REAL ESTATE.

NEW-YORK, Monday, March 23, 1885.

The following sales were held at the Exchange Salesroom to-day:

By Richard V. Harnett & Co.

15-story warehouse, with lot, No 23 Bridge-st, n s, 16.4 ft e of Whitehall-st, 30.9x48.6irregular; E J Dennell	$16,350
14-story brick building, with lot, No 55 Stone-st, running through to (No 15) South William-st, near Mill Lane, lot 21x81.2x16.4x79.6; O F Ohls	24,700
3-story brick dwelling, with lot, No 4 Dover-st, s s, 131.9 ft w of Water-st, lot 19x53.4irregular; John G Truax	7,500
4-story brick house with lot, No 194 Water-st, w s, 85.3 ft s f Fulton-st, lot 24.8x63x27.6x57.10; Shorthand Brothers & Co	30,100
3-story brick house, with lot, No 79 Grand-st, s s, 84 ft e of Wooster-st, lot 22x96; Robert A Chesebrough	21,500
4-story brick house, with lot, No 232 East 11th-st, s s, 215 ft w of 2d-ave, lot 16.8x89.7; C J Goeller	15,100
4-story brownstone dwelling, with lot, No 218 East 14th-st, s s, 205 ft e of 3d-ave, lot 24x103.3; same buyer	24,200
1 similar dwelling, with lot, No 447 Lexington-ave, e s, 85.5 ft s of 45th-st, lot 15x75; S Johnson	15,000
1 similar dwelling, with lot, No 132 East 44th-st, s s, 83.8 ft e of Lexington-ave, lot 16.4x83; O F Ohls	14,700
2 5-story brownstone flats, with lots, Nos 459 and 461 West 57th-st, n s, 175 ft e of 10th-ave, each lot 16.8x100.5; Ambrose Kingsland	27,200
4-story Ohio stone dwelling, with lot, No 65 East 59th-st, n s, 300 ft e of Madison-ave, lot 20x100.5; H Hendricks	24,250
5 frame houses, with lots, Nos 17 to 21 East 91st-st, n s, 255.7 ft e of 5th-ave, lots each 25.0x100.8; J W Green	38,400
1 5-story brownstone flat, with lot, No 110 East 54th-st, s s, 140 ft e of Park-ave, lot 25x100.5; O F Ohls	22,200
3-story brick house, lease of lot, No 838 9th-ave, e s, 18.9 ft s of 55th-st, lot 18.9x50; J W Green	4,600
A stor lease, ground rent, $118 per annum.	
4-story brownstone dwelling, with lot, No 33 West 130th-st, n s, 475 ft e of 6th-ave, lot 20x99.11; J H Beales, jr	14,500
4-story brownstone dwelling, with lot, No 122 East 37th-s, s s, 75.6 ft w of Lexington-ave, lot 24.6x73.11irregular; Henry Lord	27000
3-story brownstone dwelling, with lot, No 148 East 38th-st, s s, 180 ft eof Lexington-ave, lot 20x98.9; W F Dunning	17,850
4-story brownstone dwelling, with lot, No 250 Lexington-ave, w s, 24.4 ft s of 35th-st, lot 23.10x60.1; H S Warner	20,800
3-story brick dwelling, with lot, No 257 East 95; H Brueker	11,775
3-story frame house, with lot, No 3 Catharine-slip, e s, 20 20 ft s of Cherry-st, lot 20x70.2x20.1x68.3; J W Arfmann	6,100
4-story brownstone dwelling, with lot, No 4 East 133d-st, e s, 135 ft e of 5th-ave, lot 25x99.11; H Warshing	13,000
1 block of land, bounded by 1st and 2d aves, 100th and 101st sts; Mary T Constant	87,000

By Charles S. Brown.

4-story brownstone dwelling, with lot, No 473 Madison-ave, e s, 66.8 ft s of 56th-st, lot 16.8x60; Geo W Alpers	24,800

RIDGEWOOD, N. J., PROPERTY.

By B. B. Ludlow & Co.

Dwellings and outbuildings with 3¾ acres of land on Rock, Hudson, Passaic and Prospect sts; F J Millbrook	8,200

RECORDED REAL ESTATE TRANSFERS.

NEW-YORK CITY.

