Steamboats and Railroads.

FOR NEW-HAVEN.—Steamers leave Peck slip at 3 p. m. and 11 p. m. (Sundays excepted.) 11 p. m. steamer arrives in time for early trains North and East.

FOR BRIDGEPORT and all points on HOUSATONIC and NAUGATUCK RAILROADS—Steamers leave Catherine-slip at 11 a. m., 3 p. m., 23d-st., East River, 5.10 p. m. Fare lower than by any other route.

FOR BOSTON. { Fare Only $3. Limited Tickets. VIA FALL RIVER LINE. Best route to Newport, Fall River, and all Eastern points. Daily service, SUNDAYS EXCEPTED, from Pier 28, N. R., at 5 p. m. Steamers BRISTOL and PROVIDENCE. Connection by ANNEX BOAT from Brooklyn 4:30, Jersey City at 4 p. m. Tickets and staterooms may be secured in New-York at all principal hotels, transfer and ticket offices, at the office on Pier 28, and on steamers.
BORDEN & LOVELL, Agents. GEORGE L. CONNOR, Gen'l Pass. Agent.

FOR BOSTON. FARE ONLY $3.
Via STONINGTON LINE.
INSIDE ROUTE, avoiding Point Judith. Steamers leave daily (except Sunday) from Pier 33, N. R., Jay-st., at 5 p. m.
F. W. POPPLE, Gen'l Pass. Agt., 177 West-st.

LEHIGH VALLEY RAILROAD.—Passenger trains leave depot foot of Cortlandt and Desbrosses sts. at 8:10 a. m., 3:40 and 7 p. m. for Easton, Bethlehem, Allentown, Reading, Mauch Chunk, Wilkesbarre, Towanda, Waverly, Ithaca, Geneva, Lyons, Buffalo and the West. Pullman through coaches run daily. Local trains at 7 a. m. and 3:40 p. m. for Easton, Bethlehem and Coolay.
Trains leaving at 8:10 a. m. 1 and 3:40 p. m. connect for all points in Mahanoy and Hazleton coal regions. Sunday train local for Mauch Chunk 8:10 a. m. Leave Mauch Chunk at 4 p. m.
General Eastern Office, corner of Church and Cortlandt sts.
E. B. BYINGTON, G. P. A.

NORWICH LINE. Inside Winter Route.
To BOSTON, $3. WORCESTER, $2 50. NASHUA, $3 65. PORTLAND, $6, and no transfer.
Steamers CITY OF NEW-YORK and CITY OF LAWRENCE leave Pier No. 40, North River, foot of Watts-st., next pier above Desbrosses-st. Ferry, daily except Sundays, at 5:00 p. m.

POPULAR SHORE LINE.—For Providence, Boston and the East. All rail from Grand Central Depot. Three express trains daily (Sundays excepted) to Boston at 8 a. m., 2 p. m. (parlor car attached) and 10 p. m. (with palace sleeping cars). Sundays at 10 p. m. (with palace sleeping cars). Newport express leaves Grand Central Depot at 1 p. m., arrives at Newport 7.35 p. m. Parlor cars attached.
F. W. POPPLE, Agent.

