REAL ESTATE.

BUSINESS AT THE EXCHANGE.

Much satisfaction was expressed by members at the nomination of P. Henry Dugro as Emigration Commissioner. Mr. Dugro is exceedingly popular on the floor. He is chairman of the committee on pending legislation, and was one of the original subscribers of the Exchange.

William Kennelly, whose firm was established in 1847, has formed a partnership with J. M. Gibson, a member of the Real Estate Exchange, under the firm name of William Kennelly & Company, No. 58 Liberty-st.

The following table shows the amounts realized from auction sales of real estate in New-York and Brooklyn:

	Week ending Feb. 5, 1886.	Week ending Jan. 30, 1886.	Corresponding week last year.
New-York	$836,208	$610,750	$380,958
Brooklyn	100,100	27,675	119,942

The sales reported by private contract during the last week amounted to $1,281,250, against $1,203,515 for the preceding week. An important sale was that of No. 21 Nassau-st., by the Gebhard Estate, to the Equitable Life for $300,000. The property is 23 by 80 feet and covers 2,047 feet and was sold for $150 a foot.

Other sales reported were as follows: the five-story brick double tenement, No. 355 West Forty-fifth-st. sold to E. Dertelh for $31,000; two similar buildings, Nos. 148 and 150 Ten-Eyck-ave. to O. K. Weinman for $50,000; two lots on the south side of Seventeenth-st., 100 feet east of Tenth-ave., for $28,000 to Julia Mulshay; two five-story brown stone flats, Nos. 511 and 517 West Sixteenth-st., for $44,000 to R. Guggenheimer; No. 5 Worth-st. to S. Iusle for $25,000; a three-story brick store No. 102 Fulton-st., for $35,000; a plot on Eighty-first-st. near Ninth-ave. for $23,500 to J. Sachs. In Brooklyn two five-story brick stores and dwellings at the corner of Fulton and Bridge-sts., for $100,000 to Parfitt Bros.; a three-story brick dwelling with plot 48 by 100 feet in Monroe Place, for $34,000 and No. 87 Remsen-st. for $17,000; No. 61 Irving Place to P. Foley for $5,000; Nos. 246 and 248 Rodney-st., being a three-story brick dwelling to Floyd Newins for $12,250; a two-story and basement brick dwelling, No. 8 Verona Place, to Mr. Siegel for $5,750.

At the brokers' call on Saturday there were calls for property in Third-ave., between Ninth and Forty-second sts., to cost from $30,000 to $40,000; lots below Fifty-ninth-st. on the East or West Side in the tenement-house district and a thirty-four foot flat; $20,000 wanted on Third-ave. property worth $65,000, at 4 per cent.

The following properties were offered: A three-story brownstone dwelling, No. 260 West one-hundred-and-thirty-second-st., for $12,500; another on the same block for $12,000; four large flats in Seventy-fifth-st., near Park-ave.; five story tenements, Nos. 234 and 236 West Sixteenth-st.; two brownstone double tenements in East One-hundred-and-second-st., near Third-ave., for $16,500, mortgage $12,000 at 5 per cent and renting for $2,000 per annum; a five story building, No. 43 Water-st., to rent for $1,500 per annum; a corner house, Third-ave. below Thirty-second-st., for $65,000; an inside house for $25,000; a basement office, No. 156 Broadway, to rent; a store, basement and cellar, No. 13 Dey-st., to rent, and the upper part of No. 22 Cortlandt-st., large and light offices, to let.

At the public meeting Saturday A. H. Muller sold a lot of first mortgage 6 per cent bonds of the Citizens Gas Light Company of Westchester County, $4,000 for $335.

NOTES FOR REAL ESTATE INVESTORS.

During the next ten days a considerable amount of fine investment property will come on the market. This is especially the case in regard to the V. K. Stevenson estate to be sold at the Real Estate Exchange on Tuesday, February 16, by Adrian H. Muller & Sons. Among the properties offered is the building until recently occupied by the Standard Oil Company, Nos. 44 and 46 Broadway and 45 and 47 New-st. This property was purchased by Mr. Stevenson on October 15, 1880. He paid $159,000 for the land and old buildings. The plot covers 6,809 square feet and cost six years ago about $23 a square foot. The new building is eight stories high and contains 816,000 cubic feet. It has 51,400 feet of floor space and after deducting the space given up to elevators, passages, etc., there remain 40,000 feet of space to let. The rental paid by the Standard Oil Company was $32,500, equal to $1.31 a square foot. The building, although constructed in a thoroughly substantial manner was one of the cheapest built in this city. The former owner admitted that it returned him 15 per cent on the outlay. This would give a total of $350,000 from which deducting cost of land would leave $191,000 or a little over 23 cents a cubic foot as the cost of building. Nos. 509 and 511 East Eighteenth-st. are also to be offered. They were bought by the former owner on July 28, 1881 for $8,350.

