City Real Estate For Sale.

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.

A PRIME INVESTMENT.—Four-story brick house on 46th-st., between Broadway and 6th-ave.; only $3,000 cash required; will pay 18 per cent on amount; price, $13,500.
Owners, SIRE & SONS, 160 Fulton-st., Room 5.

AN ASSORTMENT of first-class dwellings for sale on the northerly side of 80th-st., near Madison-ave.; built by day's work, from designs by D. & J. Jardine, architects. For terms and particulars apply on the premises, or to E. KILPATRICK, builder, 353 East 78th-st.

EIGHTY-EIGHTH-ST. and AVENUE-A.—The fine plot of six and one-half lots southwest corner of Avenue-A and 88th-st. Price $6,000; on easy terms.
JOHN H. DEANE, 120 Broadway.

FOR SALE.—Together or separately, two fine houses, choice income producing property; will net about 10 per cent on equity, over 5 per cent mortgage, or will pay 7 per cent net on entire investment; leased to first-class private parties. For particulars address
CHARLES BUEK & CO.,
"Berkshire," Madison-ave. and 52d-st.

FOR SALE.—
several desirable dwellings, centrally located; terms to suit.
WILLIAM CRUIKSHANK,
3 Pine-st.

FOR SALE.—To close an estate—No. 46 West 25th-st., extra size high-stoop four-story brownstone dwelling. Lot 26 ft. 9 in. by 98 ft. 9 in. Possession May 1. Sixty per cent of the purchase money may remain on bond and mortgage at 5 per cent.
JOHN A. CHAMBERS, 88 Nassau-st.

FOR SALE.—A great bargain—Two elegant 3-story brown-stone, cabinet finished dwellings, 18ft.6x50 x100; mirrors, cornices, gas fixtures and chandeliers included; worth $17,000; price $14,000, and only $4,000 cash required.
WYCKOFF,
1,267 Broadway and 146 East 125th-st.

FOR SALE OR TO LET.—Several four-story and basement brown-stone houses, cabinet finished, on 92d-st., near Madison-ave. Inquire at building.

FOR SALE OR TO LET.—Several four-story and basement brown-stone houses, cabinet finished, on 92d-st., near Madison-ave. Inquire of
WM. WALKER, on premises.

FOR SALE.—The 8 lots west side 1st-ave., between 100th and 101st-sts. Suitable for manufacturing purposes and for the erection of tenement-houses. Will sell on easy terms.
H. D. BROOKINS, 120 Broadway.

FOR SALE.—Four full lots, southwest corner of Avenue St. Nicholas and 121st-st., upon purchaser's own terms. A bargain.
Also six lots favorably located on north side of 93d-st., 250 feet west of Elevated Station corner of 9th-ave. Price very low. Terms to suit.
W. B. CHAMBERLIN, 120 Broadway.

FOR SALE.—A large six-story new building down town; will net 8 per cent.
RULAND & WHITING, 5 Beekman-st.

FOR SALE.—Two strictly first-class four-story dwellings; best style of cabinet work, on the best improved block; price reasonable; apply on premises, No. 456 West 73d-st.
GEORGE J. HAMILTON, Builder.

MOUNT MORRIS SQUARE.—The elegant brown-stone dwelling southeast corner of 122d-st. and Madison-ave., built 2 years; never occupied, and elaborately decorated by Arteaum and Fechteler. The front looks directly into the Park, is on the same block with the Harlem Congregational Church, and is the only first-class private house on the square for sale. The property is open for inspection. Inquire of
JOHN H. DEANE, 120 Broadway.

NO. 44 EAST 63D-ST.—A bargain.
R. T. HAINES & CO., 30 East 14th-st.

SECOND-AVE. FRONT.—East side Second-ave., from 100th to 101st-sts., 8 full lots. Two corners 25x100. Price $6,000 for corners; $4,500 inside lots.
H. D. BROOKINS, 120 Broadway.

TO LET.—Offices newly decorated and furnished, on Murray Hill; elegantly furnished flats; two connecting-houses, near Reservoir Park.
A. DENLING, 74 West 35th-st.

TO LET.—No. 25 Howard-st., near Broadway, first loft, about 22x100; suitable for wholesale trade or light manufacturing; cheap.

TO LET.—On Madison-ave., Lenox Hill, fine four-story, high-stoop, brown-stone dwelling; handsomely furnished, or unfurnished if carpets and shades are purchased; very desirable; others.
SAMUEL KILPATRICK, Madison-ave., cor. 27th-st.

TENEMENT HOUSES, 28 feet wide.—On 111th-st., within 100 feet of the Second Avenue Elevated Railroad; occupied; price $12,000.
WILLIAM WHALEY, 120 Broadway.

TO LET.—310 150th-st., cor. of Walton-ave., a three-story brick dwelling in perfect order, first-class neighborhood; rent low to a good tenant; ten minutes from Mott Haven Station.

