Steamboats and Railroads.

ALBANY and TROY, $2; SARATOGA, $3 50. by DAY LINE BOATS, C. VIBBARD and DANIEL DREW. Leave Vestry-st. Pier, at 8:30 a.m., and Twenty-third-st., north of Erie ferry, at 8:45, landing at YONKERS, TARRYTOWN and NYACK (by ferryboat), MILTON, POUGHKEEPSIE, RHINEBECK, TIVOLI, CATSKILL, and HUDSON. Connecting for all points WEST and NORTH. Trip tickets to WEST POINT, CORNWALL, and NEWBURGH, returning same day, $1. Tickets by special cars and baggage checked to Saratoga and Sharon.

BRIDGEPORT, and all points on Housatonic and Naugatuck Railroads. Fare $1. Steamers leave Catherine-slip, at 12 noon and 11 p. m. (Sundays excepted).

CENTRAL RAILROAD OF NEW-JERSEY, ALLENTOWN LINE TO THE WEST.—Passenger and Freight Station in New-York, foot of Liberty-st. Connects at Somerville with South Branch R. R.; at Hampton Junction with Delaware, Lackawanna and Western Railroad; at Phillipsburg with Lehigh and Susquehanna Division; also with Lehigh Valley Railroad. Direct line to Harrisburg, Pittsburgh, and the West; also to Central Pennsylvania and New-York State.

SUMMER ARRANGEMENT.
Commencing June 30, 1873.—Leave New-York as follows:
4:30 a. m.—NEWS TRAIN for Easton, Bethlehem, Allentown, Mauch Chunk, Tamaqua, Wilkesbarre, Scranton, Sharon, &c.
6 a. m.—Way Train for Somerville.
7 a. m.—Way Train for Flemington, Easton, Belvidere, Bath, Mauch Chunk, Wilkesbarre, Pittston, Mahanoy City, Mt. Carmel, Hazleton, Tuxhannock, Towanda, Waverley, &c. Connects at Junction with Del., Lack., and West. Railroad.
9 a. m.—MORNING EXPRESS daily (except Sundays), for Easton, Allentown, Harrisburg, and the West. Connects at Somerville for Flemington; at Easton for Mauch Chunk, Tamaqua, Wilkesbarre, Scranton, Towanda, Waverley, &c., with through cars to Danville, Williamsport, &c.
10:15 a. m. and 12 m.—Way Trains for Somerville.
12:50 p. m.—EXPRESS for Flemington, Easton, Bath, Allentown, Mauch Chunk, Mahanoy City, Hazleton, Wilkesbarre, Scranton, Reading, Columbia, Lancaster, Ephrata, Pottsville, Harrisburg, &c.
2:30 p. m.—Way Train for Easton, Allentown, and Belvidere.
3:30 p. m.—Way Train for Plainfield.
4 p. m.—Way Train for Easton, Allentown, and Mauch Chunk. Connects at Junction with Del., Lack. and West. R. R.
4:30 p. m.—Way Train for Somerville and Flemington.
5 p. m.—Way Train for Somerville.
5:15 p. m.—Way Train for Plainfield.
5:30 p. m.—EVENING EXPRESS, daily, for Easton, Belvidere, Allentown Reading, Harrisburg, Pittsburgh, Chicago, &c.
6 and 7 p. m.—Way Train for Somerville.
7:30 p. m.—(Emigrant)—For Easton.
9:15 and 11:30 p. m.—Way Trains for Plainfield.
For Rhinebeck at 4:30, 5:30, 6, 6:20, 6:45, 7, 7:20, 8, 8:45, 9, 9:60, 10:15, 11, 11:45 a. m.; 12 m.; 12:50, 1, 2, 2:30, 3, 3:30, 3:45, 4, 4:15, 4:30, 4:45, 5, 5:15, 5:35, 5:45, 6, 6:20, 7, 7:30, 7:45, 8:20, 9:15, 10:30, 11:30, 12 p. m.
R. R. RICKER, Supt. and Eng.
H. P. BALDWIN, General Passenger Agent.