On Tuesday of this week Nos. 17 and 19 Broadway will be sold by R. V. Harnett & Co. at the Real Estate Exchange. The property is best known as the offices long occupied by the British Consulate. The house was bought by David Hoadley in 1872 for $130,000. On May 4, 1883, it was bought by George F. Forrest for $228,000 and on April 7, 1885 it passed to George F. Johnson for $249,000. It has a frontage on the street of 44.9 feet and is 118 feet deep. It covers 5,634 square feet.

NEW-YORK, Saturday, Feb. 6, 1886.

There were no sales held at the Exchange and Auction Room today.

The total amount realized at the Exchange and Auction Room from public auction sales of city real estate for the week ending with Saturday, Feb. 6, was $732,368.

LIST OF AUCTIONS.

For the week ending with Saturday, February 13, the following sales are announced to be held at the Exchange and Auction Room:

TO-DAY (MONDAY), FEB. 8.

By Richard V. Harnett & Co.

Public auction sale, 3 lots together, in size 70x99.11, s s, West 113th-st. 100 ft w of 5th-ave; lot 28x100.5 and 5 story building, No 348 East 61st-st, s s, 119 ft w of 1st-ave, and 4 lots 20x100.11, n s, West 117th-st, n s, 100 ft w of 8th-ave.

By John E. Nagel.

Foreclosure sale, J Pur oaz, referee, 1 lot 13.6x98.9 and 4-story dwelling, No 204 West 25th-st, s s, 73.3 ft w of 7th-ave.

By James L. Wells.

Receiver's sale, 1½ acres of land, e s, Highland-ave, near Jackson-st, Yonkers, N Y.

TUESDAY, FEB. 9.

By Daniel M. Seaman.

Foreclosure sale, Wm M Findley, referee, plot of land 88.10x99.10x irreg x 80.3x280.3 and 3-story dwelling and 2-story stable, n s, 151st-st, running to 152d-st, 709 ft w of Boulevard.

By Peter L. Meyer.

Partition sale, 1 lot 25x124.6 and 4-story dwelling and stable, No 15 West 34th-st, n s, 350 ft w of 5th-ave. The above has an easement from 35th-st. to stable in rear.

By James L. Leigh.

Foreclosure sale, Wm Lamoure, referee, 1 lot 24.9x97.6 and 3-story dwelling, No 203 East 77th-st, n s, 273.3 ft w of Ave D.

By E. H. Ludlow & Co.

Foreclosure sale, H Martin, referee, ½ interest in plot of land 77.1x100.3, Nos 43, 2 and 44 Broad-st, n s, 2[illegible] ft w of Bowery; 1 lot 27x100 and 2-story house No 47 Great Jones-st, s s, 216.9 ft w of Bowery, and lot 27x100 and similar house No 43 Great Jones-st, s s, 27 ft w of above.

By Louis Meyer.

Public Auction sale, 21.4x110.6x19.9x110.3 and 4-story building, No 50 Broadway, e s, 124 ft s of Exchange-place; 1 lot 25x100, e s 8th-ave, 50 ft s of 60th-st, and

Executor's sale, plot of land 75x98.9 and 4-story house, Nos 61, 63 and 65 West 22d-st, n s, 181 ft e of 6th-ave.

By Richard V. Harnett & Co.

Public Auction sale, plot of land 44.9x128.7x43.6x117.7 and 6-story building, Nos 17 and 19 Broadway, w s, 95.2 ft s of Morris-st; 2 lots 25x100 each and 3-story factory on Rivington-st, s e cor of Attorney-st; 3 lots 25x100.11 each and 4-story flats, Nos 72 to 76 East 121st-st, s s, 40 ft w of Park-ave; and about 8 acres of land and 2 story and outbuildings known as "Watson House property," on Fire Island-ave, at Babylon, L I.

By James L. Wells.

Trustee's sale, plot of land 100x100 and frame cottage, s s of 10th-ave, 100 ft e of 3d-st, Wakefield, Westchester, N Y.

WEDNESDAY, FEB. 10.

By Scott & Myers.

Foreclosure sale, A C Brown, referee, 1 lot 20.6x70 and 3-story building, No 133 Ave D, w s, 50 ft n of 9th-st.

