Instruction.

For Boys and Young Men—Country.

MT. PLEASANT MILITARY ACADEMY. A select boarding school for boys at Sing Sing-on-Hudson. Fifty-fourth year begins September 17. Instruction in the classics and the modern languages, Mathematics, Elocution, Military and advanced English studies, Natural science, music, dancing, fencing and elocution. Thoroughly organized military department. Riding School. New and complete Gymnasium. Work and tool-shop. Beautiful grounds and buildings. J. HOWE ALLEN, Principal.

Park Avenue Institute, Bridgeport, Conn.—An excellent school for boys. Circulars and references. Opens September 16. S. B. JONES, A. M., Principal.

PENNSYLVANIA MILITARY ACADEMY. Chester. 24th yea opens September 16. SITUATION COMMANDING. GROUNDS EXTENSIVE. BUILDINGS NEW, SPACIOUS, COSTLY. EQUIPMENT SUPERIOR. INSTRUCTION THOROUGH. A MILITARY COLLEGE. Courses in Civil Engineering, Chemistry, Classics, English. Military Department Second only to that of U. S. Military Academy. COLONEL THEODORE HYATT, President.

POUGHKEEPSIE (N. Y.) MILITARY INSTITUTE.—Numbers limited. Send for circulars with terms, studies and references. Dr. C. B. Warring, Principal.

An Extract from a Letter dated June 16, 1885. GOOD PROGRESS.—"I wish to express to you my full satisfaction at the progress my son made while with you." Has just entered Columbia College. CONTENTED.—"I am pleased to hear him say that it was the happiest school year he ever passed." THOROUGH AND KINDLY DISCIPLINE.—"It will give me great pleasure at all times to testify my appreciation of the thorough and kindly discipline that you exercise over your pupils." Signed WILLIAM A. THOMPSON, 159, 161, 163 River-st., Troy. To Dr. C. B. WARRING, Poughkeepsie, N. Y.

RIVERVIEW ACADEMY, POUGHKEEPSIE, N. Y. Fits for any College or Government Academy, for Business and Social Relations. U. S. officer, detailed by Secretary of War, Commandant. Springfield Cadet Rifles. BISBEE & AMEN, Principals.

RYE SEMINARY, Rye, New-York. For particulars address MRS. S. J. LIFE.

ST. AUSTIN'S SCHOOL, West New-Brighton, S. I., N. Y. A Church School of the highest class. Terms, $500. Rector, Rev. Alfred G. Mortimer, D. D.; Ass'ts, Rev. G. E. Cranston, M. A., Rev. W. R. Fristy, M. A., Rev. B. S. Lassiter, M. A., Rev. E. Bartow, M. A., Mr. W. F. Rees B. A., Mr. R. H. Hicks, and others.

ST. AUGUSTINE SCHOOL, St. Augustine, Fla.; best references; finest climate; well suited to delicate boys; send for circular; EDWARDS & DROWN, A.B. (Harvard).

ST. GEORGE'S HALL for Boys and Young Men, near Reisterstown, Md. Unsurpassed. $250 to $300. Prof J. C. KINEAR, A. M., Principal.

SUMMIT ACADEMY, Summit, N. J.—Location unsurpassed for healthfulness; re-opens September 15; send for catalogue. JAMES HEARD, A. M., Principal.

STEVENS HIGH SCHOOL. The Academic department of the STEVENS INSTITUTE OF TECHNOLOGY, River-st., between 5th and 6th sts., Hoboken, N. J., opens Sept. 16, 1885. Examinations for admission on the 14th and 15th of September. Full courses of study preparatory to schools of science and colleges. Junior department, $75 per annum. Senior department, $150 per annum. These terms include all the studies. For catalogues apply to the Librarian of Stevens Institute.

THE SELLECK SCHOOL, NORWALK, CONN. Rev. C. M. SELLECK, Principal. The next academic year will open on Wednesday, September 16. Pupils are prepared for business or college. The accommodations are desirable, the grounds large; the rooms single and double are well furnished, and the gymnasium, bowling alleys and playrooms well equipped. The tutors are competent, and the matron efficient. For circulars, terms and full information apply at the office of GILBERT R. HAWES, Attorney, &c., 120 Broadway, Room 10, fifth floor.

THE GUNNERY.—A family and preparatory school. Address J. C. BRINSMADE, Washington, Litchfield Co., Conn.

TRINITY SCHOOL, Tivoli-on-Hudson, N. Y. The Rev. JAMES STARR CLARK, D.D., Rector. Assisted by five resident teachers. Boys and young men thoroughly fitted for the best colleges and universities, scientific schools, or for business. This school offers the advantages of healthful location, home comforts, first-class teachers, thorough training, assiduous care of health, manners and morals and the exclusion of bad boys, to conscientious parents looking for a school where they may with confidence place their sons. Special instruction given in Physics and Chemistry. The Nineteenth year will begin September 8.

