THE MAY MAGAZINES.

THE NORTH AMERICAN REVIEW.

Mr. Carl Schurz, in an article on "Party Schisms and Future Problems," considers the possibility of the disintegration of the Republican and Democratic parties and the combinations of influences and opinions which may go to the formation of new organizations. While Mr. Schurz sees the elements of dissolution in the quarrels of faction and in the present absence of any great issue calculated to blind the people to the shortcomings of politicians, he still does not predict that the upheaval will happen at an early day. It may come suddenly, he thinks, or it may not come for a long time; but whatever large question arises to divide political opinion on new lines will find the popular mind prepared by the present condition of parties to receive it. He finds no tangible nucleus at present as a rallying point for a future movement. The Greenback organization is manifestly without vitality; the independent movements have not as yet introduced into our National politics new questions calculated to result in a general rearrangement; and a new grouping of great parties upon the "anti-monopoly" issue is not immediately probable—"unless the improbable emergency arises of the great corporations making themselves wantonly and provokingly obnoxious." In the marvellous growth of the country, the birth of a new social organization, new wants, new grievances and new aspirations, and in the applications of republican principles to this development and the readjustment of the powers of the general and of local self-government, Mr. Schurz suggests the problems that may serve to break up or revitalize the parties now existing. That they are now both obliged to reach for whatever outside support they can obtain makes them accessible to public opinion; and the party which shows most breadth and capacity in dealing with the great problems of government which are upon us, and which are fast becoming matters of popular thought and discussion, will be the ruling party of the future. It is hardly necessary to add that Mr. Schurz believes that this can be only at the expense of those methods of political management which have sprung from the spoils system. If both parties resist the currents of popular opinion the latter, he thinks, will probably grow powerful enough to force into existence a new formation with "a courageous spirit of initiative and a programme born of the requirements of the times."

Gail Hamilton, in a characteristic article, reaches the conclusions, after divers terse and energetic preliminaries, that surgery, theology and law may well ask of the future the mercy of its silence concerning their services to Garfield; and that the only man who gathered glory from the assassination was the victim.

In a paper on "What Does Revelation Reveal?" Miss Elizabeth Stuart Phelps declares with much amplification of statement that the Bible of the future must be interpreted chiefly as a biography. She does not contemplate the elimination of the supernatural from the Old Testament, but the perceptible decrease of the proportions of that element. The Bible, she believes, reveals less science, less dogmatic theology, less miracle than we used to think, but more of Christ, and is, indeed, a frame of which he is the picture.

THE CENTURY.

The first instalment of Carlyle's reminiscences of his Irish journey, taken in 1849, is marked by all the faults and all the virtues that disfigure or brighten his other journals. His relation is vivid, his characterizations of men and women acute: with two strokes of his heavy brush he makes a picture. But at the end of a page or two one wearies of his windy and testy style, and longs for a little sunshine. A man does not willingly spend an hour with a ranting shrew; nor does he greatly care, after a taste of Carlyle's journalizing quality, to waste a spring day over a chronicle of dislikes, discomforts, small scorns and petty vanities.

The calm, scholarly tone of Mr. Stedman's essay on Lowell is peculiarly grateful after the Carlyle scoldings. In a manner at once searching and sympathetic, he describes the New-England writer's intellectual nurture and growth, traces the springs of his genius and defines its varied play. Mr. Stedman exhibits in this essay, as in his previous ones, a winning combination of philosophic judgment and poetic intuition, and a style ever pure, strong and brilliant. He has what is not always found in the modern critic, an eager appreciation of what is finest in the work of his fellow-craftsmen and a capacity for considering what is worst in it without a sneer. A generous and catholic spirit so warms and mellows his study that it is like a draught of rich old wine, as penetrating as it is smooth, refined and fragrant. The "Lowell" is the most notable contribution to literature which the magazines of the month present. Miss Lazarus's reply to Madame Ragozin's article on the Jewish troubles in Russia is animated, but not as effective as it might be. The most impressive argument which she offers in response to Madame Ragozin's statements in regard to the Jewish social organization in Russia is that they are founded on the book of an apostate. Mr. Archibald Forbes's description of his lecturing experiences sparkles with amusing stories; and Mr. White's paper on opera in New-York pleasantly recalls the musical delights of the elder generation. Of the poetry of the number Mr. Lowell's delicate and graceful "Estrangement" is by far the best.

THE ATLANTIC.