The following is a list of the transactions recorded in the Register's office yesterday:

157th-st, n s, 250 ft w of Elton-ave, 25x100; Hermann Hallbauer to Molf Geissmann	$2,300
Cherry-st, No 429; Thomas H Smith and wife to Luther S Venable	1
Same property; L S Venable to Percilla Smith	1
Boston road, n w s, 50 ft s of Milton-st; 25x185; H J Engelhelin et al to Catharine Twomey	300
137th-st, s s, 125 ft e of Willis-ave, 50x100; James Roland and wife to John Entwisle	3,800
127th-st, s s, 130 ft e of 8th-ave, 17x99.11; Jannet Smith and another to Eva Cullinan	16,500
132d-st, s s, 251 ft e of 8th-ave, 17x99.11; Christopher Hum jr, and wife to Eliza Brown	13,500
47th-st, s s, 270 ft e of 9th-ave, 20x100.5; Thomas H French to Bartley Campbell	22,000
72d-st, s s, 300 ft w of 9th-ave, 20x102.2; Margaret Crawford and another to Margaret A Bence	40,000
55th-st, n s, 16.8 ft w of 4th-ave, 16.8x76. Edith E Tinker and another to Eliza R Schroeder	22,000
56th-st, n s, 90 ft w of Lexington-ave, 12.6x100.5; Richard Edwards and wife to Thos Edwards	10,000
Essex-st, Nos 78 and 80; Sophia Feusterstock et al to Sophia Feusterstock an another	1
45th-st, s s, 200 ft w of 5th-ave, 25x100.5; W J Hurst and wife to W J Hall	8,000
26-ave, s w cor of 19th-st, 98x75; F F T Hansen and another to Bridget C Duffy	24,000
75th-st, s s, 81.2 ft w of Broadway, 158.5x25xirregular; A E Beach and wife to B F Holske	20,000
75th-st, s s, 81.2 ft w of Broadway, 158.5x25xirregular; B F Holske to W E D Stokes	20,000
9th-ave, e s, 50.5 ft n of 100th-st, 25.3x100; Smith Ely jr, to George F Johnson	4,250
82d-st, n s, 175 ft e of 9th-ave, 16.8x102.2; also s s 83d-st, 175 ft e of 9th-ave, 80x102.2; Richard Deeves and wife to Stephen Deeves	1
Same property; Stephen Deeves and wife to Margaret Deeves	1
14th-st, No 58 West 25x103.3; E B Van Winkle et al to Jacob Rothschild	85,000
115th-st, n s, 211.3 ft e of 4th-ave, 18.5x100.11; New York Enamel Paint Company to Harriet Elting	1
Rivington-st, No 241; Mary Kaulbeck to Maria Moss	1
18th-st, n s, 200 ft w of 6th-ave, 25x84; John McKasson and wife to J W Saller	16,000
81st-st, s s, 60 ft w of Lexington-ave, 25x100.5; John Livings on and wife to A D Weeks	10
Same property; A D Weekes to Eliza Livingston	10
Tinton-ave, n w cor of Howe-st, 66.6x135; Mary K Murphy and another to N D Lawton	2,500
About 250 acres of land on West Road from Saw Mill Creek to Hudson River; W F Douglass and wife to H C Place	1
11th-ave, n e cor of 106th-st, 56.2x126.6x113.10; Hugh Smith to Francis Higgins	6,000

City Property For Sale

A.—FIVE very handsome dwellings of various sizes and prices; northeast corner of 80th-st and Madison-ave; fine street; open for inspection. E. KILPATRICK.

ATTRACTIVE, NEW, FOUR STORY DWELLINGS.—Four with dining-room extensions. Nos. 46 to 56 East 70th-st, near Madison-ave. NOVEL, UNIQUE AND ARTISTIC. Elegantly finished. Best in market. Inspection invited. Particulars and pamphlets of C. L. GUILLEAUME, owner and builder, on premises.

A FIRST-CLASS DWELLING. — 47th-st, between 5th and 6th aves; good location for physician; an extension will be built if desired. B. W. WILLIAMS, 2 West 47th-st.

A.—ELEGANT new four-story cabinet finished houses in 79th-st, corner of Lexington-ave., 18 and 20 feet front. All private houses in street. Inquire on premises, or JAMES A. FRAME, owner, 105 East 70th-st.

BUYERS

of high cost, medium cost and lower priced private dwellings are requested to call and examine my printed list, or will be mailed upon application.

Also numerous properties for income.

Also first and second class dwellings for hire.

SAMUEL KILPATRICK,
Madison-ave., cor. 27th st.

HOUSE BUYERS are invited to examine the spacious and superior houses northeast corner of 6th-ave. and 122d-st. They are 23x63.100; four stories; artistic stone and brick fronts, with bay windows; 14 feet wide, superior construction, with every modern comfort; splendid location, fronting on a fashionable drive 150 feet wide; Sandy soil; no malaria; high Croton service, offered at prices insuring a profitable investment; 60 per cent or more may remain on mortgage at 5 per cent; houses are heated and open to visitors. JOHN H. SHERWOOD, Owner and Builder.

TWO CHANCES remain to choose from those first-class elegant and substantially built houses AT LESS THAN COST, on West 17th-st. Of original designs; extensions, bay windows, butlers' pantries, cabinet finished; none superior or more elegant. Premises, 422.

$40,000 WILL BUY 5 3-story and basement brick houses, including a corner, Lexington-ave; each 20x40x75; $27,500 can remain at 5 per cent. TICHBORNE & MELROSE, 1,103 Third-ave. Telephone call, 544 30th-st.