THE CEDARS, A BOARDING-SCHOOL FOR BOYS. Haverstraw, N. Y. Opens Sept. 24. For circulars address the principal, W. C. READIO, A. M., LL. B.

THE CATHEDRAL SCHOOL OF ST. PAUL, GARDEN CITY, L. I. TERMS, $400 A YEAR. Apply to CHARLES STURTEVANT MOORE, A. B. (Harvard), Head Master.

WEST JERSEY ACADEMY, Bridgeton, N. J. Christian home School. Boys only. Prepares for College. Teaching thorough. Send for circular.

YOUNG BOYS receive special care, with constant supervision in and out of school, at Claverack (N. Y.) College and Hudson River Institute. Send for catalogue. A. H. PLACK, A. B., President.

$200 PER YEAR, open all summer, thorough, healthful, homelike, highly recommended. A. C. MORRIS, A. M., Woodstown, N. J.

For Young Ladies—Country.

AT YONKERS N. Y.—Mrs. HOLBROOK'S School for Young ladies. Twelve resident pupils. Ninth year. Full or elective courses; preparation for college. Also in modern languages, history and art for European travel.

BISHOPTHORPE.—A Boarding School for Girls, Bethlehem, Penn. Prepares for Wellesley, Vassar and Smith Colleges; re-opens Sept. 16, 1885. For catalogue, please address Miss F. J. WALSH, Principal.

BOARDING AND DAY SCHOOL FOR GIRLS.—Fine location; excellent advantages. Address Principals Miss S. P. BANKS and Miss C. S. UNDERHILL, Croton-on-Hudson, N. Y.

BORDENTOWN, N. J.—Female College, beautifully located, very healthful and thorough. Superior Music and Art Departments. For circular, &c., address Rev. WM. J. BOWEN, A. M., President.

CLASSICAL AND HOME INSTITUTE, Poughkeepsie, N. Y. Young ladies can pursue either classical course or select their studies. Thorough training in ornamental branches, as well as English, with home comforts and special care. Miss SARAH V. H. BUTLER, Principal.

CHILDREN'S HOME BOARDING SCHOOL.—One hour from city; $150 per year. MISS CONOVER, Principal, Old Bridge, New-Jersey.

COTTAGE SEMINARY, Clinton, Oneida Co., N. Y.—For young ladies; superior advantages; terms moderate; opens Sept. 2. Rev. C. W. Hawley, A. M., Prin.

DREW LADIES' SEMINARY, Carmel, N. Y. Healthful, homelike, progressive. Opens Sept. 9. Send for illustrated circular. GEO. CROSBY SMITH, A. M.

ENGLEWOOD, N. J., 14 miles from New-York. Collegiate School for Girls. A preparatory school for all colleges open to women. Pupils admitted to Vassar on the principal's certificate. Thorough course of study for students not wishing to prepare for college. ADALINE W. STERLING, Caroline M. Gerrish, A. B., Englewood, N. J.

GOLDEN HILL SEMINARY for young ladies, Bridgeport, Conn. Address MISS EMILY NELSON, Principal.

LYNDON-HALL SCHOOL FOR YOUNG LADIES, Poughkeepsie, N. Y. Rare advantages. For Catalogues address SAMUEL W. BUCK, A. M., Principal.

MISS PURVIANCE'S (successor to Miss Rapney) Boarding and Day School for young ladies and little girls, Elizabeth, N. J., will be reopened Wednesday, September 23.

MISS E. ELIZABETH DANA Reopens the Seminary at Morristown, New-Jersey, September 23. Resident native French teacher. Superior teachers of Vocal and Instrumental Music and Art. Board, and tuition in English and French, $500 per annum. Circulars on application.

MRS. ROBERT H. GRISWOLD and daughters, assisted by Miss G. B. Ford, from Mt. Holyoke Seminary, offer special advantages in their home and school at Lyme, Conn. Send for circulars.

MISS E. J. MACKIE'S Boarding and Day School for Young Ladies and Children, will reopen at Newburg, N. Y., September 24.

MISS HAINES'S SCHOOL, "WOODSIDE," HARTFORD, CONN. English Branches, Latin, Greek, German, French, Italian, Music and Art. Location unsurpassed. ELEVENTH YEAR OPENS SEPT 23.

MISS NOTT'S English and French Family and Day School for Young Ladies, 38 Wall-st., New-Haven, Conn. The 18th year begins Wednesday, September 23. Circulars sent upon application.

MRS. J. A. BOGARDUS' BOARDING AND DAY SCHOOL for young ladies and little girls REOPENS SEPTEMBER 22, at 4,035 Chestnut-st., Philadelphia.

MISS BULKLEY'S BOARDING AND DAY SCHOOL FOR YOUNG LADIES, TARRYTOWN-ON-THE-HUDSON, will reopen WEDNESDAY, Sept. 16.

NOTRE DAME OF MARYLAND, Collegiate Institute for Young Ladies and Preparatory School for Little Girls, GOVANSTOWN, 3 miles from Baltimore, Md. Conducted by the Sisters of Notre Dame. Send for Catalogue.