The readers of this number will naturally turn first to Mr. Longfellow's poem, "Mad River," the last which the venerable poet wrote, and the proofs of which he read but a few days before his death. It shows the same gracious and tender fancy that moved his pen a decade ago. The beginning of Mr. Hardy's story "Two on a Tower" is disappointing. It has a curious artificial tone, and its rustics are too much like reduced copies of those inimitable fellows of "Under the Greenwood Tree" and "Far from the Madding Crowd." The title of Professor Fiske's article, "The Arrival of Man in Europe," is sufficiently descriptive of an attractive paper. It is of the sort which always finds favor in these hurried times when people like their science made easy and put up in small parcels. In "Old Fort Chartres" Edward G. Mason narrates a bit of Franco-American history; and in "Aunty Lane" H. H. tells the story of a pioneer woman in the West. J. L. Laughlin gives some details of the recent French panic; Mr. Hilgard continues his papers on the progress of agriculture by education and Government aid; and the author of "Studies in the South" presents some practical and suggestive details of Southern life.

HARPER.

In "The Squirrel's Highway," otherwise the old-fashioned rail fence, William Hamilton Gibson presents a paper full of memories of field, wood and stream—memories which many "a wearie city clerke" whose bare feet in boyhood knew that highway as well as the squirrels, will be glad to retrace with him. There is no need to mention the beauty of Mr. Gibson's illustrations; their charm goes without saying; and these with almost the glow and haze of out-door light and color are in no wise inferior to their predecessors. Mr. Edwin Arnold's translation of a beautiful story of love and death from the "Mahabharata" is more poetical in subject than in treatment. Mr. Arnold is mistaken in saying that the story is now first translated; it was published in this country in another form several years ago. Mr. Stedman's article on the younger London poets is matter of interest to all people of literary tastes. The presentment of personal details concerning living people is always a delicate thing to undertake; and Mr. Stedman has successfully accomplished what he calls his "holiday by-task" with a grace and a genial courtesy which ought to make his subjects as grateful and happy as the famous eels who enjoyed being skinned. The portraits which illustrate his text—and notably a striking head of "Orion" Horne—are full of character and excellently engraved. Indeed, *Harper* has this time surpassed itself in the matter of illustration. The arch and sunny beauty of "Dianame," as drawn by Mr. Abbey and engraved by Smithwick and French, is a good example of modern magazine adornment. The article on music and musicians in Vienna is chiefly interesting for its portraits, among which is an excellent one of Mme. Materna. Mr. Lathrop's text in "Spanish Vistas" is pleasant, and Mr. Reinhart's sketches are something more, so humorous are they, so finished and so strong. Miss Woolson's story of "Anne" is concluded according to the ways of true love. It is hardly just to speak of a story which has as yet been seen only in parts, but it must be questioned if the extraordinary rapidity with which the author explains the imputations of murder and winds up the tragedy be not a serious blemish upon a powerful novel. Mr. William Black's "Shandon Bells" opens picturesquely and promises to give some entertaining descriptions of journalistic and critical methods in London.

New Publications

A MAGNIFICENT NEW NOVEL. Ready this week, one of the best novels of the year: PRIDE AND PASSION, by May Agnes Fleming, author of "Guy Earlscourt's wife," &c. G. W. CARLETON & CO., Publishers, New-York.

ANOTHER TRIBUNE NOVEL. LIESCHEN. A TALE of an OLD CASTLE by W. HEIMBURG. TRIBUNE NOVEL EXTRA, No. 24. PRICE BY MAIL TEN CENTS. Address THE TRIBUNE, NEW-YORK.

BOOKS BOUGHT AND SOLD—Catalogues of scarce books sent free. FRANCIS WALSH, 1,363 Broadway.

PRAYER BOOKS and HYMNALS. Spring Importations. Our full line embracing many styles, and prices from the lowest to the highest. Now ready. E. P. DUTTON & CO., 39 West 23d-st., New-York.

Instruction.

For Boys and Young Men—City.

NEW-YORK MILITARY ACADEMY, FORT WASHINGTON, N. Y. Established 1854. Superintendent—JOHN B. HAYS, M. D., SUMMER SESSION begins June 15. A Boarding School of the highest grade, whose three-fold end, and scrupulously followed, is to build, at an early age, the intellect of youth by *science*, the will by *obedience*, and the feelings by *religion*; never separating these three great requisites, instruction, discipline, religion, while fitting for every profession. Situated on Washington Heights, about ten miles up the Hudson. It is reached by the Sixth Avenue Elevated Road to 155th-st. Carriages are always in waiting, or, by timely notification, the superintendent meets the arrival of any train. A more beautiful and healthy place—on an eminence commanding the most delightful scenery—or more attractive surroundings, are not found along the far-famed banks of the Hudson. Its buildings are unusually homelike. There are forty acres of land attached to it, shaded, and interspersed by oak groves, affording ample space for playgrounds. French, German and Spanish spoken. APPLY FOR CATALOGUES.