PHILADELPHIA AND READING
RAILROAD.
FROM STATIONS OF
NEW-JERSEY CENTRAL DIVISION,
FOOT OF LIBERTY-ST., NORTH RIVER.
Direct connection to and from Brooklyn, via Annex Boats, from Brooklyn Bridge Pier.
TIME TABLE—TAKING EFFECT NOV. 18, 1883.
For PHILADELPHIA and TRENTON, "Round Brook Route," at 7:45, 9:30, 11:15 a. m., 1:30, 3:30, 4:00, 4:30, 5:30, 7:00, 12:00 p. m. SUNDAYS at 8:45 a. m., 5:30, 12:00 p. m.
Direct connection at Wayne Junction for Germantown and Chestnut Hill; at Columbia-ave. for Manayunk, Conshohocken and Norristown.
DRAWING-ROOM CARS on all Day Trains and SLEEPING CARS on Night Trains.
Returning, leave PHILADELPHIA, Ninth and Green-sts., 7:30, 8:30, 9:30, 11:00 a. m., 1:15, 3:45, 5:40, 6:45, 12:00 p. m. SUNDAY, 8:30 a. m., 5:30, 12:00 p. m. Third and Berks-sts., at 5:10, 8:20, 9:00 a. m., 1:00, 3:30, 5:20, 6:30 p. m. SUNDAY, 8:15 a. m., 4:30 p. m.
Leave TRENTON, Warren and Tucker-sts., at 1:25, 6:20, 8:03, 9:05, 10:08, 11:34 a. m., 1:54, 4:22, 6:24, 7:28 p. m. SUNDAYS, 1:25, 9:18 a. m., 6:15 p. m.
For WILLIAMSPORT at 6:45, 7:45, 9:00 a. m., 3:45, 4:00 p. m.
For SUNBURY and LEWISBURG at 6:45, 7:45 a. m., 3:45, 4 p. m.
For READING and HARRISBURG at 7:45, 9:00 11:15 a. m., 1:00, 1:30, 4:00, 5:30, 12:00 p. m. Sundays at 5:30 p. m.
For SCRANTON at 6:45, 9:00 a. m., 3:45 p. m.
For WILKESBARRE and PITTSTON at 6:45, 9:00 a. m., 1:00, 1:30, 3:45, 5:30 p. m. Sundays at 5:30 p. m.
For DRIFTON at 6:45 a. m., 3:45 p. m.
For TAMAQUA at 6:45, 7:45, 9:00 a. m., 1:00, 1:30, 3:45, 4:00, 12:00 p. m.
For BETHLEHEM, ALLENTOWN and MAUCH CHUNK at 6:45, 9:00 a. m., 1:00, 1:30, 3:45, 5:30 p. m. Sunday at 5:30 p. m.
For EASTON at 6:45, 9:00 a. m., 1:00, 1:30, 3:45, 4:00, 4:30, 5:30 p. m. Sundays, 5:30 p. m.
For STATIONS ON HIGH BRIDGE BRANCH at 9:00 a. m., 4:00, 4:30 p. m.
For FLEMINGTON at 6:45, 9:00 a. m., 1:00, 1:30, 4:00, 4:30, 5:30, 5:50 p. m. Sundays, 4:30 p. m.
For SOMERVILLE at 6:45, 9:00, 10:30, 11:15 a. m., 1:00, 1:30, 3:45, 4:00, 4:30, 5:00, 5:30, 6:00, 7:00, 8:00, 10:30 p. m. Sundays at 8:00 a. m., 1:30, 5:30, 9:00 p. m.
For PLAINFIELD at 6:45, 7:45, 9:00, 9:30, 10:30, 11:15 a. m., 1:00, 1:30, 3:30, 3:45, 4:00, 4:30, 5:00, 5:15, 5:30, 6:00, 6:30, 7:00, 8:00, 9:30, 10:30, 12:00 p. m. SUNDAYS at 8:00, 8:45 a. m., 1:30, 4:00, 5:30, 9:00, 12:00 p. m.
For ELIZABETH at 6:15, 6:45, 7:15, 7:45, 8:00, 8:30, 9:00, 9:30, 10:00, 10:30, 11:15, 11:30 a. m., 12:45, 1:00, 1:30, 2:00, 2:30, 3:00, 3:30, 3:45, 4:00, 4:15, 4:30, 4:45, 5:00, 5:15, 5:30, 5:45, 6:00, 6:15, 6:30, 6:45, 7:00, 7:30, 8:00, 8:45, 9:00, 10:30, 11:30, 12:00 p. m. SUNDAYS at 8:00, 8:45 a. m., 1:30, 4:00, 5:30, 9:00, 12:00 p. m.
For NEWARK at 5:00, 5:45, 6:15, 6:45, 7:15, 7:30, 8:00, 8:15, 8:30, 9:00, 9:15, 9:45, 10:15 10:45, 11:15 a. m., 12:00 m, 12:45, 1:15, 2:00, 2:30, 3:00, 3:30, 4:00 4:30, 5:00, 5:15, 5:30, 5:45, 6:00, 6:15, 6:30, 7:00, 7:30, 8:15, 9:00, 9:45, 10:30, 11:15, 12:00 p. m. SUNDAYS at 8:00, 9:15, 10:15 a. m, 12:00 m, 1:15, 3:00, 4:00, 5:00, 6:15, 8:00, 9:00, 10:30 p. m.
For LONG BRANCH, OCEAN GROVE, &c., (All rail) at 9:00, 8:15 a. m., 1:30, 4:00, 6:00 p. m. SUNDAYS (except Ocean Grove) at 4:00, 10:45 a. m.
For FREEHOLD—At 5, 8:15, 11 a. m., 1:30, 4, 5 p. m.
For LAKEWOOD, TOMS RIVER and BARNEGAT at 8:15 a. m., 1:30, 4:30 p. m. with through parlor cars on 4:30 p. m. train.
For VINELAND and BRIDGETON at 1:30 p. m.
NEW-JERSEY SOUTHERN DIVISION.
From Pier No. 8, North River, via Sandy Hook.
For LONG BRANCH, EATONTOWN, etc., at 4 p. m.
Tickets can be procured at foot Liberty-st., Pier No. 8, North River 21, 142, 207, 257, 261, 271, 419, 721, 944, 1,317, and 1,323 Broadway; 757 and 759 6th-ave.; 1 Rivington-st.; 10 Greenwich-st.; 208 East 125th-st., and principal Hotels in New-York City. In Brooklyn at Nos. 1 Court-st.; 118 Fulton-st.; 790 and 888 Fulton-st.; 219 Nostrand-ave.; 7 De Kalb-ave.; 180 Atlantic-ave. In Hoboken, 254 Washington-st., N. Y. Transfer Company will call for and check baggage from hotels or residence to destination.
C. G. HANCOCK,
General Passenger and Ticket Agent, Philadelphia.
J. E. WOOTTEN, General Manager.
H. P. BALDWIN,
General Eastern Passenger Agent, 119 Liberty-st., N. Y.