NYACK SEMINARY for girls; limited numbers; thorough training; delightful home; one hour from N. Y. Address Mrs. IMOGENE BERTHOLF, Principal.

OSSINING INSTITUTE for Young Ladies and Misses, Sing Sing, N. Y. Best advantages in art, music, elocution, English and modern languages. Charges moderate. Open September 16. Rev. C. D. RICE, Principal.

STAMFORD, Conn.—Miss Aiken's Boarding and Day School, 30th year, opens September 23. Mind training a distinctive feature.

"THE ELMS," Springfield, Mass.—Family, Day and Music School for Girls. Primary, Academic, Classical and Post-Graduate Courses. MISSES PORTER & CHAMPNEY, Principals.

THE CATHEDRAL SCHOOL OF ST. MARY, Garden City, Long Island, N. Y. TERMS, $350 PER ANNUM. Apply to Miss H. CARROLL BATES, Prin.

TRINITY HALL, BEVERLY, N. J.—English and French home school for young ladies; varied advantages of the highest order; special thoroughness in Music, Language, Art, and the Classics; preparatory course for Vassar College; eighteenth year begins September 17. For circular address MRS RACHELLE GIBBONS HUNT, Principal.

WHEATON FEMALE SEMINARY Will celebrate its 51st year September 9. Fine Library, Laboratory, Observatory and Cabinets. Thorough instruction. Best home influences. Send for circulars to A. E. STANTON, Principal, Norton, Mass.

Instruction.

For Young Ladies—Country.

WILLISTINE HALL, Nyack-on-the-Hudson, for Young Ladies and Little Girls.—Twelve students received into the family. For illustrated circular address Misses J. A. & J. KEMPSHALL.

YOUNG LADIES SEMINARY, Freehold, N. J. 42d year begins Sept. 22, 1885. Rev. F. CHANDLER, D. D., President.

For Both Sexes—Country.

A FRIENDS' BOARDING SCHOOL for Both Sexes at $223 per year. Hill country, 22 miles from New-York. Address CHAPPAQUA MOUNTAIN INSTITUTE, Chappaqua, N. Y.

DE GARMO INSTITUTE, Rhinebeck, New-York, gives a first-class business and collegiate preparation for boys and girls. Fine accommodations. Good work. Address the principal. JAMES M. DE GARMO, Ph. D.

CLAVERACK (N. Y.) College and Hudson River Institute. College Course for Girls. Graduating Courses in Music and Art. Boys prepared for College or Business. Military drill. 32d year opens Sept. 14. A. H. PLACK, President.

FRIENDS' SCHOOL for both sexes. Founded 1784; $150 per half year for board and tuition. First term begins September 9, 1885. For circular, address AUGUSTINE JONES, A. M., Prin., Providence, R. I.

MAPLEWOOD INSTITUTE, Concordville, Penn.—Young men prepared for college or business; degrees conferred upon young lady graduates; careful attention to little boys and girls. J. SHORTLIDGE, (Yale College) A. M., Principal.

NEW-ENGLAND CONSERVATORY OF MUSIC, Boston, Mass., oldest in America; largest and best equipped in the world—100 instructors, 1,971 students last year. Thorough Instruction in Vocal and Instrumental Music, Piano and Organ tuning, Fine Arts, Oratory, Literature, French, German and Italian Languages, English Branches, Gymnastics, etc. Tuition, $5 to $20; board and room, $45 to $75 per term. Fall term begins September 10, 1885. For illustrated calendar, giving full information, address E. TOURJEE, Dir., Franklin Sq., Boston, Mass.

PENNINGTON SEMINARY offers rare educational facilities for boys and girls. Steam heaters, gas fire-escapes, perfect sanitary arrangements. Over $20,000 in improvements this season. High and healthful. For circulars, etc., address THOS. HANLON, D. D., Pennington, N. J.

ROCKLAND COLLEGE, Nyack-on-the-Hudson.—Preparatory and business for gentlemen graduating course for ladies; twelve teachers. Year opens Sept. 9. Send for catalogue. W. H. BANINSTER, A. M., Prin.

$175 A YEAR.—Board and tuition; young ladies, misses, Female Seminary; $175, young men, boys, Military Academy. Address EPISCOPAL SCHOOLS, Haddonfield, N. J.

Miscellaneous.

A LADY well-known as an educator will take four young ladies into her home. Inquire of HOUGHTON, MIFFLIN & CO., 11 East 17th-st., New-York.

Teachers.

A PROFESSIONAL LADY TEACHER of of superior qualifications and recommendations desires to give instruction to children in a private family. Address J. K., Tribune Office.

A VISITING TEACHER charges $20 a quarter for one session a week, $40 for two, and so on. The session consists of four hours, two of which are devoted to mathematics, history and literature, one to a language (French, German or Latin), and one to music. A friend may share the session; unusual progress guaranteed to faithful pupils. Refers to present and former pupils. Address MISS E. M. MONK, 479 Lafayette-ave., Brooklyn, N. Y.