Business Property for Sale and To Let.

LARGE AND WELL-LIGHTED FACTORY on East Side, downtown, to let, with steam power. Address Box 4, Tribune Office.

LARGE OFFICE or part of large first loft to let; 35 Warren-st, New-York. $45 to $75 per month.

STEAM POWER AND LARGE ROOM TO LET, 188 WEST HOUSTON-ST.; elevator and steam heat.

TO LET.—237 Water-st, near Beekman, 5-story brick. RULAND & WHITING, 5 Beekman-st.

TO LET.—Store in five-story marble building, 54 Beekman-st, near Gold. RULAND & WHITING, 5 Beekman-st.

TO LET.—Buildings, stores, lofts and offices on Spruce, Beekman, Fulton, Nassau, William and Water sts., and vicinity. RULAND & WHITING, 5 Beekman-st.

TWO fine new manufacturing lofts to let, 40x90; very light four sides. 548 and 550 West 23d-st.

City Property to Let.

A FOUR-STORY brownstone house, West 22d-st; in excellent order; plumbing all new $1,200. S. M. BLAKELY, 1,526 Broadway.

A HANDSOME FOUR-STORY BROWN stone house, West 47th-st., only $2,000. S. M. BLAKELY, 1,526 Broadway.

Brooklyn Property For Sale and To Let

TO LET.—House, $480; three-story, basement, eleven rooms, cellar, all improvements; close to Dr. Pentecost's church; Halsey-st. cars pass the door, Tompkins-ave. cars close by; near Rapid Transit. I. W. BARNUM, owner, 253 Halsey-st., Brooklyn.

TO LET.—The elegant 3-story high-stoop brownstone front dwelling No. 384 3d-st., between 5th and 6th aves. This house has been recently overhauled, is in thorough repair and is located on one of the prettiest blocks in the city, being surrounded with fine brownstone residences and the street shaded with elegant trees; neighborhood perfectly healthy; house of easy access to all ferries and the bridge by several car routes, and within a short distance to Prospect Park. For further particulars apply to LEONARD MOODY, 20 Court-st., and 276 Flatbush-ave.

Miscellaneous.

PROPOSED WARM SALT WATER BATHS FOR THE MILLION.—Having made thorough investigation of this subject and secured estimates of the cost of building, and the most positive certainty of a financial success, I invite correspondence of parties who may be interested, and would be glad to show exhibits, plans, &c. ROBERT ELLIS, No. 2 Pine-st., New-York.

Auction Sales of Real Estate.

ADRIAN H. MULLER, Auctioneer.

EXECUTORS' SALE.

BURR ESTATES.

VALUABLE BUSINESS PROPERTY

ON

WEST, WASHINGTON, FRONT, PEARL, CLIFF, AND BOND STS., UNIVERSITY PLACE, 22D AND 23D STS. HOUSES AND LOTS ON

60TH, 63D, AND 112TH STS., AVENUE A AND 116TH-ST., 10TH-AVE., BLOOMINGDALE-ROAD, 141ST, 142D, AND 143D STS.

Also BROOKLYN PROPERTY ON WASHINGTON, YORK, ADAMS AND PEARL STS. AND WAVERLY-AVE., ALSO, HOUSE AND LOT AT PORT CHESTER, N. Y., AND WATER FRONT AT ASTORIA, L. I.

ADRIAN H. MULLER & SON

will sell at auction on

TUESDAY, MARCH 24,

at 12 o'clock, at the Exchange Salesroom, No. 111 Broadway, By order of the Executors of MARGARET BURR, MARY BURR and SARAH BURR, deceased.

NEW-YORK.

40 WEST and 60 WASHINGTON-ST., near Morris-st.—First-class five-story brick building, bonded warehouse, extending from street to street, 42.8x182.

64 and 72 FRONT-ST., near Old-slip—Two four-story brick stores.

279 PEARL-ST., near Beekman-st.—Four-story store, brownstone front.

50 CLIFF-ST., in rear of 279 Pearl-st.—Four-story store brownstone front, sub-cellar.

33 BOND-ST.—Three-story high-stoop brick building, with extension.

95 UNIVERSITY-PLACE, between 9th and 10th sts.—Four-story high-stoop brick dwelling.

22D and 23D STS.—The plot of land, with factory buildings, marble works, &c., on the north side of 23d-st. and south side of 23d-st., 100 feet east of 3d-ave., containing on 23d-st. about 88 feet and on 23d-st. 66 feet, with engine, boilers and artesian well, and being VERY DESIRABLE FOR MANUFACTURING PURPOSES.

217 EAST 60TH-ST.—Four-story high-stoop dwelling, brownstone front.

210 and 212 EAST 63D-ST.—Two four-story brick tenements.

62 EAST 112TH-ST.—Three-story high-stoop brownstone front dwelling.

224 EAST 112TH-ST.—Two-story high-stoop brick dwelling.

AVENUE A AND 116TH-ST.—Six lots, with frame dwelling, southwest corner.