PREPARATORY SCIENTIFIC SCHOOL, Madison-ave. and 44th-st., fits for the School of Mines, Stevens Institute, West Point, U. S. and technical professions. Classes in Architectural and Mechanical Drawing. A. COLIN, (late) Engineer Corps, U. S. N., and Professor at Naval Academy.

University Grammar School, 1,481 Broadway, near 42d-st. (14th year.) Primary, Commercial and Classical Departments. M. M. Hoby, W. L. Axm, Principals.

For Young Ladies—City.

MISS S. L. CHAPMAN. English, French and German Boarding and Day School. (Formerly Mrs. T. F. Foster's.) Removed from No. 7 West 45th-st. to No. 6 West 48th-st. Thorough instruction in all departments.

THE MISSES PERINE, 38 East 74th-st., will reopen their English and French Boarding and Day School for Young Ladies September 21. A number of resident pupils wanted.

Art Schools—City.

MRS. LOUISA B. CULVER will receive pupils in PAINTING (landscape, flowers, still-life, china and decoration), at her studio, "The Bella," No. 48 East 23d-st., corner 4th-ave., commencing Oct. 17. References: Mr. D. Huntington, Mr. Wm. Hart, Mr. James M. Hart, Mr. A. F. Bellows.

For Boys and Young Men—Country.

ALEXANDER Institute.—Military Boarding School, White Plains, N.Y. Principal, O. B. Willis, Ph. D.

BORDENTOWN MILITARY INSTITUTE—Academic, classic and scientific courses, with preparatory department. Address Col. S. E. RUSK, Prin., Bordentown, N. J.

BOYS AND YOUNG MEN privately fitted for college. Conditioned or rejected candidates coached, summer or winter. Stockbridge, Mass. F. HOFFMANN.

COLLEGIATE and COMMERCIAL INSTITUTE, New-Haven, Conn., General Russell's School. Preparatory to college, scientific schools or business. Thorough physical training by military drilling, gymnastics, &c. Ample opportunity for athletic games, rowing, &c.

ELMWOOD INSTITUTE, Lanesboro', Berkshire Co., Mass., established in 1849, fits for college, scientific school or business; private instruction a specialty throughout the year. Rev. A. G. GILBERT, A. M., Principal.

FREEHOLD INSTITUTE, Freehold, N. J. For boys. Rev. A. G. Chambers, Principal.

HIGHLAND MILITARY ACADEMY, WORCESTER, Mass. C. R. METCALF, A. M., Supt.

IRVING INSTITUTE, Tarrytown, N. Y.—Parents wishing to place their sons where they will be thoroughly prepared for college or business will receive circulars with full particulars. Reopens September 14. A. ARMAGNAC, A. M., D. A. ROWE, A. M., } Principals.

PEEKSKILL (N.Y.) Military Academy.—For circulars address Col. C. J. WRIGHT, A. M., Principal.

PARK INSTITUTE, Rye, N. Y.—For Boys; $600 a year. HENRY TATLOCK, Principal.

PENNSYLVANIA MILITARY ACADEMY, Chester, Penn. Opens September 14. Degrees conferred. Apply to COLONEL THEO. HYATT, President.

RIVERVIEW ACADEMY, POUGHKEEPSIE, N. Y., with U. S. Military Department. A thorough-going, wide-awake school for boys, combining Study, Military Drill and Recreation in due proportion. Catalogue, with Chart of College Requisitions, sent on application. OTIS BISBEE, A. M., Principal.

SPRING and SUMMER SESSION at MEDIA AND THE SEASHORE.—Media Academy for young men and boys. Students admitted at any time; through tickets from New-York to Media by Pennsylvania Railroad. Address SWITHIN C. SHORTLIDGE, A. M. (Harvard University graduate), Media, Pa.

THE HOPKINS GRAMMAR SCHOOL, New-Haven, Conn., prepares students for Yale College. Trustees, ex-President T. D. Woolsey, E. W. Blake, LL. D., Professor T. A. Thacher, H. C. Kingsley, A. M., A. C. Twining, LL. D., Professor S. E. Baldwin, Professor J. W. Gibbs. Address W. L. CUSHING, Rector.

THE Rev. John H. Converse, A. M. (Harvard), late Professor of Classics in Racine College, will receive into his family at Bristol, R. I., a few boys to be fitted for college. Terms, $500 a year. References: Bishop Clark of Rhode Island, President Eliot of Harvard.

For Both Sexes—City.

MRS. CHAPMAN'S English and French School for Young Ladies and Children reopens September 27, at 57 West 57th-st. Separate class for limited number of boys. Send for circular.

MLLE. MEDINI, Hotel Hamilton, Broadway and 26th-st., VOCAL INSTRUCTION. Earnest pupils and professionals only.

WALWORTH'S STENOGRAPHIC INSTITUTE, with Ladies' Department, 8 West 14th-st., near 5th-ave. Write for circular.