DELAWARE, LACKAWANNA, and WESTERN RAILROAD.
MORRIS AND ESSEX DIVISION.
NEW BROAD-GAUGE LINE to Water Gap, Stroudsburg, Scranton, Binghamton, Syracuse, and Oswego WITHOUT CHANGE OF CARS. Depots in New-York, foot of Barclay-st. and foot of Christopher-st.
SUMMER ARRANGEMENT, commencing MONDAY, June 30, 1873.
8:10 a. m. BROAD-GAUGE EXPRESS TRAIN, via Boonton Branch, runs directly through from New-York to Water Gap, Stroudsburg, Scranton, Binghamton, Homer, Cortland, and Syracuse, without change of cars, connecting at Dover with Chester R. R.; at Waterloo with Sussex R. R.; at Washington with train for Phillipsburg, Easton, Bethlehem, Allentown, Reading, Harrisburg, and the West; at Binghamton with train for Greene, Oxford, Norwich, and Richfield Springs, and at Scranton with L. and H. R. R. for Kingston, Wilkesbarre, Pittston, &c. Take this train for Budd's Lake and Schooley's Mountain.
7:15 a. m. MAIL TRAIN, connecting at Denville with Boonton Branch; at Dover with Chester Branch; at Waterloo with Sussex R. R. for Andover and Newton; at Washington with the D., L. and W. R. R., and at Phillipsburg with Lehigh and Susquehanna and Lehigh Valley R. R. for all points on those roads. This train stops at Hopatcong.
12:00 m. EASTON EXPRESS stops at Newark, Madison, Morristown, and all stations west; connects at Waterloo with Sussex Railroad; at Phillipsburg with Bel., Del. R. R. for Belvidere and Lehigh Valley R. R. for Bethlehem, Allentown, Mauch Chunk, Wilkesbarre, Reading, and Harrisburg. Take this train for Hopatcong, Budd's Lake, and Schooley's Mountain.
4:00 p. m. BROAD GAUGE EXPRESS TRAIN, via Paterson and Boonton, runs directly through to Water Gap, Stroudsburg, Scranton, and Binghamton without change of cars, stopping at principal stations. Connecting at Dover with Chester R. R., and at Waterloo with Sussex R. R. Take this train for Budd's Lake and Schooley's Mountain.
5:20 p. m. EASTON EXPRESS connects at Dover with Chester R.R., at Waterloo with Sussex R. R., at Washington with Delaware, Lackawanna, and Western R. R., and at Easton with Lehigh Valley R. R. for Bethlehem, Allentown, Reading, Harrisburg, and the West. This train stops at Hopatcong.
5:30 p. m. HACKETTSTOWN EXPRESS stops at Newark, Millburn, Summit, Chatham, Madison, Morristown, and all stations west, connects with Sussex R. R. for Andover, Newton, and Franklin.
4:30 p. m. DOVER EXPRESS stops at Newark, Madison, Morristown, and stations west, connects at Dover with Chester R. R. for Succasunna and Chester.
For MORRISTOWN, at 7:15, 9:10, 11:10, 12:00 m., 2:30, 3:20, 4:20, 5:20, and 6:50 p. m.
For SUMMIT at 7:15, 7:30, 9:10, 10:10, and 11:10 a. m., 2:30, 3:20, 4:30, 5:20, 6:00, 6 50, and 8:15 p. m.
For ORANGE and SOUTH ORANGE, 7:15, 7:30, 9:10, 9:40, 10:10, and 11:00 a. m., 1:10, 2:30, 3:50, 4:30, 4:50, 5:30, 6:00, 6:50, 7:45, 8:45, 10:00, and 12:00 m.
For NEWARK, at 7:15, *7:30, *7:50, *8:50, 9:10, *9:40, *10:10, 10:40, *11:10 a. m., and 12:00 m., *1:10, 2:00, *2:30, 3:20, 3:40, *3:50, *4:20, 4:30, *4:40, 4:50, *5:20, 5:30, 6:00, *6:20, 6:45, 7:40, 8:15, 8:45, 10:00, and 12:00 a. m. Trains marked * stop at East Newark.
For BLOOMFIELD and MONTCLAIR, at 7:50, 8:50, and 10:40 a. m., and 2:00, 3:40, 4:40, 5:20, 6:20, and 8:15 p. m.
A. REASONES, Superintendent.