A YALE graduate, an experienced instructor and private tutor desires an engagement of one or more hours daily. W. H., Box 11, Tribune Office.

A.—TUTORS, GOVERNESSES AND TEACHERS.—In every department of art and learning, recommended free of charge. No charge to teachers until engaged. E. MIRIAM COYRIERE, (Next Century Building) 31 East 17th-st.

A.—BEST TEACHERS, tutors and governesses supplied without charge to employers; our candidates are enrolled free, and selected not for a registration fee, but because they are desirable. TEACHERS WANTED.—Many vacancies; no fee for registration; form for stamp. R. E. AVERY, American School Bureau, 2 West 14th-st., N. Y.

AMERICAN AND FOREIGN TEACHERS AGENCY supplies Professors, Teachers, Tutors, Governesses, etc., to Colleges, Schools and Families. Apply to MRS. M. J. YOUNG-FULTON, 23 Union square.

PRIVATE INSTRUCTION, College work preferred. H. K. SPAULDING, A. B., (Harvard) 20 West 43d-st.

GOVERNESS.—By an English lady of experience; instruction in French, German, music, and all English branches; best of references. Address Miss L. K. HICKS, care W. D. Foulke, Richmond, Ind.

SCHOOL OFFICIALS and others supplied with teachers and teachers aided in obtaining positions. Apply to A. LOVELL & CO., 16 Astor-place, New-York.

SCHERMERHORN'S Teachers' Agency.—Established 1855. Promptly provides best Teachers for Private Pupils, Families, Schools and Colleges. J. W. SCHERMERHORN & CO., 7 East 14th-st., N. Y.

TEACHERS wanted immediately.—Ladies: Piano and singing; piano, singing and French; French lady for first-class family near city; French, higher English and elocution; French and higher English, Wellesley graduate preferred. Gentlemen: Mathematics and Greek; Harvard graduate for city school. Apply to Mrs. M. J. YOUNG-FULTON, American and Foreign Teachers' Agency, 23 Union Square.

WANTED.—Many French, English and German lady resident and visiting teachers; must have excellent references; no charge until engaged. E. MIRIAM COYRIERE, next Sypher's, 31 East 17th-st.

Dancing Academies.

ALEX MACGREGOR'S, 112 Fifth-ave. Private lessons and classes in dancing. Resumes Saturday, October 17.

ALLEN DODWORTH & SON'S Classes now closed for the season will reopen on Saturday, October 17.

FERNANDO'S DANCING ACADEMY, 162 East 55th-st. (Bank Building); classes now forming; reopening reception Tuesday, October 6. Send for circular.

MR. TRENOR'S ACADEMY OF DANCING, Broadway and 32d-st. 36th year. IS NOW OPEN. Send for circular.

T. GEORGE DODWORTH, 21 WEST 24TH-ST., Formerly with Mr. Allen Dodworth. Reopens class and private lessons in dancing SATURDAY, October 10.

Board and Rooms.

East Side.

CANDA HOUSE, 17 Lafayette Place.—Select boarding with hotel conveniences; very reasonable to permanent parties.

13 EAST 46TH-ST.—Handsome back parlor; third and fourth floor front rooms with board.

195TH-AVE., connecting with the Brevoort House by passageway, handsomely furnished apartments to rent without board.

20TH-ST., 34 EAST.—Parlor and second floors, with private bathrooms; private table only, or without board; rooms for gentlemen en-suite or singly.

28TH-ST., 117 EAST.—Large sunny room; also hall room adjoining; first-class board; references.

35 AND 36 GRAMERCY PARK—Hotel.—Elegant suites and single rooms; first-class table; privilege of park.

36 EAST 29TH-ST.—Large rooms with board; also single rooms for gentlemen; references.

37 EAST 20TH-ST.—Nicely furnished rooms with room table board; also board given; permanent parties desired.

86 IRVING PLACE.—Elegantly furnished front room; hot and cold water and bath; also other rooms and single rooms; gentlemen only.

West Side.

PRIVATE FAMILY having elegantly furnished home, between 5th and 6th aves., offer, with board, 2nd floor; private bath. B., Tribune Uptown Office, 1,238 Broadway.

25TH-ST., 52 WEST., near Hoffman House—Desirable rooms with board; appointments first-class.

34TH-ST., 133 WEST.—Neatly furnished single rooms for gentlemen.

35 WEST 35TH-ST.—Sunny, comfortably furnished rooms; dressing-room, bath; unexceptionable reference given and required.

38TH-ST., 68 WEST.—Single or connecting rooms; superior board; private bath; highest references required.

45TH-ST., 17 WEST.—Nicely furnished rooms, en suite or singly, with board.

45 WEST 35TH-ST.; rooms on 2d and 4th floors with board; references.

52 WEST 47TH-ST.—Handsomely furnished connecting rooms on second, third and fourth floors.

54 WEST 48TH-ST.—Superior rooms in private family for gentlemen only; breakfast if desired.

82 IRVING PLACE.—With board an entire floor; private table preferred; also single rooms; references.

Brooklyn.