TO RENT.—Furnished; Audubon Park, 155th-st.; facing Hudson River; commanding residence; ample ground; excellent stable; convenient of access by Metropolitan Elevated. GEO. H. PETRIE, 145 Broadway.

5TH-AVE. near 59TH-ST.—Very elegant extra large house and lot for sale cheap or exchange; also fine corner house, 5th-ave. near 50th-st.
W. P. SEYMOUR, 171 Broadway.

51ST-ST., just west of 5th-ave.
And the Vanderbilt Improvements.
An Elegantly Located, Well Built, Planned and Finished 4-STORY, HIGH-STOOP, BROWN-STONE DWELLING, 21x55; lot, 100 feet; thorough plumbing work; house in complete order; open sanitary trap. Immediate possession. PRICE LOW. EASY TERMS.
Columbia College leasehold; ground rent, only about $350 per annum.
V. K. STEVENSON, JR.,
Offices, 31 Cedar-st. and 661 5th-ave.

57TH-ST. near 5TH-AVE.—Elegant extra large house and lot for sale cheap. Also, new elegant houses, 35 and 11 East 69th-st., 26 to 31 feet front, for sale or exchange.
W. P. SEYMOUR, 171 Broadway.

$9,000—Fifteen hundred on taking deed, balance bond and mortgage—will purchase first-class private flats with all the modern improvements, on 106th-st., between Lexington and 4th aves; house 19 feet wide; $10,000 will purchase flats of the same description, furnished with gas fixtures, carpets and shades, and filled with tenants.
S. VICTOR CONSTANT, 120 Broadway.

VILLAS FOR SALE
AT BEDFORD PARK,
IN THE CITY of NEW-YORK.
Only thirty minutes by way train (eighteen by express) from Grand Central Depot by Harlem Railroad to Jerome Park Station, on the premises. Commutation $4 per month; numerous trains. Elegant and substantial homes from $3,750 to $7,000, and on easy terms. Queen Anne Cottages; Croton and gas; streets graded and shade trees. A number of houses already sold. The value of this property is rapidly appreciating. No better place for a home or investment. References required. Full particulars at
"THE TWENTY-FOURTH WARD REAL ESTATE ASSOCIATION OF NEW-YORK,"
111 BROADWAY, ROOM 90.

Business Property For Sale and To Let.

DESIRABLE OFFICES to let, large and small, in American Safe Deposit Company's elegant fire-proof building, 5th-ave. and 42d-st. One whole floor for rent, splendid light and ventilation; will be partitioned to suit tenant. Inquire at Company's office on premises.

INVESTMENT PROPERTIES down-town for sale. Apply to RULAND & WHITING, 5 Beekman-st.

PART OF STORE under Grand Hotel, corner 31st-st., large plate glass windows, for office or business purposes; also desk room at 92 East 14th-st., corner 4th-ave, and 157 East 47th-st. corner 3d-ave; also part of store 208 East 125th-st., near 3d-ave. Apply on premises.

TO LET.—Stores, lofts and offices in Fulton, Beekman, Nassau, Ann, Gold, William, Pearl, Jacob, John and Water sts.
RULAND & WHITING, 5 Beekman-st.

TO LET OR LEASE.
SPACIOUS BUILDING ON BROADWAY,
northeast corner of Bond-st., recently occupied by Brooks Brothers; the entire building, about 90x140 feet, can now be secured, or will be divided to suit tenants. Apply to
HORACE S. ELY, No. 22 Pine-st.

TO LET.
FOR A TERM OF YEARS,
A NORTHEAST CORNER STORE,
NEAR 47TH-ST.,
WITH A FRONTAGE OF OVER 50 FEET ON 6TH-AVE.
ADDRESS P. O. BOX 1,193.

BANKING OFFICE TO LET
IN THE
"CUMBERLAND"
BROADWAY, 5TH AVE., AND 22D-ST.
Apply to HORACE S. ELY, No. 22 Pine-st.

City Property To Let.

A VERY UNIQUE, EXCEPTIONALLY elegant, fully furnished, high-stoop, BROWN-STONE RESIDENCE, with superb two-story dining-room extension, 57TH-ST., ALMOST ADJOINING 5TH-AVE., never before rented, is offered to an acceptable private family at a reasonable rent.
V. K. STEVENSON, JR.,
31 Cedar-st., or 661 5th-ave.

TO LET.—Fully furnished or unfurnished, the 4-story, high stoop, brown-stone house, No. 51 West 52d-st. Apply on premises and at 450 Madison-ave., corner 50th-st.

TO RENT.—Fine house; all improvements; 13 rooms; acre in shade and fruit trees; rent low; new station; Elizabeth, N. J.; particulars. Address
OWNER, Tribune Uptown Office, 1,238 Broadway.