STARIN'S
CITY, RIVER AND HARBOR TRANSPORTATION COMPANY.
Office Pier 18, N. R., foot of Cortlandt-st.
Consignments of freight forwarded as directed to any part of the world.
UNEQUALLED FACILITIES FOR DISPATCH.
Orders received for delivery of all kinds of freight and merchandise to any part of the city.
SEA AND HARBOR TOWING AND RIVER AND HARBOR LIGHTERAGE.
Freight of every description promptly lightered to any point in the harbor at reasonable rates.
STEAMBOATS, BARGES AND GROVES TO CHARTER FOR EXCURSIONS.
Steamer JOHN H. STARIN for NEW-HAVEN, leaves Pier 18, N. R., foot of Cortlandt-st., at 2 p. m. daily. [SUNDAYS excepted.]
Freight for points on D. L. & W. R. R. received at Pier 19.
For New-Haven and points East, at Pier 18.
NORTH SHORE, STATEN ISLAND.—Eleven Miles for Ten Cents, via Steamers from Pier 1, E. R., foot of Whitehall-st.
CENTRAL SHIPYARD, Communipaw, N. J.—Dry Docks, Machine and Boiler Shops. Everything appertaining to the construction and repair of vessels.

THE ERIE RAILWAY, better known as the NEW-YORK, LAKE ERIE AND WESTERN RAILROAD.
Arrangements of trains from Chambers-st. Depot.
9 a m—Daily except Sundays. Day Express, drawing-room coaches to Binghamton, Elmira and Buffalo. Sleeping coaches to Cleveland, Incinnati and Chicago.
6 p m daily. "St. Louis Limited Express.—No extra charge for fast time—Pullman Sleeping Coaches to Buffalo, arriving 7:25 a m; Niagara Falls, 9 a m; Salamanca 7:05 a m; Cleveland 1:40 p m; Cincinnati, 8:20 p m; St. Louis 8:40 a m second day. Connecting trains arrive Detroit 3:10 p m, Toledo 5:20 p m and Indianapolis 11 a m.
8 p m (daily)—Pacific Express for the West. A Solid Train of Pullman Day and Sleeping Coaches to Binghamton, Elmira, Buffalo, Niagara Falls, Cincinnati and Chicago. Hotel and Buffet Smoking Coaches to Chicago.
8:15 p m—Emigrant Train for the West.
Rutherford and Passaic 6 7:20 7:50 9:30 10:20 a m 12 noon 1:45 3:50 4:40 5:10 5:30 6:10 6:30 7:30 10:30 p m 12 midnight. Sundays 8 8:30 10:20 a m 1:45 6:30 8 p m 12 midnight.
Paterson 6 7:20 7:50 9:30 10:20 a m 12 noon 1:45 3:50 4:40 5:10 5:30 6:10 6:30 7:30 8:15 10:30 p m and 12 midnight. Sundays 8 8:30 10:20 a m 1:45 6:30 8:30 p m 12 midnight.
Newark and Paterson via Newark 6:45 8:40 11:30 a m 3:10 4:20 5:20 6:30 7:30 10 p m and 12 midnight. Saturday nights only—Sundays 9:15 a m 3:40 6:30 8 p m.
Suffern 6 7:50 10:20 a m 1:45 3:50 5:30 6:10 8:15 p m and 12 midnight. Sundays 8 8:30 10:20 a m 1:40 6:30 8 p m and 12 midnight.
Warwick 7:50 a m 4:30 p m.
Newburg and Cornwall 7:50 9 a m 3:30 4:30 6 p m. Sunday 8:30 a m 8 p m.
Rondout and Kingston and Montgomery 9 a m 4:30 p m. Sunday 8:30 a m.
Goshen 6 7:50 9 10:20 a m 3:30 5:50 4:30 8 8:15 p m. Sunday 8:30 10:20 a m 6:30 8 p m.
Middletown 6 7:50 9 10:20 a m 3:30 4:30 8 8:15 p m. Sunday 8 8:30 10:20 a m 8:30 8 p m. The trains 9 a m and 4:30 p m connect with Midland Railroad at Main-st. The 9 a m train stops at Main-st only.
Port Jervis 6 7:50 9 10:20 a m 4:30 6 8 8:15 p m. Sunday 8:30 10:20 a m 6 8:30 8 p m.
Boats leave 23d-st quarter of and quarter after each hour from 5:45 a m to 10:45 p m every thirty minutes; and from 10:45 p m to 12:45 a m every hour.
Tickets for passage and 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, Nos. 241, 461 or 957 Broadway, 187 West-st., N. Y., No. 2 Court-st., Brooklyn, or at the Company's Depots.
Express trains from the West arrive in New-York at 7:10 7:30 11:25 a m and 10:20 p m.
JOHN N. ABBOTT, Gen'l Pass'r Agent, New-York.