BOARD.—A private family owning an exceedingly handsome furnished house on Prospect Heights; one of the finest locations in Brooklyn; within 20 minutes of Bridge or ferries; will take a few first-class boarders for single rooms or in suites. 202 Park-place.

BOARD IN BROOKLYN.—A double room and a hall room on second floor, with full board, may be secured at No. 472 Henry-st., between Harrison and Degraw sts.; private family; references exchanged.

Board and Rooms Wanted.

GENTLEMAN and WIFE desire two rooms, or one large, pleasant room; price not to exceed $30 per month, and must be family hotel or house connected with café, where meals can be had at reasonable rates. Must be first-class location; second floor preferred. Best of references given. Address WEBB, P. O. Box 3,011, New-York City.

Winter Resorts.

LAKEWOOD, NEW-JERSEY. The Popular Winter and Spring Resort. LAUREL HOUSE OPENS OCT. 1. WENTWORTH & PLUMER, Managers.

THE HOLLYWOOD, LONG BRANCH. A seaside winter resort, and the most complete establishment of its kind in the country, is open for guests. For particulars address C. S. JONES.

REAL ESTATE.

NEW-YORK, Friday, Sept. 18, 1885.

No public auctions held at the Exchange and Auction Room to-day. The sale announced for to-day by Richard V. Harnett & Co., auctioneers of the lot on West 47th-st., w. of 11th-ave., was postponed to September 22.

RECORDED REAL ESTATE TRANSFERS—N.Y. CITY.

The following shows the real estate transactions recorded yesterday:

33d-st, n s, 52 ft e of Lexington-ave, 19.6x28; Caroline K Griswold to Matilda L Schoonmaker	$9,000
Ave-A, s e cor of 19th-st, 42x90; Mary Griffin to Magdelena O'Connor and executors	15,000
45th-st, n s, 365 ft w of 9th-ave, 25x100.5 Tremmund T Reinhardt and wife to George Peppler	24,000
103d-st, n s, 260 ft e of 3d-ave, 25x100.11; Samuel Weil and wife to Margaret Hein	25,000
Same property, Jonas Weil and owners to Samuel Weil	25,000
59th-st, s s, 300 ft w of 10th-ave, 25x98.9, also s s 39th-st, 350 ft w of 10th-ave, 25x98.9; John Hein and wife to same	25,000
Brookfield-st, n s, 900 ft e of Marion-ave, 25x100; William S. Opdyke and another to Elizabeth Wainwright	359
Interior lot, 98.9 ft n of 136-st, 222 ft e of Madison-ave, 4.9x34.6; Bryan Lawrence to Mary Rogers	1,800
Railroad-ave, e s, lot No 59 (24th Ward), 54x150; Silas Gifford, referee, to Thomas Thwaite	2,002
Clinton-st, No 148; Edward Harris and wife to Samuel Joseph	14,500
Hunt's Point Road, e s, at West Farms Creek (lot); Joseph Horridge and wife to Edward H. Sherwood	300

City Property to Let.

MEDIUM four-story brownstone private dwelling on Madison-ave., completely and superbly furnished, to lease for three years; owner going abroad; $3,000. SAMUEL KILPATRICK, Madison-ave. and 27th-st.

N. B.—Park-ave. corner $24,000, or $1,800; easiest terms.

TO LET.—$1,800; a new, elegant and complete 4-story, high stoop, cabinet-finished house. Inquire of watchman on premises, 420 West 52d-st. Choice block.

TO LET.—20 Bank-st., three story basement, with extension 14 rooms and bath; improvements all new, in excellent order; private family; $1,200; permits. 219 West 11th-st.

20 EAST 62D-ST.—A 4-story, high stoop house to let, unfurnished; $4,000 per year. FLOYD CLARKSON & SON, 39 Broadway.

26 EAST 62D-ST.—An elegantly furnished 4-story, high stoop dwelling to let; $5,000 per year. For permit apply to FLOYD CLARKSON & SON, 39 Broadway.

45 BEEKMAN-ST.—Large, light store, basement and sub-cellar to let. RULAND & WHITING, 5 Beekman-st.

City Property for Sale.

Have your Real Estate Titles EXAMINED AND INSURED BY TITLE GUARANTEE AND TRUST CO., 55 LIBERTY-ST., NEW-YORK.

A FEW of the new houses corner Madison-ave. and 50th-st. yet for sale; persons desiring to purchase a well-built house would do well to examine them; watchman on the premises. E. KILPATRICK, builder, 61 East 50th-st.

FOR SALE—TWO LEGANT NEW BRISTOLS, No. 757 Madison-ave., between 65th and 66th sts.; an unusually fine extension house, with extra deep lot. Also No. 29 East 65th-st.; adjoining Madison-ave.; a very handsome 24-foot bay front house. Built and for sale by CHARLES BUEK & CO., Architects, 500 Madison-ave. Houses can be seen any time without permit.