Brooklyn Property For Sale and To Let

ANY FAMILY wishing a beautiful artistic home should examine the Queen Anne detached cottage now building in Hawthorne-st., near Flatbush-ave. and Prospect Park; every improvement; unexceptionable surroundings. Owner ROBERT S. WALKER, Hawthorne-st., or 221 Broadway, N. Y.

FOR SALE or RENT furnished or unfurnished, 107 Cambridge-Place; handsome 3-story stone front dwelling, painted well and fresco'd throughout; brick furnace, soap-stone tubs and burglar alarm; sanitary, convenient to Manhattan Beach and Rapid Transit; bargain to prompt buyer. Owner on premises.

FOR SALE—HOUSES—MONTAGUE-ST., between Clinton and Henry, two adjoining four-story brown-stone houses, full size lots, will be sold at a bargain; half purchase money may remain at 5 per cent.
J. E. COUNSELL, 44 Court-st.

Business Chances.

FOR SALE.—In San Francisco, Cal.; an active and growing iron hardware business; one partner desires to retire, and the other has not sufficient capital to continue it. For further particulars please address IRON & HARDWARE Box 1,894, Post Office, San Francisco, Cal.

Auction Sales of Real Estate.

FOR SALE—At Milton, Ulster County, N. Y., ten minutes walk from West Shore Railroad Station and steamboat landing, large, comfortable house, with greenhouse attached; all in good repair; 11 rooms, large piazza; well shaded lawns; about one acre of land well fruited, with barn and outbuildings. Said premises will be sold at public auction on April 23, 1884, at 1 o'clock p. m. Sale will be made to close up the estate of John Newman, deceased. Apply to
JOHN H. NEWMAN,
Milton, Ulster County, N. Y.

JAMES BLEECKER, Auctioneer.
Country Seat on Hudson River.
Near Hyde Park.
A. J. BLEECKER & SON will sell
On WEDNESDAY, May 21, at 12 m., at the Exchange Sales-room, 111 Broadway, a charming country seat on east bank of Hudson, between Hyde Park and Staatsburgh, on Albany Post Road, running down to the river; ½ mile frontage; magnificent view, taking in the Catskills; beautiful natural park, large orchard of choice apples and other fruits; stone mansion, billiard house, gardener's house, fine large brick outbuildings, &c., &c.; plenty of good timber.
Maps and particulars at
BLEECKER'S, 75 Nassau-st.

MORRIS WILKINS, Auctioneer.
EXECUTOR'S SALE
of the
ELEGANT COUNTRY-SEAT
known as
"HOPELAND,"
situated at
STAATSBURGH, DUTCHESS CO., N. Y.
Estate of Major RAWLINS LOWNDES, deceased.
E. H. LUDLOW & CO.
will sell at auction on THURSDAY, APRIL 10, 1884, at 12 o'clock, at the Exchange Salesroom, No. 111 Broadway (Trinity Building), N. Y., by order of ALEXANDER HAMILTON, Executor.
The property consists of a handsome brick mansion with stable and all necessary outbuildings, and from 60 to 70 acres of land, handsomely laid out, and in complete order, situated on the New-York Central and Hudson River Railroad, about 82 miles from New-York.
For further particulars apply to the Auctioneers, No. 3 Pine-st.

MORRIS WILKINS, Auctioneer.
PEREMPTORY SALE.
By order of
Hon. THOMAS L. JAMES, Assignee of F. MAYER & CO.,
of
FIRST-CLASS PROPERTIES ON BROADWAY, 7TH-AVE., 52D-ST., WEST 56TH-ST., EAST 61TH-ST., 2ND 3D-AVE. and 90TH-ST.,
By E. H. LUDLOW & CO.,
Wednesday, April 23, 1884, at 12 o'clock,
At the Exchange Sale-room,
No. 111 Broadway,
(Trinity Building), N. Y.
Messrs. STERN & MYERS,
Attorneys for Assignee,
18 Wall-st.
For full particulars of the above properties see WEDNESDAY and SATURDAY issues of the Evening Post, and WEDNESDAY and SUNDAY issues of the N. Y. Tribune and Times.
Book Maps at office of the Auctioneers, No. 3 Pine-st.

RECEIVER'S SALE.—The undersigned, receiver of the National Bank of Fishkill, will sell at public auction at the east front door of the Court House in the city of Poughkeepsie, on Tuesday the 15th day, April, 1884, at 1 o'clock p. m. The large and convenient banking house and lot in the village of Fishkill known as the Fishkill Bank. The building is of brick and first-class. The receiver will be in attendance at the bank to show the property from 12 to 6 p. m. each day.
HENRY BOSTWICK,
Receiver of the National Bank of Fishkill.