ERIE RAILWAY.—Summer Arrangement of Trains taking effect June 23, 1873. From Chambers-st. Depot (for 23d-st. see note below.)
9 a. m.—Cincinnati and Chicago Day Express. Drawing-Room Coaches to Buffalo and sleeping Coaches to destination.
11 a. m.—Express Mail for Buffalo and Niagara Falls. Sleeping Coach to Buffalo.
7 p. m. (Daily).—Cincinnati and Chicago Night Express. Sleeping Coaches through to Buffalo, Niagara Falls, Cincinnati, Detroit, and Chicago without change.
Trains leave for
Port Jervis 8, 9, 11 and *11:15 a. m., 4:30, (6:30 and *7 p. m.
Goshen and Middletown, *6, 8, (8:30), 11 and *11:15 a. m., 3:45 4:30, (6:30 and *7 p. m.
Warwick, 8, 11 a. m. and 4:30 p. m.
Newburgh, (8:30, 9 and 11 a. m. and 4:30 p. m.
Suffern, *6, 8, (8:30), 11 and *11:15 a. m., 3:45, 5, 6, (6:30, *7 and *11:30 p. m.
Ridgewood, Hohokus, Allendale, and Ramsey's, *6, 8, (8:30), 11, *11:15 a. m., 3:45, 5, 6, (6:30, 7 and *11:30 p. m.
Paterson, *6, 6:45, 7:15, 8, (8:30), *8:45, 10, 11, 11:15, 11:30 a. m., 12 noon, *1:45, 3:45, 4, 5, 5:15, 6, *6:30, *7, 8, 10:30 and *11:30 p. m.
Newark, *6, 7:15, *8:45 and 11:30 a. m., 3:45, 5:15, *6:30 p. m., and 12 Saturday nights only.
Rutherford Park and Passaic, 6:45, 8, (8:30), 10, 11 (11:15 a. m.; Passaic only), 12 noon, *1:45, 4, 5:15, 6, *6:30, 8, 10:30, and *11:30 p. m.
Hoboken, Hackensack, and Way, 5, 8:15, and (8 45 a. m., 1, 3, 4, 5, and 6 p. m., and 12 Saturday nights only.
Spring Valley and Way, 8 and (9:30 a. m., 4:45 p. m.
Greenbush, 5, 8, (9, and 9:30 a. m., 1:30, 3:15, 4:15, 4:45, 5:30, 5:30, and *7:45 p. m., and 12 Saturday nights only.
Greenpoint, 5, 8, (9, and 9:30 a. m., 1:30, 3:15, 4:15, 5:30, 6:30, and *7:45 p. m., and 12 Saturday nights only.
Stamford, 5, 8, (9, and 9:30 a. m., 1:30, 3:15, 4:15, 4:45, 5:30, 5:30, (7:45 p. m., and 12 Saturday nights only.
Fremont and Nyack, 8, (9, and 9:30 a. m., 1:30, 3:15, 4:45, 5:30, 5:30, (7:45 p. m., and 12 Saturday nights only.
N. B.—Trains leaving Chambers-st. on even or half hours leave Twenty-third-st. 15 minutes earlier than above time; the 10:30 and 11:30 p. m. at the same time. The 5 a. m. and 12 mid. Trains start from Chambers-st. only.
N. B.—Trains on the N. R. R. and Newark Branch leaving Chambers-st. on quarter hours leave Twenty-third-st. 30 minutes earlier than above time.
Tickets for passage and for apartments in Drawing-Room and Sleeping-Coaches can be obtained, and orders for the checking and transfer of Baggage may be left at the Company's offices—241, 529, and 957 Broadway, cor. One-hundred-and-twenty-fifth-st. and Third-ave.; 2 Court-st., Brooklyn; at the Company's Depots, and of Agents at the principal hotels.
Daily. †Sundays only. ‡ Sundays. Middletown only.
JNO. N. ABBOTT, General Passenger Agent.

NEW-HAVEN, HARTFORD, &c.—Fare, $1 25. Steamers leave Pier-slip for New-Haven at 3:15 and 11 p. m., Daily (Sundays excepted) connecting with the railroad.

NEPTUNE LINE STEAMERS Daily for PROVIDENCE, BOSTON, WORCESTER, at 5:00 p. m. from Pier 27, N. R., foot of Robinson-st.
Cabin fare to BOSTON, $4 25. To PROVIDENCE, $3.
Deck fare to BOSTON, $3 25. To PROVIDENCE, $2.
Freight at lowest rates. Connect at Providence with Boston and Prov. and Prov. & Worcester R. R.'s for all important N. Eng. cities and towns.

NORFOLK, CITY POINT and RICHMOND.—THE OLD DOMINION STEAMSHIP CO. will dispatch from Pier 37, N. R., one of their fine side-wheel steamers, at 3 p. m. every TUESDAY, THURSDAY and SATURDAY, giving through Bills of Lading to all points South and South-West.
Through Passenger Tickets issued to all points. Accommodations unequaled.
Office, 187 Greenwich-st., cor. Dey-st., New-York.