NORTHERN RAILROAD OF NEW-JERSEY.
Trains leave for Englewood, Closter, Piermont and Nyack 7 8:30 10 a m 1 3:30 4 4:5 5:30 6:40 8:30 p m 12 midnight. Sundays 7 9 a m and 7:15 p m.
Nanuet, Spring Valley and Monsey 7:10 10 a m 4:50 p m. Sundays 7 a m.
JOHN N. ABBOTT, Gen'l Pass'r Agent, New-York.

WEST SHORE ROUTE.
NEW-YORK, WEST SHORE & BUFFALO RAILWAY AND NEW-YORK, ONTARIO AND WESTERN RY.
On and after January 1, 1884, trains will leave Desbrosses, Cortlandt and West 42d sts. Stations:
For Chicago, Suspension Bridge, Niagara Falls and Buffalo, *8 p. m.
For Newark, Rochester, Syracuse and Oneida, 9:30 a. m.; *8 p. m.
Utica, Little Falls, Fort Plain, Canajoharie, Port Jackson and Amsterdam, 9:30, 11:20 a. m.; *8 p. m.
Albany and Catskill, *8, 9:30, 11:20 a. m.; 4:30, *8 p. m.
Oswego, Oneida, Norwich, Sidney, 8:30 a. m.
Newburg, Kingston, Highland, Poughkeepsie, *8, 9:30, 11:20 a. m.; 3:40, 4:30, *8 p. m.
Middletown, 8:30, 11:20 a. m.; 4:10, 4:30 p. m.
Daily. Other trains daily except Sunday.
Buffet Parlor Cars on 9:30 and 11:20 a. m. and 4:30 p. m. trains for Albany.
Parlor Buffet Cars on 9:30 a. m. train for Syracuse and Rochester.
Pullman Buffet Sleeping Cars on 8 p. m. train for Buffalo and Chicago.
Tickets and time tables at stations and at offices of the company, Jersey City, Pennsylvania Railroad Station, Brooklyn, No. 4 Court-st. Annex office, foot of Fulton-st.; 385 Fulton-st., and No. 7 DeKalb-ave.; New-York City, Nos. 162, 207, 291, 363, 413, 944, 1,323 Broadway, No. 5 Union Square, No. 737 6th-ave., No. 168 East 125th-st., Pennsylvania RR. Station, foot Desbrosses-st., foot Cortlandt-st., and West Shore Station, foot West 42d-st.
HENRY MONETT, Gen. Pass. Agent, 24 State-st.

Real Estate Agents.

A. JOHN F. B. SMYTH, AUCTIONEER AND REAL ESTATE BROKER, No. 111 Broadway, Room A, basement. Will pay cash for Private Dwellings, Tenements and Lots. Money to loan at lowest rates of interest.

J. ROMAINE BROWN, REAL ESTATE, 1280 Broadway, New-York. Telephone No. 381 30th-st.

J. EDGAR LEAYCRAFT—REAL ESTATE AND INSURANCE, 1544 Broadway, near 46th-st. Renting and collection of rents a specialty.

SCOTT & MYERS, AUCTIONEERS AND REAL ESTATE BROKERS, 8 and 10 Pine-st. near Broadway.

Business Property For Sale and To Let.

A DESIRABLE LARGE SECOND FLOOR and several offices on Fifth-ave; convenient to Union Square; for first-class business. MACGREGOR, 112 Fifth-ave.

BROADWAY OFFICES.—As heretofore, I shall issue during the season semi-monthly lists of offices to rent, with diagrams, which will be sent on application. Send address to FERDINAND FISH, 149 Broadway, corner Liberty-st.

FOUR-STORY MANSARD ROOF Dwelling, stable attached, 55x80x100, 62d-st. and 8th-ave., overlooking Park; 40 rooms; suitable for family hotel, day or boarding school; to lease. JOHN J. CLANCY, Broadway and 68th-st.

FOR SALE.—Nos. 40, 42 and 44 West 3d, (late Amity-st.) and Nos. 232 and 234 Wooster-st. Southeast corner, plot about 50 feet square, suitable for a fast house or manufacturing purposes; possession May 1. Apply to E. H. LUDLOW & CO., 3 Pine-st.