MORRIS WILKINS, Auctioneer.
PEREMPTORY SALE.
By order of
HON. THOMAS L. JAMES,
Assignee of
F. MAYER & CO.,
E. H. LUDLOW & CO.
Will sell at auction WITHOUT RESERVE, on WEDNESDAY, APRIL 23, 1884, AT 12 O'CLOCK, at the Exchange Salesroom, No. 111 Broadway (Trinity Building), New-York,
BY ORDER OF THE ASSIGNEE,
THE FOLLOWING FIRST-CLASS PROPERTIES:
THE STRATHMORE.
Elegant eight-story brick apartment house, situated on the northeast corner of Broadway and 52d-st., having a frontage of 61.8 feet on 52d-st. by 75.11 feet on Broadway.
THE ADELPHI.
Consisting of the four and five story brown-stone buildings known as the Adelphi Hall and Adelphi Apartment House, situated on the northwest corner of 7th-ave and 52d-st., and having a frontage of 112 feet on 52d-st. by 75.5 feet on Broadway.
THE NEWPORT.
Handsome five-story brick apartment house, situated on the south side of 52d-st., between Broadway and 7th-ave., being 40.6 feet front on both Broadway and 7th-ave. by 170 feet on 52d-st.
THE HANDSOME RESIDENCE PROPERTIES
NO 13 WEST 56TH-ST.
Valuable four-story, high-stoop, brown-stone house situated on the north side of 56th-st., about 240.6 feet west of 5th-ave. 20x100. Lot, 100.5
NO. 162 EAST 61TH-ST.
Desirable three-story, high stoop, brown-stone house on the south side of 61th-st., about 70 feet east of Lexington-ave, 20x100 feet and extension. Lot, 100.5 feet.
ALSO
The Southeast Cor. 3d-ave. and 90th-st.,
Consisting of the five three-story brick buildings, with stores on first floor and apartments above, known as Nos. 1,637 to 1,645 3d-ave. The plot is a gore, being 87.2 feet front on 3d-ave. by 71.1 feet on 90th-st.
STERN & MYERS,
Attorneys for the Assignee,
No. 18 Wall-st.
For book-maps giving full description and diagrams, and for all particulars, apply at the auctioneer's office, No. 3 Pine-st., or to the above named attorneys.

Country Property For Sale and To Let.

ACRE AND HALF, suitable for manufactory, streets on three sides, on railway at CORONA, for sale cheap.
J. C. SANDERS, 13 Chambers-st.

AT LONG BRANCH AND VICINITY.—To Let, Sale or Exchange, all kinds of Real Estate, cottages, hotels, farms, &c.
WM. LANE, Long Branch.

AT NYACK.—$6,250 will buy a choice place, short walk to railroad and steamboats; extensive view of the Hudson River. Address P. O. Box 2,074, New-York.

A GREAT BARGAIN.—Five-acre place at Madison, N. Y. House 24 rooms; all modern improvements; close to depot. Price, $15,000. Terms easy.
Apply 150 Fulton-st., Room 5.

AT SUMMIT, Shorthills, Madison and Morristown, N. J., property for sale. Send for list.
EDWARD P. HAMILTON & CO., 2 Pine-st., N. Y.

A COMFORTABLE, WELL-BUILT HOUSE at Rutherford Park, New-Jersey, 45 minutes from city; plenty of fruit and shade; good barn and carriage house; will be rented low to a good tenant. Address W. P. T., care Tribune, or E. S. Brown, agent, Rutherford.

A COMFORTABLE HOUSE of 9 rooms on wide avenue, with lot 50x150, will be rented to a good tenant for $20 per month, with immediate possession. Apply to J. H. DENISON, 150 Bellevue-ave., Newark, N. J.

ADIRONDACKS AND SARATOGA.
TO LET.—Beautiful houses, fully furnished, private and boarding. Map, photographic views and printed list in our office.
W. G. CAMPBELL, 1,000 6th-ave.

A RARE OPPORTUNITY to secure a home combining city and country advantages; high site, with unsurpassed outlook; profusion of fruits and flowers, refined and yet accessible to city by 100 trains per day; house large, commodious and well-built, comprising all the requirements of a first-class residence, with ample grounds; neighborhood unsurpassed; will be sold at a great bargain if applied for at once, or if not disposed of by April 20, would rent to a good tenant, with privilege of purchase. For permit to see the property apply to J. H. DENISON, Tribune Office, where a picture may be seen.

COUNTRY RESIDENCE, SANITARIUM of FRUIT and POULTRY FARM, within 3½ miles of three depots, 60 minutes' ride from Liberty-st. by frequent express trains, overlooking Somerville and Raritan Valley; mountain slope, elevated site, good air, water, no malaria or mosquitoes; plain house and 50 acres, mostly wooded; barn, young orchard, garden; commutation, yearly, $100; will lease to appreciative tenant, with a privilege of purchase, at $900 per annum. Address "COUNTRY LIVING," El Mora, N. J.

