	2,000
47th-st., near 6th-ave., 3-story h. s. b. s.	1,800
56th-st., near Lexington-ave., 3-story h. s. brick	1,000
42d-st., near 6th-ave., 4-story h. s. b. s.	2,500
74th-st., near 4th-ave., 4-story h. s. b. s.	1,200

And many others in all locations. Apply to 610 6th-ave., 30th and 30th-sts.

TO LET.
ALL NEW HOUSES.

	Rent.
3-story and basement h. s. b. s. House, East 116th-st	$800
3-story and basement h. s. b. s. House, East 123d-st	800
4-story and basement h. s. b. s. House, 7th-ave. and 127th-st	1,000
3-story and basement h. s. b. s. House, East 120th-st	1,000
3-story and basement h. s. b. s. House, East 42d-st	1,000
3-story and basement Frame Cottage at Mott Haven	400
Also, large Frame House,