For Young Ladies—Country.

BORDENTOWN FEMALE COLLEGE—Location, facilities and home comforts unsurpassed. Address Rev. WILLIAM C. BOWEN, A. M., Bordentown, N. J.

CLASSICAL AND HOME INSTITUTE for Young Ladies, Poughkeepsie, N.Y., Miss S. V. H. BUTLER, Prin. Thorough teaching; airy, well furnished rooms; excellent table; terms moderate. Reopens Sept. 14, '81.

COTTAGE SEMINARY FOR YOUNG LADIES, Pottstown, Pa.—Thirty-second Annual Session opens Sept. 15, 1881. On Philadelphia and Reading R. R. 40 miles from Philadelphia, with through cars from New-York by Bound Brook route. Home comforts, parental discipline, and thorough work; elegant buildings and all conveniences; large grounds and location well known for beauty and health. For catalogues address GEO. G. BUTLER, A. M., Prin.

DREW Ladies' Seminary, Carmel, N. Y. Spring term opens March 22; homelike, thorough, progressive. GEORGE CROSBY SMITH, A. M.

Miss Montfort's school for young ladies, Grove Hall, New-Haven, Ct. Eighth year begins Sept. 20.

MRS. S. L. CADY'S BOARDING SCHOOL for Young Ladies.—West End Institute, New-Haven, Conn. Eleventh year. Superior facilities. Send for circular.

HOME INSTITUTE for young ladies, Tarrytown, N. Y.; home care; thorough course of study; reopens September 15. Miss M. W. METCALF, Principal.

THE ELMS BOARDING and DAY SCHOOL FOR GIRLS, Incraham-ave., Springfield, Mass. Misses PORTER & CHAMPNEY, Principals.

For Both Sexes—Country.

BOARDING and DAY SCHOOL for CHILDREN.—Cold Spring-on-Hudson, N. Y. Mrs. L. A. BATES.

$225.—ROCKLAND COLLEGE, Nyack-on-the-Hudson. Both sexes. No extras but Music and Art. College preparatory and business for boys, graduating courses; private instruction for backward scholars. Send for catalogue; enter at any time. W. H. BANNISTER, A. M., Principal.

Miscellaneous.

BOYS FOR THE COUNTRY.—A Presbyterian pastor, 45 minutes from New-York, will take into his family for education two boys (brothers preferred), 10 to 13 years. References: Pres. R. D. Hitchcock, D. D., and the Rev. Howard Crosby, D. D., of whom inquiries may be made.

Dancing Academies.

P. HARVARD REILLY, 578 5th-ave.—Newport Casino engagement closed October 1.

Teachers.

ALL WANTING BEST TEACHERS should have "Candidates' New Bulletin," mailed for postage. Skilled teachers wanting positions, now or September, application forms free personally, or for postage. SCHERMERHORN, No. 7 East 14th-st., N. Y.

AMERICAN AND FOREIGN TEACHERS' AGENCY supplies Colleges, Schools and Families with thoroughly competent Professors, Principals and Teachers. Families going abroad or to the country promptly suited with superior Tutors or Governesses. Call or address Miss M. L. YOUNG, American and Foreign Teachers' Agency, 25 Union Square.

TEACHERS wanted for numerous early spring and fall vacancies daily received. Send stamp for application form to National Teachers' Agency, Cincinnati, Ohio

REAL ESTATE.

NEW-YORK, Saturday, April 22, 1882.

The following sales were made at the Exchange salesroom to-day:

By E. H. Ludlow & Co.

1 3-story stone front house with lot, East 105th-st, n s, 250 ft e of 4th-ave, lot 16,8x100.11; W P Flannerly	$7,510

By Peter B. Meyer.

1 lot e s Mott-st, 83.4 ft s of 150th-st, 16.8x103.3; J B Haskins	3,750

RECORDED REAL ESTATE TRANSFERS.

NEW-YORK CITY.