DESIRABLE COUNTRY RESIDENCE.—Cottage, large outbuildings; 30 acres; orchards; abundance fruit; shade trees; hour from city. HENDERSON, 261 Broadway.

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.

ELBERON, LONG BRANCH.—Cottages to let; all city improvements; cabinet finish; sea view and bathing; ample stabling and lawns; in best part of Elberon, Ocean and Park aves., near depot; gardener will show houses. D. R. LYDDY, 5 East 16th-st. and 206 Broadway, or real estate agents, Long Branch.

FOR SALE.—Barnegat Bay and Ocean, three modern new cottages, handsomely finished, on water's edge. $2,500 each. Small amount of cash required.
FERDINAND FISH, 149 Broadway,
cor. Liberty-st.

FOR SALE.—Between ocean and bay; a handsome new modern furnished cottage for sale at a great bargain. Very little cash.
FERDINAND FISH, 149 Broadway.

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. FIELDEN, 50 Liberty-st. Elevator.

FOR SALE.—At Roseville, Newark, N. J., on the Morris and Essex railroad, 30 minutes from New-York, fine house, 11 rooms, in perfect order, all modern improvements, barns, outhouses, etc.; fruit trees and grapes in abundance; fine arbors; the best location in Roseville; high and healthful. Cheap and on easy terms. Divided if desired. Price, $11,000. See photograph. J. W. BLAKE
Domestic S. M. Co., New-York.

FOR SALE.—At a sacrifice, a desirable residence on the east bank of the Hudson, five minutes from Dobbs Ferry Station, 35 miles from New-York; house in good order, modern improvements; splendid view of Haverstraw Bay; six acres in lawn and garden; cost $18,000; price reduced to $12,000 to close estate. Apply to
L. M. WATKINSON, Ex., 110 East 19th-st.

FOR SALE.—An old family residence and one acre of ground at Milton, on Hudson; will take in exchange every stock or horses and carriages. Address
BULKELEY, Tribune.

FOR SALE.—To close an estate, splendid country seat, cheap; on Long Island 1½ miles from depot; two farms of 50 acres each, together or separate, with three-story house, 16 rooms; fine for boarders; located on a beautiful stream of water and mill pond. Inquire of
CHARLES S. RAWSON,
257 Fulton-st., Brooklyn.

Country Property For Sale and To Let.

ATHENIA, PASSAIC COUNTY, N. J.—To let, a handsome 2-story and mansard house; two minutes' walk from depot; all modern improvements, including hot and cold water, ranges, furnaces, etc.; an unfailing supply of pure water from an artesian well; is in perfect order. Rent $25 per month.
CLARK ESTATE,
No. 25 West 23d-st.

FOR SALE, at a great bargain.—Country place on line of West Shore Railroad; 26 miles from New-York; 12 acres; splendid house and barn; plenty of fruit. WILLIAM P. BANIGAN, Haverstraw, N. Y.

FOR RENT for season a full furnished double cottage, carriage-house and stable, at Point Pleasant, Ocean Co., N. J. Address 1,643 Race-st., Philadelphia.

FOR SALE OR TO LET.—At Tenafly (40 minutes Northern R. R. N. J.), gentleman's residence of 17 rooms, high ground, near station. Cottages to let, $150, $180, $240, $300, $450, $600.
JAMES E. BUTLER.

FOR SALE ON EASY TERMS, several new houses near Fremont depot; Croton water, hot and cold; houses contain from 7 to 11 rooms; 1½ lot ground to each. Apply to
C. V. FOLIN, Fordham.

FOR SALE.—A charming summer home, from which is had one of the grandest views of the Hudson River to be found on the banks of that noble water. The estate contains about seven acres; double house, barn, two fine cisterns, artesian well, fruit and forest trees. Situation is in Sing Sing village—famous for its schools for young ladies and gentlemen. Name of place, "Glen Crest;" owner, JOHN T. LYNCH, West 60th-st., 10th and 11th-aves.

FINE FARM in Virginia, 225 acres, with good buildings; in healthy locality; offered in exchange for merchandise. Box 2,023, New-York.

FOR SALE or RENT—Furnished, at Inwood, 213th-st., large mansion and five acres, known as "Villa Rosa," large old forest trees, fruit, garden, carriage-house, magnificent views of Hudson River.
S. EDDY & CO., 145 Broadway.

FOR SALE.—A comfortable residence at Greenwich, Conn., one hour from Central Depot; 10 acres; good outbuildings, fine shade, plenty fruit; convenient to depot.
Apply to OWNER, 239 West 49th-st.

FOR SALE OR TO LET.—New Hamburg, Dutchess Co., N. Y., ¾ mile from Hudson R. R. Station; high ground; LARGE COMFORTABLE HOUSE IN GOOD ORDER, 23 ROOMS; large piazzas; barn well shaded; orchards, green-house, stable, coachman's house, barns, outbuildings, etc.; 25 acres. Apply
ADRIAN G. HEGEMAN, 1,321 Broadway.