10TH-AVE., west side, 75 feet north of 151st-st.—Two-story and attic frame dwelling.

ALL THE LAND LYING BETWEEN 10TH-AVE., BLOOMINGDALE ROAD, 141ST AND 143D STS.

BROOKLYN.

221 WASHINGTON-ST., between the new POST OFFICE site and the BRIDGE—Plot of land, with brick and frame building, east side, 105 feet south of Concord-st., 52.8x116.9.

NORTHWEST CORNER YORK AND PEARL STS., with large four-story brick tenement (with stores); also, plot of land adjoining on York-st., with frame stable; also, large plot of land in the rear on Pearl-st. and extending to Adams-st., 68 feet on Pearl-st. and 69 feet on Adams-st., with brick machine shops.

426 WAVERLY-AVE., west side, 276.6 north of Gates-ave.—Three-story brick dwelling.

PORT CHESTER, N. Y.—Two-story mansard roof frame dwelling, with stable, northeast corner of Westchester and Haseco-ave., 100 feet on Westchester-ave. and 208 feet on Haseco-ave.

ASTORIA, L. I.—Water front on East River, 150 feet wide, and lands under water covered by water grant on west side of the Boulevard (Sunswick-terrace), adjoins Dr. Scott's dock; also frame cottage and seven lots on north side of Camelia-st., near the Boulevard.

Maps and particulars at the office of the auctioneers, No. 7 Pine-st., or at the office of JOHN H. RIKER and SAMUEL RIKER, Executors, or E. R. DE GROVE, their attorney, No. 150 Nassau-st.

By WILLIAM H. HALL, Auctioneer.

Office 49 Weybosset-st., Providence, R.I.

ALLENS PRINT WORKS ESTATES

AT AUCTION.

On THURSDAY, April 2, 1885, commencing at 12 o'clock at noon, the Allens Print Works Corporation will sell at public auction, at its office on Thurber's lane, in the city of Providence, all its right, title and interest in and to the following estates in the city of Providence, viz.:

First—The Print Works estate, comprising those lands bounding easterly on Branch-ave., and southerly in part on Thurber's lane, and in part on Whelden st.; the strips of land along the banks of the Moshassuck river; the lots on Printery-st., Hamlet-st., West River-st., Erin-st., McKenna-st., and all other lands and the water rights conveyed to said Allens Print Works by the following deeds, all recorded in the office of the Recorder of Deeds, in said city of Providence, viz.: That deed from the Woonsocket Company, dated July 1, 1871, and recorded in deed book No. 196, at page 387; that deed from Sarah F. Thurber and others, dated July 9, 1873, and recorded in deed book No. 283, at page 334; that deed from Thomas C. Greene, dated July 29, 1873, and recorded in deed book No. 283, at page 597; and that other deed from Thomas C. Greene, dated October 24, 1873, and recorded in deed book No. 283, at page 509; and that other deed from Thomas C. Greene, dated May 5, 1874, and recorded in deed book No. 283, at page 53; and that deed from Phebe A. Nichols, executrix, and others, dated May 19, 1877, and recorded in deed book No. 293, at page 183. Reference to each and all of said deeds, and to the several plats and deeds therein referred to being had for fuller descriptions of said lands and water rights. Together with the Print Works and all other buildings upon said lands, all the machinery, fixed and movable, tools, apparatus, and office and other furniture belonging thereto, except the Copperrolls and the Engravers' Steel Mills. The purchaser of this estate to have the option to purchase such rolls and mills, and such drugs and supplies as may be on hand at said works on May 1, 1885, at agreed prices, or at appraisals. Second—All the right, title and interest of said Allens Print Works Corporation in and to those tracts of land on or near Branch-ave., and at or near Randall's ponds, so called, conveyed to said Allens Print Works by the following deeds, all recorded in the office of the Recorder of Deeds aforesaid, viz.: That deed from Stephen Randall, dated July 18, 1872, and recorded in deed book No. 284, at page 135; that deed from Ann F. Weeden, dated December 16, 1874, and recorded in deed book No. 290, at page 256; that deed from Stephen R. Weeden, dated December 16, 1874, and recorded in deed book No. 291, at page 522; and that deed or agreement from Stephen M. Greene and wife, dated July 1, 1879, and recorded in deed book No. 301, at page 523. Reference to each and all said deeds being had for fuller descriptions of said lands. Together with all the water rights and rights of flowage conveyed or secured by said deeds and by said agreement, and also the right to take and divert the water from said Randall's ponds and connecting streams, granted or secured to said Allens Print Works Corporation by the Silver Spring Bleaching and Dyeing Company, by its deed of indenture with said Print Works Corporation, dated July 17, 1877, and recorded in the Recorder's office aforesaid, in deed book No. 291, at pages 525, etc., and the rights respecting said waters and the waters of the West River, granted or secured to said Allens Print Works Corporation, by that deed or license from the Providence Tool Company, dated May 24, 1877, and recorded in said Recorder's office, in deed book No. 297, at page 208. Reference thereto being had. Third—All the right, title and interest of said Allens Print Works Corporation in and to that lot of land bounded northerly on Thurber's lane, easterly on Mechanic-st., southerly on Livingston-ave., and westerly on Printery-st. Fourth—Terms of sale: Ten per cent of the purchase moneys in cash at the time of sale; the balance in cash on May 1, 1885, at 12 o'clock m., on delivery of the deeds, at the office of the Corporation, Thurber's lane, when possession of the estates will be given. By order of