NEW-YORK, NEW-HAVEN, AND HARTFORD RAILROAD.—New-York and New-Haven Division.
SUMMER ARRANGEMENT, COMMENCING MAY 26, 1873.
Passenger Station in New-York, Grand Central Depot, Entrance on Forty-second-st.
TRAINS LEAVE NEW-YORK.
Trains for New-Haven leave at 7:05 (Acc'n), 8:05 (Ex.), 9:05 (Acc'n), 10:00 a. m. (Ex.), 12:00 n. (Acc'n), 1:00 (Ex.), 3 (Ex.), 3:55 (Acc'n), 4:38 and 5:10 (Local Ex.), 8:10 (Ex.), and 9:10 (Ex.) p. m.
For South Norwalk, 7:05, 8:05, 9:05, 9 a. m., 12:00 m., 1:00 and 3:15 (Ex.), 3:55, 4:38, 5:10, 6:35, 8:10, 9:10 p. m. For Stamford, 7:10, 8:05, 9:05, 10:10 a. m., 12:00 m., 1:00, 2:23, 3:15, 3:55, 4:38, 4:45, 5:10, 5:40, 6:35, 7:20, 8:10, 9:10 p. m.
For Port Chester, 11:40 p. m.
Boston Express via Springfield at 8:05 and 10:00 a. m., 3:00 and 8:10 p. m., via Shore Line at 1:00 and 9:10 p. m. The 8:05 a. m., 1:00, 8:10 and 9:10 p. m., stopping at Stamford, Norwalk and Bridgeport. The 8:05 a. m. and 1:00 p. m., connect with trains on Shore Line Division for Norwich, Newport and Providence and the Conn. Valley at Saybrook. The 8:05 a. m. and 3:00 p. m. connect with New-Haven and Northampton R. R. at New-Haven. 8:05 a. m. and 12:00 noon trains connect with Conn. River R. R. at Springfield and 3:00 p. m. for Montreal. The 8:05 a. m., 1:00, 3:00, and 4:38 connects with Naugatuck Railroad, and the 8:05 a. m. and 3:00 p. m. with Housatonic Railroad at Bridgeport. The 8:05 and 9:05 a. m. and 3:15, 5:10, and 9:10 p. m. with Danbury and Norwalk at So. Norwalk and the 8:05 a. m., 1, 4:38, and 5:10 p. m. with New-Canaan Railroad at Stamford.
Sunday Boston Mail Trains at 7:08 p. m. via Springfield; 9:10 p. m. via Providence.
Drawing-room cars on Day Express and Sleeping-cars on Night Express Trains.
Tickets can be purchased at Ticket Office of Company at Grand Central Depot, or at offices of N. Y. Transfer Co., 944 Broadway, N. Y., and No. 1 Court-st., Brooklyn; who will also check baggage from residence to destination.
For further information of particulars see posters at hotels and depot.
E. M. REED, Gen'l Supt., New-Haven.
JOHN T. MOODY, Sup't. Div. New-York.

SARATOGA—DIRECT ROUTE—Fare $2 75 through via Citizens' Line. Elegant steamboats daily, Saturdays excepted, at 6 p. m., from Pier 49, North River, foot of Leroy-st. Excursion tickets, Saratoga and return, good for 30 days, only $5.

SOUTH SIDE R. R. OF LONG ISLAND.

Trains depart and arrive at Roosevelt and Grand-st. ferries N. Y.: Depart.	Arrive.
8:10 a. m.—Mail for Patchogue, connecting Rockaway and Hempstead	6:05 p. m.
9:40 a. m.—Rockaway Express	6:52 p. m.
10:40 a. m.—Islip Acc'n, connect Hempstead and Rockaway Beach	4:30 p. m.
1:40 p. m.—Babylon Acc'n, connect Hempstead and Rockaway Beach	10:35 p. m.
3:40 p. m.—Babylon Exp., connect Hempstead and Rockaway Beach	9:45 a. m.
4:10 p. m.—Fire Island and Patchogue Express	10:05 a. m.
4:40 p. m.—Patchogue Acc'n, connecting Rockaway and Hempstead	9:00 a. m.
5:10 p. m.—Hempstead and Rockaway Express	8:40 a. m.
5:40 p. m.—Islip Acc'n, connecting Hempstead and Rockaway	8:05 a. m.
6:40 p. m.—Babylon Acc'n, connecting Hempstead and Rockaway	6:40 a. m.
9:30 a. m.—Sundays only, from Bushwick ave. for Patchogue, Hempstead, and Rockaway Beach, arriving at Bushwick at	7:00 p. m.

Baggage checked at Roosevelt and Grand-st. Ferries, N. Y., or South Eighth-st., Brooklyn. L. S. CANFIELD, Superintendent.

NARRAGANSETT STEAMSHIP CO.
FALL RIVER LINE
FOR BOSTON VIA NEWPORT AND FALL RIVER,
Daily, (Sundays included), at 5 p. m.
From Pier 28, North River, foot of Murray-st.
THE WORLD-RENOWNED STEAMERS
BRISTOL and PROVIDENCE,
Capt. A. G. SIMMONS. Capt. B. M. SIMMONS.
The most direct route to Taunton, Middleboro', Plymouth, New-Bedford, Martha's Vineyard, Nantucket, and all points on the South Shore and Cape Cod Railway. Also, through tickets to the WHITE MOUNTAINS, and all principal points in New-England and the Provinces. For tickets and state-rooms, apply at 241 Broadway; 529 Broadway, corner Spring-st.; Broadway, corner Twenty-third-st.; Union Express Office, 944 Broadway, and No. 10 Court-st., Brooklyn; or at the office on the Pier. A. P. BACON, Superintendent.
N. R. MAHAN, General Freight Agent.
BALLS' BANDS ENGAGED FOR THE SEASON.

Steamboats and Railroads.

AFTERNOON BOAT for NEWBURGH, Poughkeepsie, Rondout, and Kingston, landing at Cozzens, West Point, Cornwall, New-Hamburg, and Milton. The MARY POWELL, from Vestry-st., Pier 39, every afternoon at 3:30 o'clock.