FOR SALE AT RICHMOND HILL, LONG ISLAND, fifteen minutes from Hunter's Point, a variety of new and elegant dwellings replete with every convenience. Also superb building sites on hills and plain. Apply to J. W. FIELDEN, 50 Liberty-st. (elevator), or GEORGE L. FOWLER, Richmond Hill.

HIGHLAND BEACH, between Sandy Hook and Seabright, one and one-quarter hours from New-York; modern cottages furnished; lots fronting on both ocean and sheltered shore for sale. Apply to
FERDINAND FISH, No. 149 Broadway, corner Liberty-st.

ISLE OF WIGHT.
For Sale—A Cottage in complete order, connected with the water works and the new system of air-tight sewerage; possession May 1. Also a few choice building plots fronting the sea will be sold at a bargain if purchased at once. Address,
ISLE OF WIGHT, 115 Broadway.

LONG BRANCH.—For rent, furnished cottages; all modern improvements; prices, $300 to $1,500.
E. P. DOBBINS, Owner, Central Hotel.

MONTCLAIR, (specialty) residence property at all prices for sale. Furnished and unfurnished houses to let. HOWE & PARSONS, 79 Cedar-st., N. Y.

NORTH LONG BRANCH.—Two very desirable cottages to let, completely furnished, immediately on the beach, with fine stables; all improvements, including furnace. May be seen by applying to the "Sea-shore Cottage."
F. HARPER,
500 Madison-ave., New-York.

ON SHORT HILLS, N. J.—Highest ground, commanding superb view—country seat; best neighborhood; 55 minutes to New-York; comfortable residence; ample stabling; greenhouse. For sale with 1 or 24 acres. Apply to EDWARD P. HAMILTON & CO., 2 Pine-st.

PLAINFIELD, N. J.—Several fine properties for sale or to let. Inquire 120 Parkside, Plainfield, or of
FERDINAND FISH,
149 Broadway, corner Liberty-st.

SUMMIT, N. J.—Furnished and unfurnished houses to let for season or year.
E. G. POTTER, opposite station.

STOCKBRIDGE, among the Berkshire Hills.—A large furnished dwelling; house owned by J. Z. GOODRICH to rent for the summer.

TO RENT.—A house and two cottages, unfurnished, at Sewaren, N. J.; 45 minutes from foot of Liberty-st. Apply to C. JOHNSTON, 121 Liberty-st.

TO LET—Franklin, New-Jersey.—Queen Anne Cottage; 10 rooms; in perfect order; superior plumbing; high ground; beautiful view; four minutes from depot. Apply to ADRIAN G. HEGEMAN, 1,321 Broadway.

TO LET FOR SUMMER.—Cottage with large pleasant and convenient rooms, partly furnished, with stable and gardens, and the privilege of using grove adjoining, situated in Westchester County, about fifty miles from New-York; location remarkable for salubrity and pure bracing atmosphere; finest spring water on place. Address
OWNER, Box 24 Tribune Office.

TO RENT—Fully furnished.—A country house in the village of Walpole, New-Hampshire; on the Connecticut River; 20 miles north of Brattleboro, Vt. The house contains parlor, library, dining-room, butler's pantry, kitchen, laundry, store-room, billiard-room, bath-room, nine bedrooms, gas and furnace; then shade trees and shrubbery; lawn, bowling alley, tennis ground, vegetable garden; location very healthy; two mails daily from New-York and Boston. For terms address MRS. JAMES L. MITCHELL, Hotel Brunswick, New-York City.

TO LET.—Furnished or unfurnished, pleasant cottage of ten rooms; barn, fruit, pretty garden; rent moderate. Address [illegible]

VALUABLE PROPERTY for sale cheap. Fine location for fancy fruit farm, or for first-class summer boarding-house; any which will be sold low enough for a good investment. Located in one of the handsomest valleys in the Hudson Highlands, 1½ hours from New-York city, ½ hour from Newburg, a number of trains each way daily. Express office, Post office and railroad station adjoining the property. Property contains about 12 acres of land, mansion containing 18 rooms, tenement-house which has 7 rooms, a cottage which has 6 rooms, a country store, barn, carpenter shop, license billed. Rent of stock or selling.
Apply to HIRAM M. SHEFFIELD, 53 Maiden-lane, New-York city, or to JOSEPH VAN CLEFT, No. 102 Waterst., New-York, N. Y., or to L. A. VAN CLEFT, on the premises at Highland Falls, Orange County, N. Y., on the short-cut branch from Turners of the New-York, Lake Erie and Western Railroad.

2 MILES FROM CENTRAL PARK.
100 ACRES OF BEAUTIFUL LAND,
Which will double in value in a few years, can be bought, if at once, for one-third less than was asked for it in higher lives. Large amount can remain on mortgage. Can be improved immediately to advantage.
FERDINAND FISH,
149 Broadway, corner Liberty-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 59th-st.