Allen-st, w s, 137.6 ft n of Grand-st, 25x87.6; Jacob Lains to Fred'k Lanher	$15,000
32d-st, s s, 234.4 ft w of 8th-ave, 16.8x98.9; E H Munson and another, executors, etc, to George Disker	12,700
131st-st, n s, 335 ft e of 6th-ave, 50x99.11; Sarah E Hinman and husband to J W Thomson	38,750
89th-st, n s, 100 ft e of Ave-A, 18.9x100.8½; T S Olive and wife to Margaret Spillane	4,750
32d-st, 872.6 ft w of 5th-ave, 23.9x98.9; Magdalena Stone and husband to Jane H Suydam and another	30,000
130th-st, n s, 214 ft e of 5th-ave, 16x99.11; J L Mott and wife to M Solomon	8,000
60th-st, n s, 145 ft w of Lexington-ave, 20x100.5; Emma L Ely to W A Jenner	25,500
76th-st, n s, 200 ft e of 10th-ave, 75x102.2; M J Cody, referee, to W H Jackson	4,500
22d-st, No 469 West 16.8x98.8; C M Comyn to Maria L Adams	9,000
39th-st, s s, 28.1 ft w of 5th-ave, 22x98.9; L Beach and wife to Sophia E Beach and another	6,200
35th-st, s s, 405 ft e of 9th-ave, 20x98.9; Dorothea Lewinson and husband to Catherine Dumar	12,000
80th-st, n s, 116.8 ft w of 3d-ave, 16.8x100; Catherine Bradley to Amelia Stern	10,605
21st-st, n s, 192.6 ft e of 3d-ave, 23.6x98.9; G Haupt and wife to John Lindenmeyer	9,810
77th-st, n s, 300 ft e of 5th-ave, 16.8x102.2; the Mayor, etc, to Laura A Gunther (Confirmatory)	
86th-st, s s, to 85th-st, 100 ft w of 2d-ave, x135; Mary J Clark, and another to J L Montgomery	75,000
50th-st, s s, 175 ft w of 6th-ave, 25x100; A R Whitney et al to W Rhinelander	3,700
50th-st, n s, 100 ft w of 9th-ave, 100x100.5; Ruth A Wallace, executrix, to John Tresch	15,500
6th-st, n s, 300 ft w of Ave-A, 25x99.10½; Christine Yutte and husband to Olga Schneider	21,000
74th-st, s s, 168.9 ft e of Lexington-ave, 18.9x102.2; S K Schwark to T D Heidenfeld	12,500
Eagle-ave, s e cor of Cedar-st, 100x100; J Becker and wife to H Weisiker	2,800
141st-st, n s, 201 ft e of Ave-A, 25x103.3; R Kuckick and wife to M J Hirschbeck	23,000
116th-st, No 207 East; A Munch et al to William H Simes	20,000
Thompson-st, No 65; J M Knox et al, executors, etc, to R Eustace	9,400
64th-st, n s, 169 ft w of 3d-ave, 16x100.5; G Fountaine and wife to Cherry st Methodist	16,000
129th-st, n s, 275.6 ft w of 8th-ave, 17.6x99.11; C E Gerrish to Mary E Black	18,000
16th-st, No 335 West; T H Coon and wife to C E Parker	8,000
100th-st, s w 255.2 ft e of 2d-ave, 19.10x100.11; Maria J Moore and husband to Ida Bethels	14,000
59th-st, No 360 East; Thomas H A Hall and wife to S Cohen	13,500
17th-st, s s, 475 ft w of 5th-ave, 21.6x99; Mary M Grunnell and husband to Sarah C Hatch	25,000
57th-st, No 220 East; A Henderson and wife to Cordelia Haverd	24,000

Real Estate Agents.

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City Real Estate for Sale.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., 308 West Twenty-third-st., corner Eighth-ave, No. 92 East Fourteenth-st., corner Union-square, 760 Third-ave., corner Forty-seventh-st.; at the HARLEM OFFICES, Nos. 1,607 and 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 8 p. m., at regular office rates.

A.—FOR SALE.—Will you consider that you can reach your residence, providing you purchase a three-story, high stoop, stone-front house, on 59th-st. 2d and 3d-aves.; gas fixtures, furniture and every detail, making the house such as gentlemen require; 2½ minutes from Wall-st station of the Elevated Railroad to 65th or 70th-st., 2d-ave., or 59th-st., 3d-ave. stations; higher ground than Murray Hill; Normal College and Model Primary on the same street; free from all malarial influences; $12,000 for 16 ft. 8 in. front and $11,000 for larger houses; very easy terms. The houses, if not sold previous to May 1, will be rented.

Apply on premises, or to JOHN D. CRIMMINS, No. 1,057 3d-ave.

CHARLES BUEK & CO., ARCHITECTS, 63 East 41st-st., corner Park-ave, Successors to Duggin & Crossman, offer for sale, Six houses, corner Madison-ave. and 69th-st. (top of Lenox Hill), from 21 to 33 feet wide. Also, Five houses, corner Lexington-ave. and 37th-st. (top of Murray Hill), from 22 to 32 feet wide. All houses new and built by ourselves. Houses open Sunday. Send for pamphlet.

ENGLISH BASEMENT HOUSE.—38th-st., bet. 5th and 6th-aves., 4-story brown stone, 21.6 front, will be sold with or without furniture at a bargain. JOHN R. PLATT, 265 Broadway.

FOR SALE FOR INVESTMENT.—Unimproved Lots in the 24th Ward. D. S. DOWNS, Executor, 116 Beekman-st.