EUGENE W. MASON, JOHN W. DANIELSON, HERBERT J. WELLS, } Creditors' Committee.

Providence, R. I., March 16, 1885.

JAMES L. WELLS, Auctioneer.

RECEIVER'S SALE.

By order Supreme Court: Assets Knickerbocker Life Insurance Company.

The undersigned, Charles H. Russell, as Receiver of the Knickerbocker Life Insurance Company, will sell by auction on

TUESDAY, APRIL 7, 1885,

at 12 o'clock, noon, at

EXCHANGE SALESROOM, 111 Broadway, New-York,

the Elegant Residence and Ten Fine Building Sites on Highland Ave. and Cedar Place, overlooking the Hudson River and Palisades, at Yonkers, N. Y.

Highland Avenue. Handsome Brick Dwelling (Gothic), 17 rooms, elegantly finished and supplied with all modern improvements; large stables; plot 1½ acres, more or less, formerly the residence of F. G. Paterson.

Also ten fine building sites adjoining the above, five on Highland Avenue and five on Cedar Place.

These fine properties are about five minutes' walk from Ludlow Station and ten minutes' walk from Main St. Station at Yonkers.

The neighborhood is first-class and rapidly improving, on graded streets, supplied with water, gas, telegraph and postal service, fire and police protection.

Maps, terms and full particulars with Receiver, 52 William st., and Auctioneer, 3 Pine st., New-York.

Terms of sale: 10 per cent and auction fees on day of sale; balance on delivery of Receiver's deed.

CHARLES H. RUSSELL, Receiver.

MURRAY HILL—ELMSFORD.

D. M. SEAMAN, Auctioneer,

Will sell on Tuesday, March 24, at 12 m., at the Exchange Salesroom, (111 Broadway), the four-story brown stone dwelling house and lot, No. 6 West 37th-st.

Also 35 acres of land at Elmsford, on New-York City and Northern Railroad, to close the estate of THOMAS McKIE, deceased. By order of JOHN M. CLARK and TOWNSEND WANDELL, Executors.

Sale positive; terms cash. Inquire of

Mr. SEAMAN No. 2 Pine-st., or of Mr. WANDELL, 290 Broadway.

Copartnership Notices.

TAKE NOTICE that the co-partnership heretofore existing between GEORGE D. WHITEHEAD, of Newark, N. J., and DANIEL S. McELROY, of this city, under name of WHITEHEAD & McELROY, and doing business at 23 Union-Square, New-York, is this day dissolved by mutual consent. GEORGE D. WHITEHEAD, DANIEL S. McELROY.

March 19, 1885.

Dressmaking.

DRESSMAKER.—By first class French dressmaker, arrived from Paris; desires to work by the day in private family. Address A. V., Tribune Uptown Office, 1,238 Broadway.

To Whom It May Concern.

OFFICE OF ILLINOIS WATCH COMPANY, 3 MAIDEN LANE, NEW-YORK, March 23, 1885.

A. G. FUNCK is hereby appointed manager of this office in place of I. S. Lawrence, resigned. ILLINOIS WATCH COMPANY. J. BUNN, Prest.

Dry Goods.

MILLINERY OPENING.

J. & C. JOHNSTON,

Broadway, 5th-ave. and 22d-st.,

ANNOUNCE THE

SPRING OPENING

OF THEIR

French Bonnets, English Round Hats,

And other Millinery Novelties,

Wednesday & Thursday,

March 25 and 26.

A SPECIAL INVITATION IS EXTENDED TO ALL PATRONS AND THE PUBLIC.

☞ The Finest Display in many years may be expected.

J. & C. JOHNSTON,

Broadway, 5th-ave. and 22d-st.

500 ROLLS FINE FANCY MATTINGS Carpets, Rugs, &c., at large reductions. Art Squares Druggets. ANDREW LESTER & CO., 739-741 Broadway.

Country Property For Sale and To Let

FOR SALE.—A farm in Westchester County, on New-York and New-Haven Railroad; 35 minutes from Grand Central Depot, 10 minutes walk from Railroad Station; in immediate vicinity of churches and schools; house well built and in good order; farm about 62 acres; will be divided; farmer's cottage, barns, outbuildings; terms liberal. FREDERICK DEPEYSTER POSTER, 10 Wall-st.