Dividend Notices.

MANHATTAN RAILWAY COMPANY,
No. 71 BROADWAY, NEW-YORK,
March 11, 1884.
A DIVIDEND of one and one-half per cent on the FIRST PREFERRED STOCK of this company for the quarter ending March 31, 1884, has been declared, payable at the Mercantile Trust Company on and after April 1, 1884, to the stockholders of record on March 20, 1884, provided the legal restraint prohibiting one-half per cent is removed.
D. W. McWILLIAMS,
Treasurer.

OFFICE OF THE PLYMOUTH CONSOLIDATED GOLD MINING CO.,
No. 24 NASSAU-ST., April 3, 1884.
DIVIDEND NO. 11.—The Board of Trustees of this Company have this day declared the regular monthly dividend of fifty thousand dollars, being one per cent on the capital stock or fifty cents per share, payable on demand.
W. VAN NORDEN, President.

NORFOLK AND WESTERN RAILROAD COMPANY,
No. 333 Walnut-st., Philadelphia. The coupons maturing April 1, 1884, on the First Mortgage Bonds of the NORFOLK AND WESTERN RAILROAD COMPANY, New River Division, will be paid on and after Tuesday, April 1, 1884, by E. W. CLARK & CO., No. 35 South Third-st., Philadelphia, or by CLARK, DODGE & CO., No. 51 Wall-street, New-York.
G. E. W. ARMES,
Treasurer.

THE BRUSH ELECTRIC LIGHT COMPANY OF NEW-ENGLAND,
OFFICE, 853 BROADWAY, NEW-YORK.
A DIVIDEND OF FIVE PER CENT has been declared, payable on or after April 15, 1884.
ROBERT W. ADORN,
Treasurer.

SAN FRANCISCO, April 3, 1884.
THE BONANZA KING CONSOLIDATED MINING COMPANY has declared Dividend No. 5 of twenty-five cents per share, payable on the 15th inst.
Eastern stockholders of record may be paid at the office of Laidlaw & Co., 14 Wall-st., N. Y. Transfer books will close on the 7th inst.
D. C. BATES, Secretary.

Board and Rooms.

East Side.

PARLOR and second floors handsomely furnished; private bath-rooms; with private table or without board; single rooms. 54 East 20th-st.

5TH-AVE, 467.—Elegant third floor to gentlemen or party with or without private table.

40 EAST 38th-st.—Elegantly furnished apartments; private bath; with or without private table.

102 EAST 23D-ST.—Handsomely furnished parlors, suitable for physician, and other rooms; good board, references.

West Side.

PLEASANT FURNISHED ROOM on first floor; suitable for two gentlemen; private family. No. 355 West 22d-st.

SPRING and SUMMER BOARD on the Western Boulevard. Apply immediately to Mrs. BOUGHTON, No. 72 West 47th-st.

35 WEST 35TH-ST.—Cool, well furnished rooms, very desirable for summer; terms moderate.

59 WEST 22D-ST.—Rooms to let with board; large and small; also table board. No moving.

Brooklyn.

MANSION HOUSE.
Brooklyn Heights, directly opposite Wall-st., N. Y.; Four minutes' walk from Fulton or Wall-st. Ferries. Superior accommodations for gentlemen and families at reasonable rates. Select family and transient hotel. 200 rooms.

Dry Goods

Arnold, Constable & Co.
SPRING IMPORTATION OF
BALBRIGGAN HOSIERY.
In Black and Solid Fancy Colors, with Gussetted Feet. Cloth Shades in French Lisle Thread Hosiery to match suits.
Ladies' Silk Undervests and Drawers, in Plain, Solid Colors, Ecru, Pink, Sky-blue, Cherry, Cream and Chalk White.
Broadway & 19th-st.

Financial.

EXECUTIVE OFFICES OF THE BANKERS' AND MERCHANTS' TELEGRAPH COMPANY,
No. 187 BROADWAY, NEW-YORK, March 10, 1884.
AT A MEETING of the Board of Directors held this day, the following resolution was adopted:
RESOLVED, That a million dollars of the capital stock of this company (making a total issue of three million dollars) be issued, and that stockholders of record April 18, 1884, shall have the privilege of taking the same at par in cash, in the proportion of one share of the new issue for every two shares then held by them, respectively, payment to be made and stock delivered on Monday, April 21, 1884, on which day the option to subscribe shall expire.
The transfer books shall be closed from April 19 to April 21 inclusive.
Stockholders desirous of availing themselves of the privilege of subscription will oblige the treasurer by so notifying him on or before April 19.
J. G. CASE, Secretary.