LARGE, LIGHT GROUND FLOOR, occupied by Produce Bank, corner Barclay-st. and College Place. Good business location. Hugh Stevenson, 115 Broadway.

OUR SPECIALTY IS BUSINESS PROPERTY ALL LOCATIONS FOR SALE OR LEASE. MARTIN & BRO., 1,142 Broadway.

PANORAMA BUILDING, Madison-ave. and 59th-st. Can be made into a theatre or concert hall. HUGH STEVENSON, 115 Broadway.

POST BUILDING,
16 & 18 EXCHANGE PLACE,
OFFICES TO LET.
BASEMENT OFFICE
—AND—
THREE SUITES, SUITABLE FOR LAWYERS OR MERCHANTS.
APPLY AT OFFICE No. 9, SIXTH STORY.

SPLENDID WELL-LIGHTED OFFICES, EMPIRE BUILDING, 69, 71, and 73 Broadway, will be rented singly or "en suite," from $300 to $750 per annum. Steam heat, elevators, and all conveniences.
NATIONAL BUILDING, 57 Broadway, will be rented singly or "en suite" from $250 to $1,000 per annum.
No. 43 NEW-ST. Recently renovated; offices to suit tenants will be rented singly or "en suite" from $150 to $300 per annum.
Also, FOR SALE OR EXCHANGE: Lots in Al localities, ready for improvement, with or without builder's loans. A large number of good paying "flat" houses, tenements and investment properties. Send for particulars. SIEGMUND T. MEYER & SON, 71 Broadway.

STORES TO LET.—Corner Broad and Stone sts.; will be altered and have new front; ready to occupy before May 1. FERDINAND FISH, 149 Broadway, corner Liberty-st.

TO RENT.—East 67th-st., near Park-ave., 4-story brownstone house, finished hard wood, mirrors, etc. Rent $3,000; possession May 1. FERDINAND FISH, 149 Broadway, corner Liberty-st.

TO LET.—Building 238, 240, 242 Cherry-st., two stories; also new building in rear with entrance on side street, 50x100. Apply at 160 South-st.

TO LET.—Large or small lofts, with or without power; near City Hall or Grand-st.; $25 up. Also large and small buildings.
SIRE & SONS, 160 Fulton-st.

TO LET.—Large six-story building, suitable for store house; near City Hall; also smaller buildings, $1,500; also buildings in leather district.
SIRE & SONS, 160 Fulton-st.

TO LET.—Stores, lofts and buildings on Beekman, Spruce, Frankfort, John, William and Pearl sts. RULAND & WHITING, 5 Beekman-st.

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., until 9 p. m., and 308 West Twenty-third-st., corner Eighth-ave., No. 9½ East Fourteenth-st., corner Union-Square, 760 Third-ave., corner Forty-seventh-st., at the HARLEM OFFICES, Nos 1,907 and 2,015 Third-ave. corner One hundred-and-Twenty-fifth-st., up to 8 p. m., at regular office rates.

AN EXCELLENT INVESTMENT.—For sale, two full sized houses in 19th-st., near 4th-ave.; possession of one May 1.
ALSO,
Two brown stone houses on 23d-st., between 5th and 6th aves. All these houses are in the line of rapid improvements and must insure a large advance. S. EDDY & CO., 145 Broadway.

A RARE CHANCE.
Only one of the most elegant modern houses now built; just finished; No. 5 East 72d-st., adjoining Mr. Tiffany's mansion; location one of the finest in the metropolis.
C. MACDONALD, builder.

AN ELEGANT 25-foot corner house, Madison-ave. and 61st-st. Others from 21 to 26 feet wide in same block. Just completed. Always open. Particulars and prices of CHAS. BUEK & CO., Architects, "The Berkshire," Madison-ave. and 52d-st.

A.—HANDSOME 18-foot house, East 56th-st., near Madison-ave.; four stories, perfect condition. Possession April 15th. Price $35,000. CHARLES BUEK & CO., "Berkshire," Madison-ave. and 52d-st.

ATTENTION OF PURCHASERS is specially called to the
ELEGANT HOUSES IN THE FASHIONABLE QUARTER
NOS. 34 TO 40 WEST 33D-ST.
Full front, three rooms deep, thoroughly well built, elegantly finished, complete in the minutest detail. Also two first-class Private Stables on 52d-st., near 8th-ave., three stories, 20x100, containing every improvement. Descriptive pamphlet and prices on application to Architects and Builders.
MCCAFFERTY & BUCKLEY, 810 4th-ave., near 53d-st.

ELEGANT NEW 19-foot 3-story brownstone house on 130th-st. between 6th and 7th aves. TUTTLE, HUBBARD & WILCOX, 279 West 125th-st.

FOR SALE.—No. 111 East 46th-st., four-story stone; price reasonable. Inquire RULAND & WHITING, 5 Beekman-st.