FOR SALE.—On Sixty-seventh-st. (67th-st.), near Madison-ave., a handsome three-story brownstone dwelling in perfect order. LOUIS MESIER, 4 and 6 Pine-st.

FURNISHED and unfurnished houses for sale and hire to reliable families, various locations and more wanted both ways; deal to anonymous inquiries. S. B. Full regular commissions charged when success ul. SAMUEL KILPATRICK, Madison-ave. and 27th-st.

TO LET, furnished, the commodious dwelling No. 22 East 16th-st., formerly the residence of Royal Phelps, deceased, with adjoining stable. For permits and particulars apply to JOHN F. DOYLE, 45 William-st.

Business Property for Sale and to Let.

FOR SALE.—Down-town business property; two three-story brick stores, No. 14 and 16 Lispenard-st., for the price of the lots; now paying a good interest on the investment. F. S. DRISCOLL, 32 Park Place.

TO LET at the substantial new building 24 to 34 New-Chambers-st., running through to Reade-st., large light store and basement and lofts above with power, elevator, etc. RULAND & WHITING, 5 Beekman-st.

Brooklyn Property For Sale and To Let.

CLINTON-AVE., near Fulton-st., Brooklyn.—To rent, flats the best locality in the city, for $30 to $34 per month; all improvements and in good order. Address BROWN BROS., 40 5th-ave., Brooklyn, N. Y.

FOR SALE.—Macon-st., near Sumner-ave., three-story and basement house, brown stone 20x40, in splendid order; all improvements; 30 minutes from New-York; price $7,000. OWNER, 81 Murray-st., N. Y.

FOR SALE—HOUSES.—Some of those elegant 3-story, brownstone, octagon-front houses on 7th-ave., between Carroll-st. and Garfield-place, a most desirable location, only two blocks from Prospect park; cabinet and hard wood trimmings, mirrors, extra mantels and sanitary plumbing, with every improvement found in first-class houses. To first-class tenants would rent a few of these houses at reasonable rents. Houses and lots in all sections of the city for sale and to let. For full particulars apply on premises or to LEONARD MOODY, No. 20 Court-st. and 276 Flatbush-ave., Brooklyn.

Country Property For Sale and To Let.

AT HEMPSTEAD, L. I.—Large furnished house with 17 acres in lawn, orchard, garden, &c.; the whole forms a very desirable suburban residence; within five minutes of station and one mile of Garden City Cathedral; rent moderate. OGDEN & CLARK, 11 Pine and 9 East 17th-st.

FOR SALE.—A truck farm and country-seat, half-way between Burlington and Beverly, N. J., twelve-roomed house, finished in good style; outbuildings nearly new and in perfect order; fruit of all kinds in abundance; ten minutes' walk to railroad station; good view of Delaware River, on river of a mile distant; immediate possession given. Apply to D. P. NAYLOR, Burlington, N. J.

FLOUR MILL.—For sale or exchange, a large, well-equipped flour mill; located in finest grain section in Central New-York; now in successful operation. HOWE & PARSONS, 79 Cedar-st., N. Y.

TO RENT, furnished or unfurnished, a gentleman's country residence; large, airy rooms, with all modern improvements; steam heat; stationary tubs; twelve bed rooms; about three acres of ground, with abundant fruit; near N. Y. and N. H. depot. Apply to CHAS. CAMERON, Greenwich, Conn.

TO LET, TREMONT.—Within five minutes' walk of depot, a first-class house; ten rooms, Croton water, gas, sewered; possession at once; rent $500. Apply to HUGH N. CAMP, owner, 5 Liberty-st., or D. L. WOODALL, near Tremont station.

Country Property Wanted.

A SMALL house wanted to rent, within twenty miles of City Hall; Westchester County preferred. HOWARD, Tribune Office.

Flats and Rooms To Let.

AA.—APARTMENTS IN THE DALHOUSIE, opposite CENTRAL PARK near 5TH AVE. BUILDINGS ABSOLUTELY FIRE PROOF. A few choice apartments still to let in these handsomely finished buildings. Rents $1,800 to $2,000. Apply on the premises 59th-st., near 6th-ave.

TO LET—APARTMENTS IN THE ABSOLUTELY FIREPROOF CENTRAL PARK BUILDINGS, CORNER 58TH AND 59TH STS. AND 7TH-AVE., FACING CENTRAL PARK. RENTS FROM $1,800 TO $3,500. Apply to LESPINASSE & FREIDMAN, 181 Broadway, or C. Clifton, Superintendent, at building.

ELEGANT APARTMENTS FOR BACHELORS.—Fifth-ave., corner 42d-st., in fire-proof building of AMERICAN SAFE DEPOSIT COMPANY. Finest location in the city.

HAWTHORNE, 128 WEST 59TH-ST., opposite the Park.—Elegant apartments to rent for Two Thousand Dollars and over per year.