AT LONG BRANCH.—For rent; sixteen furnished cottages on Ocean and Bath aves.; contain 10 to 20 rooms each; stabling if desired. R. J. DOBBINS, Owner, Central Hotel, Long Branch.

FOR SALE.—Three and a half miles southwest from Catskill; a new cottage and nine acres of land with choice fruit; near the beautiful Straite Grove. The above property will be sold for $1,500. Address MRS. J. DEER, Catskill, N. Y.

FOR SALE or TO LET.—Handsome modern dwelling, 16 rooms, carriage-house and stable; three minutes' walk from depot; on high ground, overlooking Sound; some fruit. P. O. Box 249, South Norwalk, Conn. Photo, 95 Liberty-st., (room 11.)

FOR SALE.—House 209 Broad-st., Newark, N. J.; modern improvements and in good order; lot 30x120; pleasant surroundings and convenient to all the railroads; will be sold for less than its value. Enquire D. OWEN, 170 William-st., New-York.

FOR SALE.—Blocks and plots on line of elevated railroad; get our list (free) of 2,000 houses; all sections of city. D. P. DARLING & CO., 21 Park-row, Room 45, city; No. 16 Court-st., Brooklyn.

FOR SALE.—Richmond Hill, L. I., only twenty-five minutes from New-York City; bargains for all alike and no mistake; two cottages, ten rooms; three Queen Anne, twelve rooms; having full water supply and all improvements; splendid opportunities lost by delay; now is the accepted time. Call on FIELDER, 32 Liberty-st., or FOWLER, Richmond Hill.

MONTCLAIR.—Owner will sell or exchange a very desirable corner residence property, embracing 1½ acres, nicely laid out; shade, fruit, garden, etc. House newly papered and painted, has 12 rooms and all modern improvements. Location superior; handsome residences surrounding it. HOWE & PARSONS, 79 Cedar-st., New-York.

MONTCLAIR (Specialty) variety of Unfurnished Houses; completely furnished handsome residences; rent, season or year. HOWE & PARSONS, 79 Cedar-st., N. Y.

SALE—$2,000; Cavendish, Vt.; beautifully located in mountains; unquestionably healthy; brick cottage residence, 12 rooms; stable; abundance fruit, shade; near depot, churches, schools. EDW. P. HAMILTON & CO., 2 Pine-st.

SKANEATELES.

To let for the summer on the shore of Skaneateles Lake, a furnished house, having six bed-rooms, with about one acre of ground; has a frontage on the lake of 200 feet, boat-house, bathing &c., &c. For particulars address MRS. JAMES E. PORTER, 307 E. 57th-st., New-York.

STAMFORD, CONN.—For Sale.—Fine large house, all improvements; high ground, fine view, healthy; one mile from village and depot—8, 12 or 23 acres at a sacrifice. [illegible] Stamford, Conn., will receive attention.

TO RENT.—Near Sing Sing, for $600; house in perfect order, containing 14 rooms; grounds include seven acres, with choice of fruit and shade trees; carriage house with cottage attached, &c.; views unsurpassed, and everything to make a most desirable country residence, especially for the summer months. Apply to J. P. TRUESDELL, No. 1 Broadway.

VALUABLE COLLEGE PROPERTY FOR SALE.—The campus grounds comprise about 12 acres of choice land adjoining a town of a population of 525, with three churches—Methodist Episcopal, Presbyterian and United Presbyterian. No saloon within ten miles of the place. The college building is a substantial brick, 40x60 feet, with slate roof; a chapel and three recitation rooms below, and six recitation halls above; the boarding hall is a good frame, three-story high, containing about thirty rooms, good water, good cellar. The surrounding country is as rich and productive as can be found in the state; the people are intelligent, enterprising and religious; no healthier place can be found. Those who leave here are sure to come back soon as possible. The P. C. & St. Louis R. R. runs within five miles, while two other roads are under construction to the town. This property can be bought now at an immense bargain by applying to J. H. EKEY, Fernwood, Ohio.

SEABRIGHT, MONMOUTH BEACH.

Rumson Neck and Long Branch. Cottages to rent for season of 1885.

D. B. KEELER, Jr. 39 NASSAU-ST.

WESTERN LANDS.—The best investment ever offered in this city; 38,000 acres of agricultural and grazing lands in Central Kansas; well watered and good railroad facilities; will be sold in quantities to suit purchasers; price $4 to $7 per acre. Call on or address G. W. C. ROHRER, Ashland House, for one week only.

Financial.

BALTIMORE AND OHIO R. R. CO.

(PITTSBURG DIVISION).

5 PER CENT. 40-YEAR GOLD BONDS, DUE FEB. 1, 1925.

PRINCIPAL AND INTEREST PAYABLE IN NEW-YORK IN UNITED STATES GOLD COIN.