HOLDERS OF THE MOBILE AND OHIO RAILROAD COMPANY'S CAIRO EXTENSION BONDS are hereby notified that the Farmers' Loan and Trust Company is prepared to deliver in exchange for said bonds the FIRST MORTGAGE EXTENSION BONDS OF THE MOBILE AND OHIO RAILROAD COMPANY, issued under the mortgage of July 1, 1883, and bearing quarterly coupons maturing January, April, July and October, principal and interest payable in United States gold coin. Full particulars can be obtained of the Farmers' Loan and Trust Company, or at the offices of the Mobile and Ohio Railroad Company, Duneau Building.
CHARLES WALSH, Secretary.

PITTSBURG, FORT WAYNE and CHICAGO RAILROAD COMPANY. Proposed new bond issue; circulars explaining same can now be had at offices of either
WINSLOW, LANIER & CO., 26 Nassau-st.,
GEORGE ELDRIDGE, 2 Nassau-st.,
or L. H. MEYER, 19 and 21 Nassau-st.

WELLS, FARGO & CO., No. 65 B'WAY.
Buy and sell Mining Stocks and other Pacific Coast securities; sell Exchange, Telegraphic Transfers and Credits available throughout the West and Europe, and forward Freight Packages and Valuables to all parts of the World.

W. H. JOHNSON,
BROKER IN PETROLEUM,
Rooms 5 and 6, 55 Broadway.
UNITED PIPE LINE CERTIFICATES
bought and sold for cash or carried on margins. Quotations furnished.

Chicago, Milwaukee & St. Paul Railway Co.
Iowa and Dakota 7s, due 1899.
Dubuque Division 6s, due 1920.
Chicago and Pacific Division 6s, due 1910.
Southwestern Division 5s, due 1909.
WANTED.
CHAS T. WING,
18 WALL-ST.

N. Y. CITY BONDS
6 Per Cent & 7 Per Cent
FOR SALE BY
GEO. K. SISTARE'S SONS
19 NASSAU-ST.

POOR, WHITE & CO.,
BANKERS & BROKERS.
CHOICE INVESTMENT SECURITIES.
ALL SECURITIES DEALT IN AT THE NEW-YORK STOCK EXCHANGE BOUGHT AND SOLD ON COMMISSION. INTEREST ALLOWED ON DEPOSITS. CORRESPONDENCE INVITED.
15 Wall-st., New-York.

Copartnership Notices.

TO ALL WHOM IT MAY CONCERN.—We the undersigned, have this day formed a copartnership under the firm name of CHARLES M. WHITNEY & CO., for carrying on a general banking business and the purchase and sale of stocks, bonds and miscellaneous securities on commission, in the city of New-York.
CHARLES M. WHITNEY,
EDWIN S. LARCHAR.
Dated New-York, April 1, 1884.

Whom It May Concern.

FOR EUROPE.—Dr. Loomis's Tenth Annual Party to GERMANY, SWITZERLAND and ITALY, strictly select and limited. First section, on the City of Rome, June 14, 32 days, $750. Second section, on the State of Nebraska, June 19, 33 days, $600.
L. C. LOOMIS, Washington, D. C.

Legal Notices.

IN PURSUANCE of an order of the Hon. John S. Morgan, County Judge of Monroe County, notice is hereby given to all persons having claims against Donald Gordon, lately doing business in the city of Rochester, city of Owego, village of Mexico and city of New-York, to present the same with the vouchers thereof, duly verified, to the subscriber, who has been duly appointed Assignee of said Donald Gordon, for the benefit of his creditors, at his office, over Nos. 14 and 16 West Main-st., Rochester New-York, on or before the 10th day of June, 1884.
Dated Rochester, Feb. 29, 1884.
A. E. WOLLF, Assignee.

Dressmaking.

DRESSMAKER.—By an experienced dressmaker, who understands cutting, fitting and draping, some engagements by the day. Address "F," Tribune Branch Office, 92 East 14th-st.

Help Wanted.

WANTED.—A strong, active youth (Protestant), 16 to 18, to assist coachman in private stable; some experience necessary and willing; lately landed, no objection; intelligent, state wages. Address STABLE, Box 96, Tribune Uptown Office, 1,238 Broadway.

WANTED.—A young woman who is accustomed to chamberwork, and who has some knowledge of waiting. Call at No. 40 West 34th-st., before 12 o'clock.

Situations Wanted--Females.

CHAMBERMAID and WAITRESS.—By a very capable girl, for city or country; not afraid of work; makes sauces; serves wines; is very neat, and careful of silver and glassware; polite and kind; sober and honest. Call at 272 6th-ave., near 17th-st., upstairs.

CHAMBERMAID, &c.—Young girl as first-class chambermaid and plain sewing; or would take care grown children; three years' city reference. No. 234 East 35th-st.

COOK.—First class; best city reference. M. H., 41 Tribune Uptown Office, 1,238 Broadway.

COOK.—By a first-class cook a situation in a small private family; best city reference; no obj