FOR SALE.—5th-ave. and 129th-st., at a bargain. Two handsome, new four-story and basement double dwellings, cabinet finish; complete in all details. On premises.

FOR SALE.—On Lenox Hill, southwest corner of Park-ave. and 69th-st., eight new houses built in the old colonial style, all of different sizes and design; homelike and desirable in every respect. WILLIAM A. HANKINSON, No. 213 West 31st-st., owner and builder; send for plans.

"SEEING IS BELIEVING."—The very prettiest little four story high stoop brownstone, bay window DWELLING in America is on Lexington-ave., near 44th-st.; newly and richly furnished. "At this twenty-foot bijou" will otherwise sell, you will winingly pay the price—$14,500—for all. SAMUEL KILPATRICK, 330 3d-ave.

P. S.—The owner telegraphs me to sell the house, carpets, shades, chandeliers, gas fixtures and cornices for———

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ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., 308 West Twenty-third-st., corner Eighth-ave, No. 92 East Fourteenth-st., corner Union-square, 760 Third-ave., corner Forty-seventh-st.; at the HARLEM OFFICES, Nos. 1,607 and 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 8 p. m., at regular office rates.

A BARGAIN.—Must be sold; owner going to Europe; handsome 3-story brownstone house, with mirrors, gas fixtures and parlor furniture all new; Lexington-ave. J. EDGAR LEAYCRAFT, 1,544 Broadway.

A NEW APARTMENT HOUSE, the Lispenard, 80th-st., near Madison-ave.—Suites of eight light rooms and bathroom; rent, $70 to $100 per month; open all day; ready for occupancy May 1.

A HANDSOME and fully furnished house, vicinity Lexington-ave. and 45th-st., to let at a moderate rent. Address Mr. ALLEN, 169 West 45th-st.

A NEW APARTMENT HOUSE.—The Lispenard, 80th-st., near Madison-ave.; suites of eight light rooms and bathroom; rent $70 to $100 per month; open for inspection all day, ready for occupancy May 1.

A LARGE OFFICE, FIRST FLOOR FRONT, 202 BROADWAY, Suitable for Banking or Insurance. Apply to JOHN R. PLATT, Successor to James M. Taylor, 265 Broadway.

FLATS TO LET.—72d-st., Boulevard, corner 2d-ave., near 5th-ave. Park entrance. New, all improvements. Rents from $20 to $28. S. THOMSON & SON, 1,475 3d-ave.

LARGE basement and first floor offices to rent in the new building 69 Wall-st.; also a few offices on the upper floors. Two elevators. Apply to W. W. WEST, 121 Liberty-st.

OFFICES TO RENT IN THE NEW BUILDING 69 WALL-ST., RUNNING THROUGH TO BEAVER-ST. Possession can be given in April. Apply to N. W. WEST, 121 Liberty Street.

PART OF STORE TO LET for jewelry, fancy goods or any light business. Inquire 1,246 Broadway.

TO LET—A store and basement, 54 John-st. Apply to ANDREW GILHOOLY, 69 Liberty-st.

TO LET.—Store and basement, 54 John-st.; rent $1,800. Apply to ANDREW GILHOOLY, 69 Liberty-st.

THE CLEVELAND, 126-130 East 24th-st.; handsome apartments for housekeeping, furnished or unfurnished; nine rooms; six months or a year; from May; steamheat, telegraph, janitors, &c.

TO LET.—Second loft No. 14 Barclay-st., near Astor House, 25x90; in good order and well lighted; can be divided into two offices; rent $660. GUSTAVUS BAYLIES, No. 7 Murray-st.

TO LET.—At 1,298 and 1,300 Broadway, offices and studios; good northern light; with high ceilings; moderate rents. Apply to J. ROMAINE BROWN, 1,280 Broadway.

TO LET.—Second Loft, 14 Barclay-st., near Astor House; 25x90; in good order and well lighted; can be divided into two offices; rent $660. GUSTAVUS BAYLIES, 7 Murray-st.

TO LET.—Second story in private house with owner, to a small family; rent, $25. Apply at 61 East 124th-st.

TO LET—The handsome four-story, high stoop, brownstone house, No. 242 West 43d-st., between Broadway and 8th-ave. For permits apply to CHAMBERLAIN & ASHFORTH, 1,477 Broadway.

TO LET.—Part of a four-story, high stoop, brown stone house; basement, parlors, second or third and part of fourth story, consisting of nine or ten rooms. Owners will occupy the other part. Enquire 319 West 53d-st.

TO LET.—The highly desirable brown stone houses, Nos. 27 and 29 East 81st-st. For permit and particulars apply to R. C. PEDDER, Around Constable & Co., 5th-ave. and 125th-st.