THE PERCIVAL.—230 West 42d-st., near Broadway. Parlors and bedrooms, with bath. Good table; moderate prices. CHARLES LEFLER, Proprietor.

UNFURNISHED APARTMENTS TO LET.—23 West 53d-st., in the Rockland; also 207 West 56th-st., Winfield; also 49 West 51th-st., Soucy. JANITORS.

Hotels.

MANSION HOUSE, BROOKLYN HEIGHTS, directly opposite Wall street, New-York, four minutes' walk from Fulton or Wall Street Ferries and the Bridge terminus. Superior accommodations. Reasonable rates. Select family and transient hotel. 200 rooms. Descriptive circular.

Autumn Resorts.

ARGYLE HOTEL, BABYLON, L. I., ONE HOUR VIA L. I. R. R. OPEN TO OCTOBER 1ST. SPECIALLY REVISED RATES FOR AUG. AND SEPT. Beautiful park of seventy acres. New bath-houses. Orchestral music. Exceptionally fine boating, fishing, and stabling facilities. RICHARD H. STEARNS, Proprietor. Rooms can be secured at 115 Broadway, room 26.

COUNTRY board near bay and ocean; bathing, sailing, airy rooms. Will meet parties at depot. JOHN W. TUTHILL, Speonk, Long Island.

HIGHLAND DELL HOUSE.—Open until November; located on spur of Blue Ridge between Delaware Water Gap and Stroudsburg, overlooking two beautiful valleys; elevation 1,300 feet, rates reduced; house first-class. For circulars address J. F. FOULKE, Stroudsburg, Penn.

OLNEY HOUSE, Catskill on the Hudson. Fall and winter board; delightful location; table, rooms and accommodation first-class. Mrs. I. WHITTELSEY.

PAVILION HOTEL, Islip, Long Island, will remain open; house heated with steam. JAMES SLATER, of the Berkeley, Fifth-ave. cor. 9th-st., New-York, owner and proprietor.

SEABRIGHT INN, SEA BRIGHT, N. J. OPEN FROM MAY TO NOVEMBER. M. J. BUTLER.

Situations Wanted—Males.

A YOUNG MAN, with six years' business experience, wishes to procure a situation as private secretary to some gentleman; can furnish the very best of references from leading men in the city. Address SECRETARY, Tribune Uptown Office, 1,238 Broadway.

BUTLER.—By a young man who is strictly sober and trustworthy in every respect, and can furnish best city references. Address J. C., Box 69, Tribune Uptown Office, 1,238 Broadway.

COLLECTOR, (no instalment business).—By a young man; willing to assist at other work; good references and security. Address BOND, Tribune Office.

COACHMAN.—By a steady, sober, reliable man; first-class city driver; thoroughly experienced; perfectly competent; strictly temperate; generally useful; highly recommended; not afraid of work; single; milks, &c., city or country. F. C., 262 West 40th-st.

COACHMAN.—By a thoroughly competent man; perfectly sober, proper style and respectful; can furnish the very best city references. Address D, care Harris Dixon, No 11 West 27th-st.

COACHMAN-COOK.—By a respectable German-English couple; no children; man as coachman, groom, plain gardening; wife, first-class cook; best references. Address COACHMAN, 49 stanton-st., 3d floor.

COACHMAN.—By a Scotchman; married; thoroughly understands his business and understands gardening; can take entire charge of a gentleman's place; four years' reference from last employer. Address J. DOUGLAS, 26 Broadway, Yonkers, N. Y.

COACHMAN.—By a married man without a family, having 6 years' reference from last employer showing his capability, sobriety and honesty; disengaged on account of employer's family going to Europe. Apply or address T. M., last employer's stable, 112 West 16th-st.

COACHMAN, &c.—By a Protestant young man, as coachman and gardener and useful-man on gentleman's place; best of city references. Address J. ELLIOTT, 333 West 21st-st.

COACHMAN AND GROOM.—By an Englishman, age 29; single; 5 year's best city reference; 2 years in last place. Address J. C., Tribune Uptown Office, 1,238 Broadway.

COACHMAN AND GROOM.—By a respectable, sober, reliable single man; has had many years' experience; understands the duties of a coachman and performs them care ully; honest, willing and obliging, as his reference states. Address ADVERTISER, 254 West 47th-st., in store.

COACHMAN and GROOM.—By a single, Protestant man; well experienced; perfectly sober, honest and respectful; best references. Address COACHMAN, 309 Broome-st.

COACHMAN.—By a steady, sober man; first-class city driver; thoroughly experienced in the care of horses and carriages; best city references. Call or address B. J., 139 West 51st-st., city.

COACHMAN and COOK, &c.—By man and wife in city or country; Protestants; man as first-class coachman or gardener, wife as cook or laundress; both workers; good references. Call or address two days 27 West 4th-st., near Broadway.

COACHMAN and GROOM.—By a respectable Protestant Scotchman; thoroughly understands his business; can be highly recommended by his late and former employers—both can be seen in city; country preferred. Address M. J., 245 East 20th-st., New-York.