BUY TICKETS TO PROVIDENCE AND BOSTON, via NEPTUNE LINE, Pier 27, North River. Fare: $4 25 Cabin, $3 25 Deck.
NO MIDNIGHT CHANGES.
ISAAC ODELL, Agent.

CATSKILL DAILY LINE.
Steamer NEW CHAMPION every Monday, Wednesday, and Friday, at 6 p. m., and steamer ANDREW HARDER every Tuesday, Thursday, and Saturday, at 5 p. m., from Pier 35, foot Franklin-st.

FORT LEE, PLEASANT VALLEY, and SHADY SIDE steamers leave daily from Spring-st., at 10 a. m., 2, 5:10, and 7 p. m., landing at Twenty-third-st. ten minutes later. Sunday time from Spring-st., 9:30, 10, 11 a. m., 1, 2, and 2:30 p. m., landing at Twenty-third-st. Fare 15c.

FOR STAMFORD and GREENWICH—The STEAMBOAT NELLY WHITE leaves daily from Pier 37 East River, at 3:30, and foot of Thirty-third-st. at 3:45 p. m., leaves Stamford at 7 a. m.

KEYPORT DAILY BOAT.
The steamer MATTEAWAN will leave daily for KEYPORT at 4:00 o'clock p. m., from foot of Barclay-st., N. R., and returning, will leave Keyport for New-York at 7 o'clock a. m.

Chances for Business Men

PARTNER WANTED!—With $10,000 or more—a young American gentleman preferred—for an established foreign exchange house; references given and required. Address, with real name and reference, W. K., Tribune Office.

WANTED IN A PUBLISHING HOUSE—An active, reliable BUSINESS MAN, to take charge of Commission Agent's Department. Requirements: Ability, experience, extensive business acquaintance, and unexceptionable reference. Address W. G., Tribune Office.

Stationery.

SLOTE & JANES, STATIONERS, PRINTERS and BLANK-BOOK MANUFACTURERS, No. 93 Fulton-st. ACCOUNT BOOKS made to any pattern. Orders solicited.

Sales by Auction

A. MERWIN, Auctioneer.
BY BANGS, MERWIN & Co., 656 Broadway, near Bond-st.—Sales of Books, Works of Art, Fancy Goods, &c.

Miscellaneous.

ALL Teachers should have Mutual Plan for reporting and introducing. Several Professors of Music Wanted; Ladies for Music and Modern Languages; Gentlemen for Latin, Greek, French, German and Chemistry. Address "Amer. Educational Union," 737 Broadway, N. Y.

ALL SKIN DISEASES, Eruptions on Face or Body cured by Dr. FULLER, 377 Greenwich-st., near Franklin.

ALL SKIN DISEASES, OLD ULCERS, Eruptions on face or body, from whatever causes produced, cured by Dr. FULLER, Office No. 377 Greenwich-st., near Franklin.

REAL ESTATE.

NEW-YORK, Wednesday, Aug. 13, 1873.

Two unimportant sales of a legal nature took place at the Exchange to-day. Benjamin P. Fairchild sold, by order of the Surrogate of the County of New-York, the five-story brick dwelling on the east side of Avenue D, 70.11 feet north of Eighth-st., lot 23x80, for $11,100.

James M. Miller sold the leasehold premises known as the American Chemical Works at Linden, N. J., with all the fixtures for $2,000; the sale was made to settle legal proceedings, and the property was purchased by parties in interest.

Sale announced to be made at the Exchange to-morrow:
Thursday, Aug. 14.
Legal sale. Third-ave., east side, 20.10 feet south of One-hundred-and-tenth-st., 20x85.

OFFICIAL TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Duane-st, No 84, s s, 85.7 ft e of Broadway, 25x79.7	$35,000
29th-st, s s, 185 ft e of 6th-ave, 20.6x98.9	3,000
29th-st, s s, 185 ft e of 6th-ave, 25.6x98.9	3,000
42d-st, s s, 275 ft w of 6th-ave, 25x98.9	55,000
47th-st, n s, 125 ft e of 8th-ave, 50x100.10	27,500
53d-st, s s, 247.6 ft w of 5th-ave, 25x100 4	78,000
78th-st, s s, 330 ft e of 3d-ave, 25x102.2	16,500
79th-st, s s, 346 ft w of 1st-ave, 20x102.2	23,000
113th-st, n s, 150 ft w of 1st-ave, 16.8x100.10	3,466
117th-st, s s, 100 ft e of 3d-ave, 40x100.11	29,400
Avenue A, w s, 145.4 ft s of 71st-st, 85.4x275	16,000
St Nicholas-ave, e s, 229.10 ft s of 150th-st, 30x—	12,000
1st-ave, w s, 59.3 ft n of 32d-st, 19.9x70	15,000
8th-ave, s e corner 130th-st, 99.11x100	29,000

LEASE RECORDED.

Canal-st, Nos 163 and 165, east corner Elizabeth-st, 5 years, per year	$8,800

City Real Estate for Sale.