FOR SALE.
MEDIUM SIZE HOUSE AT A BARGAIN.
Apply on premises, 332 East 41st-st.

FOR SALE ON LENOX HILL.—Elegant corner house, frescoed, gas-fixtures, mirror, cornices. Only $38,000. T. OLIVER CARTER, 39 Nassau-st., Room 10.

FOR SALE, TO EXCHANGE or TO LET.—The following well-located residences, lately thoroughly overhauled throughout; all new and sanitary plumbing, back air connections from all traps; excellent drainage; all the most modern and most recommended appliances for health and convenience; handsomely decorated; carpenter's work in splendid order.

Description and location.	Size.	Price.	Rent.
8 E 57th-st., 4-sty., ha., ba.	25x80x100	$125,000	$8,000
8 " 75 " " "	25x80x102	65,000	4,000
10 " 75 " " "	20x80x102	55,000	3,000
55 " 56 " " "	25x76x100	65,000	3,750
32 " 57 " " "	25x76x100	75,000	4,250
306 " 72 " 3 " "	20x45x70	16,000	1,050
308 " 72 " " "	16x55x102	15,000	1,050
206 W 25 " 4 " ha., br'k	16x80x100	14,500	1,200

For permits and further particulars address
SIEGMUND T. MEYER & SON, No. 71 Broadway.

THREE DESIRABLE LOTS on 9th-ave., near elevated station and Central Park, cheap.
WILLIAM LALOR, Real Estate, 111 Broadway.

5 LOTS—57th-st., between 6th and 7th aves., north side, excavated—for sale cheap; terms liberal.
RIKER, 998 6th-ave.

50TH-ST. BETWEEN 5TH and 6TH AVE. Four-story and first-class; brownstone in fee, $35,000; others all prices. J. W. STEVENS, Broadway cor. 52d-st.

$500 CASH—Price $2,600 to $3,000 each; on 165th-st., near 10th-ave.; 5 2-story frame dwellings, handsomely carpeted, papered and painted; balance of money can remain for five years, or be paid off in instalments of $25 per month; will exchange. J. ROMAINE BROWN, No. 1,280 Broadway.

$1,000 CASH.—Price $12,500; balance can remain for five years or paid off in instalments of $75 per month; on 117th-st., near Lexington-ave.; 3-story, high stoop, brick dwelling, 18, 9x50x100; all improvements; will exchange. J. ROMAINE BROWN, No. 1,280 Broadway.

$18,000 FOR 4-STORY Brownstone, 367 West 50th-st.; West 58th-st. 3-story, $14,000; 55th-st. and 6th-ave. 4-story, first-class, $30,000; others all prices. J. W. STEVENS, Broadway, corner 52d-st.

52,500 "if immediately," will be taken for one of the most substantially built and finished four-story, high stoop, brown-stone
PRIVATE DWELLINGS
on the whole island, size 25x70x100, on 28th-st., between 5th and Madison. And a similar steel Dwelling on Madison-ave., near 28th-st., for $45,000, or will lease. Terms of purchase to suit buyer. Also on 5th-ave., near 28th-st., similar Mansion for $135,000. Others.
SAMUEL KILPATRICK,
Madison-ave., corner 27th-st.

City Property To Let.

DWELLING TO LET FURNISHED.—221 West 45th-st., 4 story and basement; brown stone dwelling furnished, frescoed and papered throughout. W. H. ROOME'S SONS, 378 6th-ave. (Masonic Temple).

TO LET.—The highly desirable four-story, high-stoop brownstone dwellings Nos. 115 East 72d-st., 33 East 81st-st., 25 East 83d-st., 36 East 88th-st. Apply to H. C. PEDDER, Arnold, Constable & Co., 19th-st. and 5th-ave.

342 WEST 57TH-ST.—25 feet wide; brown-stone front; all improvements. Inquire No. 49 West 57th-st.

Brooklyn Property For Sale and To Let.

FOR SALE.—Houses; Income property; Willoughby-st., two blocks from City Hall, three-story brick, 13 rooms, $7,000; Willoughby-st., six blocks from City Hall, three-story frame, 13 rooms, rents $450, price $4,300; Baltic-st., three-story brick, full lot, $4,500, rented $480; store property corner Third and State sts., rents $900, price $8,500. Other property, all parts of city, all prices, $2,500 to $50,000. See my lists; information freely given.
I. E. CORNELL, 44 Court-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., until 9 p. m., and 308 West Twenty-third-st., corner Eighth-ave., No. 9½ East Fourteenth-st., corner Union-Square, 760 Third-ave., corner Forty-seventh-st., at the HARLEM OFFICES, Nos 1,907 and 2,015 Third-ave. corner One hundred-and-Twenty-fifth-st., up to 8 p. m., at regular office rates.