TO LET.—Four-story brownstone house, 667 Madison-ave., between 60th and 61st-sts.; mirrors and chandeliers; all improvements and in perfect order; rent, $2,400, to be seen from 2 to 5 p. m. Apply to OWNER, 53 West-st.

TO LET.—The handsome brownstone, high-stoop, brownstone house No. 242 West 43d-st., between Broadway and 8th-ave. For permits apply to CHAMBERLAIN & ASHFORTH, No. 1,477 Broadway.

TO RENT.—First floor and basement; two large parlors, two hall bed rooms; hot and cold water, range, stationary tubs and dummy; $35. 281 Hudson-st.

TO RENT FROM MAY 1.—Handsome new brick, stone and terra-cotta houses, with very attractive architectural features, erected by John C. Henderson, Esq., as an investment only. Special and most careful attention has been given to the drainage and plumbing. Contain all the modern improvements and conveniences, including gas fixtures. Rent, $600; corner double house, $800. Location, 87th-st. and Avenue B. Elevated railroad depot at 86th-st. and 2d-ave. East River Park, 86th-st. and Avenue B. For further information apply to J. EDGAR LEAYCRAFT, 1,544 Broadway.

City Property To Let.

A NASSAU-ST. STORE TO LET, near our office. RULAND & WHITING, 121 Nassau-st.

54TH-ST., adjoining Madison-ave., elegant and fully furnished house; only $3,000. ADRIAN H. MULLER & SON, 7 Pine-st.

Country Property For Sale and To Let.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., 308 West Twenty-third-st., corner Eighth-ave., No. 92 East Fourteenth-st., corner Union-square, 760 Third-ave., corner Forty-seventh-st.; at the HARLEM OFFICES, Nos. 1,607 and 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 8 p. m., at regular office rates.

ADIRONDACKS, LUZERNE.—To let, beautiful house, fully furnished; fine barn; nice grounds; modern improvements; location unsurpassed. W. G. CAMPBELL, 1,056 6th-ave.

ASBURY PARK, New-Jersey.—The Harborage. These new cottages will be opened about June 1st. Applications for rooms may now be made. Address B., 305 5th-ave.

AT ORANGE, N. J. (neighborhood specialty)—Property for sale and rent; all varieties; great bargains. EDWARD P. HAMILTON, 1½ Pine-st., N. Y.

AN ELEGANT COUNTRY SEAT on the Hudson River for sale or to let; superb views; very healthy; fine roads and neighborhood unexceptionable in every respect. Address W. H. DUNNING, 20 Nassau-st., City of New-York.

AT RIDGEFIELD, CONN.—To let for the Summer, or Sale. House with 12 rooms partly furnished; good well of water, (never dry), and cistern water; good garden; plenty of fruit and shade-trees; good stabling; high ground, one mile from post office and churches. For particulars address S. J. BENEDICT, Branchville, Conn.

AT POUGHKEEPSIE, N. Y.—For sale. The homestead of the late CHARLES W. SWIFT, on the Hyde Park road, ten minutes' walk from the Post Office; consisting of more than nine acres of choice land, with two story and attic frame dwelling, containing (say) fifteen rooms, with gas; heated by steam; carriage-house and ample outbuildings; fruit of choicest kinds and in abundance. For particulars apply to WALTER CORLIES, Agent, No. 8 Garden-st., Poughkeepsie, N. Y.

BARGAIN.—Terms easy; nice house, 13 rooms; near upper depot, Yonkers. Owner, 229 Broadway, Room 58.

BEAUTIFUL STONE VILLA at Hastings-on-the-Hudson to rent for the season or year, furnished or unfurnished. Eight acres, laid out by Vaux & Olmsted. Beautiful views of the city, Green Brion Island to Peekskill Bay. Very large coach-house and stabling. Ice-house filled. Garden made. For particulars and terms apply to JOHN BELDEN, No. 26 East 22d-st.

FINE FARM for sale, $14,000; 117 acres, Greenlawn, Huntington, L. I. W. T. Forman, Newtown.

FOR SALE or TO EXCHANGE.—A nice country-seat; Rockland County; 18 acres; 20 miles from New-York direct. Box 1,573, Post Office.

FOR SALE.—An elegantly appointed country seat on the Hudson below Tarrytown; all in complete order; none more desirable on the river. E. A. YOUNG, 20 Exchange-place.

FOR SALE ON EASY TERMS. PRICE, $3,000. Farm of 20 acres, good loamy soil, within 3 miles of Riverhead Village, county town of Suffolk County, house and farm buildings quite new, with young orchard. For further particulars inquire of GEORGE H. WOODRUFF, 203 and 205 Greenwich-st., N. Y. City, or address P. O. Box 55, Riverhead Post Office.