FOR SALE—One of the best HOUSES and LOTS in the Fourth Ward: 33 Oliver-st., corner of Madison; price, $30,000. Apply to D. NELSON, 177 Degraw-st., Brooklyn.

Brooklyn Real Estate for Sale.

A—FOR SALE, a good three-story brick and brown-stone basement HOUSE on Carroll-st., between Court and Clinton-sts.; 22x38, with extension 12x22 on one story; lot, 22x100. WYCKOFF & JAMES, 189 Montague-st., Brooklyn.

FOR SALE, on EASY TERMS—LOTS Nos. 29 and 41 Remsen-st., 50x100, and 68, 70, 72, and 74 Montague-st., 100x100; House and Store No. 102 Pineapple-st., 27x60; House No. 179 Willoughby-st.; House No. 197 Willoughby-st.; Houses Nos. 49, 51, and 53 Sussex-st. GORDON L. FORD, 97 Clark-st., Brooklyn.

266 AND 268 WASHINGTON-ST., between Tillary and Johnson-sts., FOUR-STORY DOUBLE HOUSE. Lot, 50x70. GORDON L. FORD, 97 Clark-st., Brooklyn.

New-Jersey Real Estate for Sale.

AN excellent FARM in Monmouth County, N. J., near Freehold, for SALE or to EXCHANGE for city property; one of the best farms in New-Jersey. RULAND & WHITING, 5 Beekman-st.

CHOICE of TWO DESIRABLE RESIDENCES, 40 minutes' ride, by superior travel from Liberty-st.; frequent trains; low fares; houses near depots, and pavements, gas, water, police; city and country conveniences combined; lots of nearly an acre, laid out in garden, lawn, shade, large and small fruit; 12-room house; wide halls, verandas, &c.; $12,000; 14-room French-roof house and stable, $13,500; terms made easy—10 per cent on possession, 30 per cent in three years, balance on long time; can have carpets and part furniture.
WILL EXCHANGE the TWO for a WELL-CONDITIONED FARM, within 30 miles of New-York, by Central Railroad of N. J., on cash basis. Address for or with particulars OWNER, Box 184 Elizabeth, or apply at West Elizabeth Depot, close by the premises.

ORANGE, N. J.—Great variety property for sale. Houses furnished and unfurnished to rent. Sale Catalogues free. I. H. GERRY, 39 Nassau, corner Liberty-st.

RARE OPPORTUNITY FOR INVESTMENT.—Choice LOTS in a growing town, 40 minutes on Central R. R.; well located; price low; terms easy; would make arrangements with man of means to build several cottages. JAQUES, 208 Broadway.

Auction Sales of Real Estate.

EXECUTOR'S SALE of the finest GRAIN and GRASS FARM in Passaic Valley, on New-Jersey West Line Railroad, containing 116 acres, within thirty miles of this city. For description, terms, and trains, inquire of JACQUES, No. 208 Broadway, N. Y.

JERE. JOHNSON, jr., Auctioneer.
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.
Auction sales of Stocks, Furniture, Merchandise, &c.

City Property to Let.

A SPLENDID four-story brown-stone RESIDENCE, elegantly and fully furnished; is the best part of the city, 51st-st. and 5th-ave., TO LEASE for one or more years. M. T. WOOLLEY, 5½ Pine-st., before 2.

Brooklyn Property To Let.

TO LET or FOR SALE on EASY TERMS. FOUR STORY HOUSE AND STORE, No. 102 Pineapple-st. DWELLING HOUSE, No. 51 Nassau-st. GORDON L. FORD, 97 Clark-st., Brooklyn.

Houses and Farms Wanted.

WANTED—HOUSE to BUY.—The advertiser wishes to buy, within the next month a brown-stone or handsome brick HOUSE, four stories high, 20 or 22 feet wide, on Murray Hill, or between Twentieth and Fortieth-sts., and Fourth and Sixth-aves. Possession required in Fall. Cost to range between $20,000 and $40,000, and none but choice houses in good location considered. Park-ave. preferred. Address R. W. J., Tribune Office.

Real Estate to Exchange

IMPROVED CITY PROPERTY, paying 12 per cent interest, for unimproved Westchester County property. Any owner wishing to make an exchange will please address CASH BASIS, Tribune Office.

Hotels.

VERMONT SUMMER HOME, Poultney, Vt.—Rev. J. NEWMAN, D. D., Prop. Open from May 1. Special rates to families and season boarders.

Country Real Estate for Sale.

BEAUTIFUL PLACE near PLAINFIELD, 17 acres; fine buildings; splendid location; $1,000 below its value; payments easy; rare chance for great bargain. JAQUES, 208 Broadway.

LARGE HOUSE, BARN, and 30 ACRES, at Bayville, Long Island, for SALE; very desirable for moderate priced country residence. RULAND & WHITING, 5 Beekman-st.