A LIMITED AMOUNT FOR SALE BY

HALLGARTEN & CO.
SPEYER & CO.
L. VON HOFFMANN & CO.

A MEETING of the holders of bonds of the TEXAS MEXICAN RAILWAY COMPANY will be held at the Company's office in the Mutual Life Insurance Company Building, No. 32 Nassau-street, in the City of New York, on WEDNESDAY, the fifteenth day of April, 1885, at one o'clock p. m., for the purpose of taking action upon a requisition of certain bondholders, lately made, to enforce the terms and provisions of the trust deed securing said bonds with reference to certain alleged defaults, and of transacting such other business as may properly come before the meeting.

Dated New York, February 6th, 1885.

GUARANTEE TRUST & SAFE DEPOSIT CO., By THOMAS COCHRAN, Pres., L. H. MEYER, Trustees, &c.

H. B. HOLLINS. F. A. YZNAGA. FRANK C. HOLLINS.

H. B. HOLLINS & CO.,

BANKERS AND BROKERS,

74 BROADWAY.

Members N. Y. Stock Exchange.

DEALERS IN FIRST-CLASS INVESTMENT SECURITIES.

Buy and sell on commission all classes of Stocks and Bonds, for cash or on margin.

Agents for Banks, Bankers and Railroad Companies.

IT WILL PAY YOU to borrow money, if you have not got it, and secure one of the extraordinary bargains in Sealskin Garments now offered by C. C. SHAYNE, 103 Prince-st.

Notice to First Mortgage Bondholders of Houston and Texas Central R. R. Co.

All holders of these BONDS who feel any concern as to their interests, are requested to call at the office of the undersigned between the hours of 11 and 3 p. m.

PROMPT ATTENTION IS IMPORTANT.

C. I. HUDSON & CO., 74 BROADWAY.

NOTICE TO FIRST MORTGAGE BONDHOLDERS OF HOUSTON AND TEXAS CENTRAL R. R. CO.—All holders of these bonds who feel any concern as to their interests are requested to call at the office of C. I. HUDSON & CO., 74 Broadway, between the hours of 11 and 3 p. m. JAMES MIDDLEDITH, Secretary Bondholders' Committee.

NOTICE to the bondholders of the East Tennessee, Virginia and Georgia R. R. Co.—The Central Trust Company, of New-York, will from and after this date receive coupons for funding under the plan; opposed by the Company under date of December 30, 1884, the receipt issued therefor being convertible into the Funded Coupon Bonds of the East Tennessee, Virginia and Georgia R. R. Co. on and after April 20, 1885. By order of FUNDING COMMITTEE.

New-York, March 2, 1885.

SUTRO TUNNEL COMPANY Shareholders will find weekly, monthly and annual reports at THE FARMERS' LOAN AND TRUST COMPANY, 20 William-st.

TO INVESTORS.

CITY OF FORT WORTH, TEXAS,
7 Per Cent Bonds,
Due Sept. 1, 1904, Interest Payable March and Sept. 1.
SAGUACHE COUNTY, COLORADO,
7 Per Cent Funding Bonds,
Redeemable Dec. 1, 1894, and Payable Dec. 1, 1904,
Interest Payable June and Dec. 1.
6 Per Cent Bonds of KNOXVILLE WATER WORKS CO., of City of Knoxville, Tenn.,
Due July 1, 1912, Interest Payable Jan and July 1.
Principals and Interest Payable in New-York City.
EVAN T. SPRAGUE,
Dealer in Bonds and Commercial Paper,
4 Pine-st.—Room 2.

THE CHICAGO AND ALTON RAILROAD COMPANY. SECRETARY AND TREAS.'S OFFICE, CHICAGO, ILL., March 2, 1885.

ANNUAL MEETING.

THE Stockholders and voting Bondholders of the Chicago and Alton Railroad Company are hereby notified that the annual meeting of said company, for the election of Directors and transaction of such other business as may be presented, will be held at the company's office in Chicago, Illinois, on Monday, the sixth day of April next, at ten o'clock a. m.

The transfer books will be closed at the close of business hours on the fourteenth inst., and reopened on the seventh day of April next.

CHAS. H. FOSTER, Secretary.

Financial.

AMERICAN FINANCE COMPANY,

6 Pine-st., New-York.

JOHN C. SHORT	President
FRANCIS A. WHITE	1st Vice-President
JAMES S. NEGLEY	2d Vice-President
THEO B. TALBOT	3d Vice-President
WM. P. WATSON	Sec'y and Treas.

Authorized Capital Stock---$1,000,000.
Paid in---$500,000.

SOUND INVESTMENT BONDS furnished to Savings Banks, Insurance Companies, Executors and Trustees of Estates, and individual investors.

UNITED STATES BONDS, State Bonds, Municipal Bonds, Railroad Bonds bought and sold.

DEFAULTED BONDS of States, Municipalities and Railroad Companies negotiated or collected.