CHAMBERMAID and WAITRESS.—By a Protestant girl, in a private family; city reference; no cards. 136 West 40th-st.

COOK.—By a respectable woman, in private family; is good washer and ironer; has good references; eight months in her last place. Address A. B., Tribune Uptown Office, 1,238 Broadway.

COACHMAN and GROOM.—By a respectable Protestant Scotchman; married; without family; can be well recommended by his present and late employers whom he has served for a year and a half; both can be seen; country preferred. Call or address ADVERTISER, 245 East 20th-st.

GARDENER.—Single; practical; experienced in all branches of the business—fruit, flowers and vegetables, greenhouses, graperies, and laying out of grounds, with long experience in forcing and growing of roses; first-class references. Address J. R., 196, Tribune Uptown Office, 1,238 Broadway.

GARDENER.—By a single man to take care of a gentleman's place; well understands the work of horses, cows, gardens and farms; has the best reference. Address JOHN, 309 Broome-st.

Situations Wanted—Females.

MALE AND FEMALE HELP AT THE PROTECTIVE EMPLOYMENT ASSOCIATION. Established in 1853. Incorporated 1884. S. ODELL, President. R. V. ODELL, Treasurer. W. R. PROSSER, Secretary. M. A. KELLOGG, Attorney. Main Office, 1,317 Broadway, and 109 West 34th-st., N. Y. Brooklyn, 428 and 326 Fulton-st., near Pierrepont. Also, 846 Fulton-st., near Vanderbilt-ave. The references of all applicants for situations are investigated.

NURSE—Infant's; Protestant thoroughly competent. No. D 24, at 1,317 Broadway.

CHAMBERMAID and WAITRESS, or either, for country; first-class. No. P 26, 1,317 Broadway.

LAUNDRESS.—A1 fine washing and French finishing. No. X 100, at 1,317 Broadway.

COOK and ASSIST WASH—Excellent cook; two years' city reference. No. Y 100, at 1,317 Broadway.

CHAMBERMAID and NURSE—Very competent. No. M 90, at 1,317 Broadway.

CHAMBERMAID and SEAMSTRESS—No. N 95, at 1,317 Broadway.

NURSES and GOVERNESS—German Protestant; can teach English and German. No. N 50, at 1,317 Broadway.

GARDENER—German, well experienced. At 109 West 34th-st.

ENGINEER—Reliable. At 109 West 34th-st.

COACHMAN and GARDENER or USEFULMAN—Wife cook or laundress; well recommended. At 109 West 34th-st.

A.—MISS L. CAMPBELL (Mrs. Seely), 68 West 9 d-st., continues at old address. No connection with any other office. Foreign and domestic male and female EMPLOYMENT BUREAU. Servants disappointing families will be excluded from the office. 68 West 22d-st.

A.—MRS. SEELY'S Employment Agency, 80 East 55th-st.—First-class Household Help for all capacities. All servants have excellent references.

AMERICAN, GERMAN and PROTESTANT EMPLOYMENT AGENCY.—Good servant girls, German help and all kinds; good colored help. 138 4th-ave., above 10th-st.

A YOUNG GIRL would like to engage by the day in private families; good operator on different machines; first-class button-hole maker. Call or address SEAMSTRESS, 127 West 31st-st.

BEST SERVANTS are obtained, male and female, French, German, English, Irish, maid, nurses and travelling valets. 602 6th-ave., near 36th-st. Bureau.

COOK—WAITRESS.—By Two German Protestants—one, cook and laundress, the other, waitress and chambermaid; together or separate; best reference. 108 West 42d-st., basement.

COOK, &c.—In a small private family, as plain cook and to assist with the washing. Address M. H., 32 West 40th-st.

COOK and LAUNDRESS.—By a German girl, or to do general housework. 351 East 17th-st., top floor.

COOK.—By a young German girl as plain cook and assist with washing; references. Address L. S., Advertisement Office, 554 3d-ave.

COOK.—An excellent cook, carver, caterer; three years' reference; can take full charge. E. M., 207 East 43d-st.

COOK.—By a Protestant as excellent cook in private family; thoroughly understands her business; best city references. 101 Park-ave.

COOK.—By a first-class neat young North German girl; understands her business thoroughly; good baker and all dessert; 1 months' last city references from last place. Lady can be seen at 39 3d-ave, 1st floor.

CHAMBERWORK, WAITING, &c.—By a bright, clean young girl for chamberwork and waiting; does not expect high wages; would make a good child's nurse or assist with sewing. M., No. 272 6th-ave., near 17th-st., upstairs.

COOK and LAUNDRESS.—By Scotch woman, strictly honest and temperate; makes bread soups, deserts; understands milk and butter; ready for any place, city or country, where a steady, respectable woman is required. 272 6th-ave., near 14th-st., upstairs.

COOK.—By a first-class middle-aged woman as cook in a private family; understands milk and butter; best of reference. Room 10, 129 West 33d-st.

CHAMBERMAID.—By a respectable young American girls do chamber work