RAVENSWOOD PROPERTY.
FORECLOSURE SALE OF VALUABLE PROPERTY (House and Grounds) AT RAVENSWOOD, L. I., On the Premises, AUGUST 19, 1873, at 12 M.
For full particulars apply to SEWELL & PIERCE, Attorneys, &c., 176 Broadway.

Country Real Estate for Sale

ALTURAS.
IMPORTANT MOVEMENT.
CITIZENS, READ.
It is proposed, under the auspices of the Order of Good Samaritans, to build up a temperance community and industrial college for the special benefit and education of young women who are worthy, but poor, in Rockland County, New-York, to do which a site has been selected on the hights of that county, a school established and now in its third academic year, a town laid out, and a building company formed. All the property is dedicated to public use.
The purpose is one that all right-minded men and women will comprehend and indorse, and the plan is fully set out in the article below, a patient and careful reading of which is solicited.
The entire net proceeds of the sale of the property go directly to build up an institution of learning dedicated to industry, physical culture, temperance, and science, which shall be open to the families of all.
The Institution owns 1,000 city lots and 50 acres of land, with seminary buildings thereon, to be used for public purposes. It owes about $32,000, and proposes to sell or exchange 200 lots at $200 each and pay off the debt, and then sell or exchange 300 more lots and use proceeds to build a hotel, leaving the remainder to be sold for the erection of college buildings.
It is hoped that men and women who would like to see such a work accomplished will interest themselves in aiding the disposition of the property.
There are no private interests in this matter to be served. The school is now in vacation, the buildings are being enlarged and repaired. The next term will begin in a few weeks, with a full corps of able teachers. Its special privileges are to such young women, not under twelve nor over sixteen, as are of good character and apt for study, and are unable, through misfortune, to obtain an education elsewhere. There are accommodations in the seminary, beds, &c., for 50, and they are preparing to come. It will require about $2,000 to make needed repairs and additions, and $10,000 to pay board, teachers, &c., making in all $12,000 for the year. For this the Institution has no dependence but upon a generous public.
To that public the trustees confidently appeal. Contributions in cash or provisions, &c., may be sent to the office of the Institute, No. 64 Cortlandt-st., New-York, or to The New-York Times, or either of the following persons: Samuel W. Canfield, No. 411 Seventh-ave.; John W. Outerbridge, No. 452 Sixth-ave.; A. B. Hofer, No. 417 Fourth-ave.; Charles A. Gunand, No. 8 Peck-slip; Wm. H. Mellick, No. 421 Broadway, New-York; Jonathan Mason, No. 102 Myrtle-ave.; Robert Calder, Union Ferry Office, foot of Fulton-st., Brooklyn; Jas. B. Jenkins, Oneida, N. Y.; J. W. Overbaugh, Charles Eddy, and Moses C. Haskell, Troy.
All contributions will be acknowledged in The Tribune.

LOCATION.
ALTURAS is located in Rockland County, New-York, 24¼ miles in an air line from The New-York Tribune Building, upon the original Erie track, passing from Suffern to Piermont. It lies between and connects Spring Valley and Monsey, which are but one mile apart. From Alturas depot it is 14 miles to Paterson, 8 to Nyack, 10 to Haverstraw, 6 to Suffern, and 10 to Piermont.

THE PHYSICAL GEOGRAPHY
of the site is most unexceptionable. It is near 800 feet above sea level, overlooks the entire county and the Palisades; no stagnant water upon or near any portion of the plot; soil rich loam and gravel; a natural growth of black-walnut, butternut, chestnut, hickory, maple, oak, and a superabundant native production of small fruits and nuts, with fine apple, peach, and cherry trees; *free from all malaria, ague, and miasmatic exhalations.* A great abundance of pure, clear, cold water, from well or spring, as desired.

THE PURPOSE OF ITS SELECTION.
The site of Alturas was selected upon which to found and erect an institution of learning which shall be to the Temperance cause what West Point is to the army, in the firm belief that in forming good habits in the young rather than reforming the bad habits of the old, in education, rather than in legislation, or other well-meant but practically futile reformatory efforts, is the true and greatest safety of the rising and coming generations secured.

WHY IT WAS SELECTED.
First: It is a most healthful situation.
Second: It is the most beautiful situation attainable.
Third: It is sufficiently near New-York to enjoy all its substantial advantages.
Fourth: It is sufficiently remote from the city to be free from its annoyances.
Fifth: It is now accessible in three directions by rail, and soon will be in five.
Sixth: Its development can be uniform, and upon a scale, as to streets, parks, and grounds, which will not be a rebuke to the memory of its planners and founders in any time to come, and nuisances can be provided against and prevented.