FOR SALE, Country-seat.—The farm and residence of the late Isaac Merritt, at Millbrook, Dutchess County, N. Y., on Newburg, Dutchess and Conn. R. R., comprising 50 acres of superior land, with choice varieties of fruit, hot and cold grapery and common outbuildings. The house, with modern improvements, is situated in a beautiful oak grove; location is noted for its healthfulness and fine views. Apply to PHILIP H. MERRITT, Millbrook, N. Y., or RICHARD P. MERRITT, Esq., 97 Gold-st., New-York.

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GOOD FARMS, $400 to $2,500; good markets, no malaria. Address C. K. LANDIS, Vineland, N. J.

MORRISTOWN, N. J.—To let a large house two minutes walk from the depot. Apply on the premises.

MORRISTOWN, N. J.—To let, for the summer, a large, comfortable house, standing in the midst of a nine-acre lawn, on Morris-ave.; first place east of Washington's Headquarters. Address 15 West 20th-st., New-York.

MONTCLAIR, N. J.—To let; furnished house for season or until April 1; hot and cold water, burglar alarm, &c.; 4 acres garden, orchard and shade; 4 minutes from Watchung Station. Address OWNER, 29 East 20th-st.

MORRISTOWN.—An elegant mansion, fully furnished, with ten acres, well-shaded, to let. J. HENRY JOHNSON, Morristown, N. J.

MONTCLAIR, N. J. To Let.—Large house, furnished, with stables; three acres; handsomest lawn in Montclair; for the year or season. Others for sale or let. WILLIAM JACOBUS, Montclair, N. J.

MADISON, N. J.—To-let, well furnished, a home opposite the residence of the late F. S. Lathrop; 11 minutes two large parlors, dining-room, eleven bedrooms, kitchen, laundry with set tubs, hot and cold water; carriage house and stable; ice house filled; about two acres ground; rent, $1,200. Apply to L. M. HOPKINS, 120 Liberty-st., N. Y.

ONE of the finest homes in Elizabeth, N. J., handsomely furnished, for rent for the summer. A. R. BISLER, Broad-st., near depot.

PASSAIC, N. J.—Desirable residence for family without small children, to let furnished, for summer. CHAS. P. DORANCE, 41 Madison-ave.

STAMFORD, CONN.—Fully furnished house to rent for summer; 11 rooms; near depot. Address H., Box 447, Stamford, Conn.

THE OWNER HAS DESIRABLE DWELLINGS to rent on favorable terms, with every country advantage, and cheap; one $5-0, one $200, one $150; also, a factory building at nominal rent; location, Metuchen, one hour from New-York. Address ROE, Metuchen, N. J.

TO LET or FOR SALE.—At Fanwood, N. J., a beautiful, convenient cottage, nine rooms, furnished; spacious grounds, barn, fruit and shade, mountain scenery, notedly healthy; stage to depot, eight minutes; rent, $450 per annum. Address Box 3,846 P. O.

TO LET at ROSELLE, N. J.—House and barn in good order; house contains 12 rooms; large lawn; shade and fruit trees. Also at Cranford, N. J., house containing 12 rooms; pleasantly situated. Rent of either place $300 per year. Address W. P. O. Box 1,322, N. Y., or H. C. WILLIAMS, Elizabeth, N. J.

TO LET.—Furnished house on Long Island, two hours by rail from Brooklyn; rent, including use of horses, carriage and driver, $800; can be had for six months or longer. Apply or address A. THOMPSON, 32 Clinton-st., Brooklyn.

TO RENT.—At the sea-side for the summer—Two very desirable furnished houses; fruit, shade, garden, stabling. Address Post Office Box 85, Bridgehampton, Long Island, N. Y.

TO RENT—A neat cottage, with six acres of land, good barn, stables, hennery and other outbuildings; house 7 rooms, basement and cellar; in the healthful village of Madison, N. J.; six minutes' walk from the depot of the D. L. and W. R. R.; to be rented cheap. Apply to CHARLES H. CHOVEY, 71 Dey-st., or A. C. RATHBURN, esq., Madison.

TO RENT. At Ridgewood Station, between Bloomfield and Montclair, N. J., for the season or year, partly furnished, a good house; 14 rooms without modern improvements, with large stable and carriage-house, and over acres of ground, plenty of shade trees, fine lawns, and an abundance of fruit and flowers of all kinds. Address P. O. Box 2,817, N. Y.

"THE GOLDEN NORTHWEST."

Now is the time to secure homes in MINNESOTA, DAKOTA AND MONTANA. Emigrants intending to take up farms during the approaching spring in the GREAT NORTHWEST should not fail to inform themselves of the advantages offered by the NORTHERN PACIFIC RAILROAD, for the settlement of that company's lands along its lines in MINNESOTA, DAKOTA and MONTANA.

The Northern Pacific Railroad runs through a region which cannot be