CALL AND TIME LOANS made on United States Bonds and good Municipal and Railroad Bonds.

FINANCIAL AGENCY for railroad companies and other corporations. Will also conduct the reorganization of railroad companies and other corporations whose bonds are in default or whose property is in the hands of Receivers or Trustees.

RAILROAD LOANS negotiated.

Circulars on application.

THE UNION PACIFIC RAILWAY COMPANY.—The annual meeting of the Stockholders of the Union Pacific Railway Company, for the choice of Directors for the ensuing year, and the transaction of any other business which may legally come before the meeting, will be held in Boston, on WEDNESDAY, the 25th day of March next.

The meeting will be called to order at 10 o'clock a. m., at the Company's Office in the Equitable Building, in conformity with the by-laws.

As the Company's Office has heretofore failed to accommodate the number of stockholders who wished to attend the meeting, HORTICULTURAL HALL, 101 Tremont-st., has been engaged, and a motion to adjourn to meet at that hall will probably be made before any business is transacted. Stockholders can, therefore, meet at HORTICULTURAL HALL at 10:30, where the polls will be opened should the meeting vote to adjourn there.

Transfer books will close on March 4.

Stockholders will be asked to vote on the following proposition to amend the by-laws:

In accordance with the right reserved under Article 7 of the Articles of Consolidation, it is

Voted, That Section 1, Article 1, be amended by inserting after the word Boston the following words, "or at such other place in said city as shall be duly notified in the manner provided in Section 2 of this Article."

CHARLES F. ADAMS, JR., President.

HENRY McFARLAND, Secretary.

BOSTON, Feb. 21, 1885.

THE CORBIN BANKING CO.,

115 Broadway, New-York.

7 AND 8 PER CENT FARM MORTGAGES.

The growing requirements of our regular investing clients, who have taken these mortgages for many years, coupled with those of new investors, attracted to them because of the high rate of interest they bear and their great security, have necessitated a very considerable extension of territory in which to secure them. We were never able to offer a more choice line of these securities than at present. Investors should bear in mind that we hold here in New-York record evidence of more than twenty-five years' active work to make good all we claim. This record we are not only willing to show, but solicit for it the closest scrutiny by parties holding surplus funds which they desire to place for a term of years where there is ABSOLUTE SAFETY and a MOST REMUNERATIVE RATE OF INTEREST. Results of such an investigation will fully confirm all we have said in respect to the great value of these first mortgage loans when they are made through our company, surrounded as they are by all the safeguards our long experience has enabled us to provide.

TO THE BONDHOLDERS OF THE OHIO CENTRAL RAILROAD COMPANY, RIVER DIVISION.—The undersigned Committee of Bondholders of the Ohio Central Railroad Company, River Division, have prepared a plan and agreement of reorganization, which may be seen at the office of Messrs HOMANS & CO., No. 2 Wall-st.

E. ERWIN DAVIS, GEORGE M. BARTHOLOMEW, JAMES T. GLOSSON, JOHN H. BEACH, E. C. HOMANS, } Committee.

THE TOLEDO, PEORIA AND WESTERN 1st Mortgage bondholders are requested to call on the subscribers and sign the bondholders' agreement to protect their interests in the legal proceedings already commenced to foreclose the first mortgage.

GOLD, BARBOUR & SWORDS, 10 Pine-st.
THOMAS DENNY & CO., 30 Pine-st.
MORAN BROTHERS, 68 William-st.

8 PER CENT 30 YEARS.

We offer for sale a limited amount of the First Mortgage Bonds of the Lyons & Cambell Ranch and Cattle Company.

Value of property over	$2,000,000 00
Total issue of bonds only	600,000 00
Net earnings in 1884	148,831 47

We recommend these bonds as a perfectly safe and profitable investment.

BARTON, MINIS & DAVIS,
BANKERS AND BROKERS,
4 Exchange Court, New-York.

Circulars and full particulars will be sent on application.

Bankers and Brokers.

P. W. GALLAUDET & CO.,

BANKERS,

COMMERCIAL PAPER, STOCKS AND BONDS.

UNITED BANK BUILDING, WALL-ST., CORNER BROADWAY.

H. FITCH, Jr., Member N. Y. Stock Exchange. NEW-YORK.

Dividend Notices.

MANHATTAN RAILWAY COMPANY, No. 71 BROADWAY, NEW-YORK, March 16, 1885.

A DIVIDEND of One and One-half Per Cent on the Consolidated Capital Stock of this Company for the quarter ending March 31, 1885, has been declared, payable at the MERCANTILE TRUST COMPANY, No. 120 Broadway, on and after April 1.

The transfer books will be closed at 3 o'clock p. m. on FRIDAY, March 20, and reopened on THURSDAY, April 2, at 10 o'clock a. m. D. W. McWILLIAMS, Treasurer.

THE MISSOURI PACIFIC RAILWAY CO., 195 BROADWAY