A.—FARM FOR SALE OR TO RENT IN MOUNTAINDALE, Sullivan County, N. Y., well watered, containing 101 acres, good house and barns and a fine orchard, plenty of timber, near church and school, only one mile from railroad station, desirable as a milk farm. Apply to J. B., No. 207 East 55th-st., New-York city. No agents.

ALL COUNTRY PROPERTY OUR SPECIALTY.—Farms, Residences, &c., everywhere. Lists free. PHILLIPS & WELLS, Tribune Building.

AT SUMMIT, N. J.—For the summer, my house, furnished, 11 rooms, 3 acres, barn, garden, 2 cows and pasture lot; seven minutes walk to depot. Inquire at my studio, 51 West 19th-st., or at the house.
W. WHITTREDGE.

DAIRY FARM for sale or to rent, 200 acres, near Poughkeepsie. Apply 202 West 43d-st.

D. B. KEELER, JR.,
39 NASSAU-ST.
Offers for the season of 1884,
COTTAGES TO RENT
AT
SEABRIGHT, MONMOUTH BEACH, RUMSON NECK AND NORTH SHREWSBURY RIVER.
Also, fine properties improved and unimproved for sale and to let, and hotel properties for sale and to rent.

FOR SALE.—House, barn, poultry houses, 12 acres; hour in New-Jersey; with or without stock, tools; little cash; long time. M., box 3,218 Post Office, New-York.

FOR SALE.—Country-seat; large, first-class building, 175 acres; Princeton, N. J., near College buildings. 100 acres near college at New-Brunswick, N. J. Splendid country mansion at Richmond, L. I. Four new Queen Anne's, same place. Some fine dwellings in New-York City and Brooklyn; low. J. W. FIELDER, 50 Liberty-st. Elevator.

FOR SALE.—A farm of 26 acres, with good house and outbuildings, at Croton Landing, one mile from station. The land will be sold in sections if desired. RULAND & WHITING, Temple Court, No. 5 Beekman-st., New-York.

FOR SALE, at a sacrifice, one of the choicest suburban Residences near N. Y. Location convenient and exceedingly healthy; house on largest scale, with all modern improvements; several acres of beautiful grounds; or would be rented, furnished or unfurnished. Address RESIDENCE, P. O. Box 2,814, N. Y.

FOR SALE.—A nice country place of twelve acres; one hour on New-Haven road. Good dwelling, fine outbuildings, convenient to depot, in perfect order; or would exchange for a medium private house uptown, west side. Apply to OWNER, 239 West 40th-st.

HOUSE at Roslyn, L. I., recently put in perfect order; well located; two acres of land and carriage-house. Apply at 108 South-st.

MONTCLAIR, N. J., properties, every variety, for sale and rent; furnished and unfurnished houses. HOWE & PARSONS, 79 Cedar-st., N. Y., 11 to 3.

NEWPORT, R. I.—For sale: A first-class residence, nearly opposite Polo grounds; elegantly furnished; or will exchange for Hudson River property. J. O. HOYT & SON, 71 Broadway.

ORANGE, N. J., (VICINITY SPECIALTY) real estate, every variety, sale and rent, including Mountain and Highland Stations, Brick church, East Orange. Also, Short Hills and vicinity, N. J. EDWARDS, HAMILTON & CO., 2 Pine-st.

TO LET or FOR SALE.—House and lot, 2 acres fruit, stable; Munn-ave., near Central-ave., East Orange, N. J. THOMAS CHIRNEY, owner, 372 5th-ave., New-York.

TO RENT.—In Poughkeepsie for one year, from May 1, a well-furnished house at $65 per month. Apply on the premises, 463 Mill-st., or to R. R. CROSBY, Bank of Commerce, in this city.

TO LET.—A fine, large corner store, promiently located; six white-glass windows; choice location for Drug, Clothing or Dry Goods store. Lease to responsible party at reasonable rate. For terms, etc., apply to R. M. ERINGS, Paterson, N. J.

Country Property Wanted.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 9 p. m., and 308 West Twenty-third-st., corner Eighth-ave., No. 9½ East Fourteenth-st., corner Union-Square, 760 Third-ave., corner Forty-seventh-st., at the HARLEM OFFICES, Nos 1,907 and 2,015 Third-ave. corner One hundred-and-Twenty-fifth-st., up to 8 p. m., at regular office rates.

Dividend Notices.

ALL COUPONS DUE 1st PROX. AND THE principal of all bonds due on that date, issued by THE RAILROAD EQUIPMENT COMPANY, secured by rolling stock furnished the following railroads under car-trust form, will be paid on and after that date at the offices of Post, Martin & Co., No. 34½ Pine-st., New-York; E. W. Clark & Co., 35 South-st., Philadelphia.