ITS PLAN.
Of 165 acres in the original plot, fifty-five acres are dedicated to public grounds, consisting of:
A CENTRAL PARK, a tract of about twelve acres;
HOME INSTITUTE GROUNDS, containing eight acres;
COLLEGE GROUNDS, a tract containing twenty-five acres;
MEETING-HOUSE GROUNDS, a tract containing five acres;
HOTEL GROUNDS, a tract containing five acres.
STREETS.
All streets are perfectly straight, due north and south or east and west, none less than 50 feet wide—one, College-ave., 60; one, the Thoroughfare, 80 feet wide, and one, the Boulevard, 100 feet wide, with sidewalks 15, 20, and 24 feet wide, respectively, and all to be uniformly and properly graded and shaded. No assessments for street-making, and taxes not exceeding $1 per city lot.

NUISANCE CLAUSE IN DEEDS.
The condition upon which the title will be warranted is that no nuisance of any description, particularly that of making, storing or selling intoxicating liquors, shall ever be permitted upon the property conveyed.

HOW DIVIDED.
The property is divided into parcels of about two and one-half city lots each, or 50x125 feet; this gives uniformity. As many of such parcels as may be desired can be incorporated into one building-plot.

THE TITLE
The title to the public grounds is held by the *Alturas Home Institute*, an institution duly incorporated under the laws of the State of New-York, regulating charitable societies.

THE ALTURAS BUILDING AND HOMESTEAD COMPANY
hold and own the balance, consisting of about 1,000 city lots. The entire stock of this Company ($200,000) is owned by the Home Institute, and the Trustees of the Building and Homestead Company are also Trustees of the Institute, so that every dollar realized from the property goes directly to the use and benefit of
THE ALTURAS HOME INSTITUTE,
which is an Industrial Female Seminary, in which young women, in addition to the usual academic course of study, are taught the accomplishments and chemistry of the kitchen and the duties of general housekeeping, in *actual practice*, as a preparation to and forerunning those of the parlor and music-room. *Its special aim is to educate young women to good character and good children who are unable to obtain a proper education elsewhere.* The buildings now erected accommodate 50 resident pupils.

TERMS.
The charge made for board, room, light, fuel, and tuition is but $200 per year, and a few pupils can be received at that rate. Individuals, societies, and churches choosing to aid worthy young women can do so at the above rate.

DAY PUPILS.
The school is open to day pupils at the following rates:
Primary Department ..... $2 50 per quarter
Higher classes ..... 5 00 per quarter

THE HOTEL.
It is proposed during the current year to erect a hotel upon the Institution grounds, at a cost of $50,000, the design of which can be seen at the office of the Building Company.

THE COLLEGE BUILDING.
It is proposed to begin the erection of this edifice early in 1874.

DWELLINGS.
The immediate direction of dwellings, although about 250 lots have been sold, has not been encouraged, because it is thought that as it is begun we will the building continue, and that to encourage them to begin right three facts must be clearly established:
First: That the public edifices (college and hotel) promised will not only be erected, but will be of proper character.
Second: That the school is of such character as to commend itself to and command public confidence and patronage.
Third: That the property is held by parties who have the requisite financial ability, taste and spirit to ornament a beautiful site by an elegant structure, thus each builder being assured of his surrounding competition, and of the spirit and ability of his neighbor to do as well as he, when he builds, can afford to and will build in proper style. Therefore, the aim has been, and will be, to get the property into proper hands to establish and sustain a strictly first-class school, and to secure the erection of the public buildings, leaving the rest to the future under the influence of these well-accomplished facts.
Any man can begin a town, but it requires a very wise one to so begin as not to find a need of rebeginning it, and experiencing regret because of an improper and irremediable beginning.
How well the effort to place the property in proper hands has succeeded may be judged by the recorded deeds of property sold, among which will be found some of the best and most honored names in our social circles; as, for example, the late Hon. Peter Gilsey, George S. Silliman, counselor; Bartlett Smith, banker; Timothy Parsons, importer; A. L. Castillo, stationery and fancy goods, Broadway, near Grand Central; Robert Paton, church furniture; Ellis S. Bloomfield, formerly of New-York, now of Stroudsburg, Penn.; Wm. A. Richardson of Richardson, Boynton & Co.; Samuel French, publisher; James C. Hunter of Traphagen, Hunter & Co., clothiers; K. Weld Sackett, printer; J. S. Lucker, stationer; Adolph Brodt, lessee of Metropolitan Hotel; Myrt & Co., counselors; Andrew Parker, Clifford House, and A. E. Hofer, Twenty-ninth-st. and Fourth-ave., of New-York City; Charles G. Sisson, President Northern Railroad of New-Jersey, Jersey City; Jas. H. Ralphsock, Cashier Canastota Bank; J. H. Leonard of Albany; Samuel W. Canfield, President Rockland Savings Bank; Wm. H. Whiton, John W. Hutson, Smith & Burr, Hon. S. H. Cole, District-Attorney; Erastus Johnson, and Isaac Pye of Rockland County, and a large number of perhaps less distinguished but equally substantial and high-toned gentlemen.
It is believed that so far not a single disreputable person owns any portion of the property sold, although the number interested exceeds fifty.
The management think it is plain and convincing that if all