Series.	Original Issue.	Outstanding.
A 1—I & St. L.	$120,000	$48,000
B 1—S. V.	5,000	13,000
B 7—B. P. & W.	48,000	14,000
B 1—St. L. I. M. & S.	31,000	9,000
B 12—B. P. & W.	45,000	17,000
B 14—W. St. L. & P.	50,000	17,000
B 24—C. T. V. & W.	85,000	58,000
B 2—S. V.	50,000	1,000
B 30—H. & T. C.	130,000	80,000
B 36—M. & St. L.	31,000	196,000
B 38—R. & D.	371,000	236,000
B 40—R. & D.	56,000	36,000
B 41—St. L. F. S. & W.	125,000	85,000
B 47—S. V.	25,000	230,000
B 48—L. E. & St. L.	177,000	128,000
B 50—W. N. C.	35,000	27,000
B 67—W. & L. E.	27,000	27,000
B 70—W. & L. E.	394,000	24,000
Also A 3—Col. H. V. & T.		

H. A. V. POST, Treasurer.
New-York, Feb. 27, 1884.

CENTRAL RAILROAD COMPANY OF NEW-JERSEY, 119 Liberty-st., NEW-YORK, Feb. 4, 1884.
A QUARTERLY DIVIDEND OF ONE AND A HALF PER CENT is declared, payable on and after March 1.
Transfer-books to be closed from Saturday, 9th inst., till Monday, March 3.
J. W. WATSON, Treasurer.

THE MISSOURI PACIFIC RAILWAY COMPANY, 195 Broadway, NEW-YORK, February 26, 1884.
A QUARTERLY DIVIDEND of one and three quarters per cent on the capital stock of this company has this day been declared payable on Tuesday, April 1, 1884. The transfer-books will be closed on Saturday, March 22, at 3 o'clock, p. m., and reopen on Wednesday, April 2, at 10 o'clock a. m.
A. H. CALEF, Treasurer.

NORTHERN PACIFIC RAILROAD COMPANY, TREASURER'S OFFICE, No. 17 BROAD-ST., NEW-YORK, February 16, 1884.
COUPONS of the Pen D'Oreille Division Bonds of this Company due March 1, prox., will be paid upon presentation at this office on and after that date.
ROBERT LENOX BELKNAP, Treasurer.

OFFICE TEXAS AND NEW-ORLEANS RAILROAD COMPANY OF 1874.
COUPONS OF THE FIRST MORTGAGE (Sabine Division) bonds of this company due March 1, 1884, will be paid on and after said date, at the Office of the Treasurer, No. 23 Broad-st. (Mills building).
J. E. GATES, Treasurer.

CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY.—Notice is hereby given that dividends have been declared out of the net earnings for the year 1883, of three dollars and fifty cents per share on the preferred stock, and of three dollars and fifty cents per share on the common stock of this company, payable on the 15th day of April next at the office of the company.
The transfer books will be closed on the 24th of March, and reopened on the 17th day of April next.
JULIUS WADSWORTH, Vice-President.

BASSICK MINING COMPANY, 44 WALL-ST., NEW-YORK, Feb. 26, 1884.
DIVIDEND NO. 5.—A dividend of $100,000, or one dollar per share, has been this day declared, payable to the stockholders of record on and after Wednesday, March 5th. Transfer books will close Saturday, March 1st, and reopen Thursday, March 6th.
W. S. HOYT, Secretary.

THE NEW-YORK, CHICAGO and ST. LOUIS RAILWAY CO., GRAND CENTRAL DEPOT, NEW-YORK, February 27, 1884.
COUPONS of this Company's Second Mortgage Bonds, due March 1, 1884, will be paid on and after that date at this office.
F. W. VANDERBILT, Treasurer.

THE TEXAS AND PACIFIC RAILWAY COMPANY.—The coupons maturing March 1, 1884, of the First Mortgage Eastern Division Bonds of the Texas and Pacific Railway Company will be paid on and after that date at the office of the Mercantile Trust Company, 120 Broadway, New-York City.
C. E. SATTERLEE, Treasurer.

Business Chances.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 9 p. m., and 308 West Twenty-third-st., corner Eighth-ave., No. 9½ East Fourteenth-st., corner Union-Square, 760 Third-ave., corner Forty-seventh-st., at the HARLEM OFFICES, Nos 1,907 and 2,015 Third-ave. corner One hundred-and-Twenty-fifth-st., up to 8 p. m., at regular office rates.

A PARTNER WANTED with a small capital to handle the goods of a Manufacturing Company. C. J., 201 West 55th-st.

BUSINESS OPPORTUNITY.—A Country Store and Residence, with stock of goods; for sale low, or will rent; situated three miles from Summit. Address E. G. POTTER, Summit, N. J.

Savings Banks.

AMERICAN SAVINGS BANK—Fifth-ave. and Forty-second-st.
Open daily. Open T