By R. C. Faxon.

Foreclosure sale, F F Van Daveer, referee, 1 lot 20x100 and 4-story building, No 1,220 10th-ave, e s, 158 ft n of 75d-st.

By Richard V. Harnett & Co.

Foreclosure sale, R S Newcombe, referee, 1 lot 20x90 irreg, No 205 East 87th-st, n s, 125 ft w of 3d-ave, excepting 5x100.8 in rear.

Similar sale, E B Hart, referee, 1 lot 25x100.5 and 5-story building, No 412 West 50th-st, s s, 200 ft w of 9th-ave.

Public Auction sale, 1 lot 25x98.9 and 3-story house, No 39 East 30th-st, n s, 165 ft w of 4th-ave, and lease of lot 17.6x92 and 4-story building, No 205 East 20th-st, n s, 92.6 ft e of 3d-ave, lease dated May 1, 1885, term 21 years, also

Executor's sale, 1 lot 25x100.9 and 3-story dwelling, No 3 West 30th-st, n s, 125 ft w of 5th-ave.

By E. H. Ludlow & Co.

Executor's sale, 1 lot 21x104 and 4-story building, No 37 Beaver-st, n s, near Bond-st; 1 lot 25x100 and 3-story building, No 107 Bleecker-st, n s, near Sullivan-st; 1 lot 25x50, No 207 Spillman-st, e s, near Bleecker-st, 2 lots 25.4x92 each and 3-story dwellings, Nos 129 and 131 West 20th-st, n s, near 6th-ave; 2 lots 25x92 each and 2-story brick house, Nos 128 and 130 West 22d-st, n s; 1 lot, plot of land 65.4x120 and 3-story house, No 40 5th-ave, s w cor of 37th-st, and 1 lot 28.9x74.1 and 2-story stable, No 76 West 30th-st, s s, near 5th-ave.

THURSDAY, FEB. 11.

By A. J. Bleecker & Son.

Public auction sale, 1 lot 20x80 and 3-story house, No 54 Tompkins-st, e s, near Livingston-st.

By Richard V. Harnett & Co.

Foreclosure sale, R S Newcombe, referee, 1 lot 16.8x98.9 and 4-story dwelling, No 358 West 52d-st, s s, 300 ft e of 9th-ave, and

Public Auction sale, 1 lot 20x75 and 3-story building, No 114 Prince-st, w s, 50 ft s of Greene-st, 2 lots 25x95 each and 4 and 5-story buildings, and 3-story factory, Nos 115 and 117 Prince-st, w s, 80 ft s of Greene-st, and plot of land 200x50 and houses Nos 1,357 to 1,361 3d-ave, e s, block front between 60th and 70th-sts.

FRIDAY, FEB. 12.

By Smyth and Egan.

Partition sale, Edward W Bryne, referee, 1 lot 23x99.2 and 3 and 5-story buildings, No 203 Hester-st, n s, near Baxter-st.

By John F. B. Smyth.

Foreclosure sale, Peter Mitchell, referee, 1 lot 25x98.9, No 457 West 55th-st, n s, 500 ft e of 10th-ave.

By Richard V. Harnett & Co.

Foreclosure sale, C P Kenner, referee, 1 lot 19.8x76 and 4-story building, No 629 2d-ave, w s, 59.5 ft n of 31st-st, and

Similar sale, R S Newcombe, referee, plot of land 16.4x170.8 x irreg x 16.1x172.8 and 2-story buildings and 2-story house, Nos 5 and 11 Broadway, w s, running to Greenwich-st, 96.7 ft w of Battery Place.

SATURDAY, FEB. 13.

By Peter F. Meyer.

Assignee's sale of a right, title and interest in 1 lot 26x98.9 and 4-story building, No 339 West 23d-st, s s, 300 ft w of 8th-ave.

RECORDED REAL ESTATE TRANSFERS—N.Y. CITY

The following shows the real estate transactions recorded yesterday:

71st-st, n s, 483.4 ft e of 11th-ave, 15.9x102.2. John H Steinmetz and wife to J W Oppenheim	$17,500
110th-st, n s, 1634 ft w o 4th-ave, 16.8x100.11; I Van Tassen to W A Merritt	9,600
32d-st, s s, 100 ft w of 1st-ave, 17.6x98.9; and also s s 32d-st, 135 ft w of 1st-ave, 17.6x98.9; same to H Brookow	18,000
64th-st, n s, 95.6 ft e of 4th-ave, 20.10x100.5; W Van Anden and wife to B Lambourne	30,000
76th-st, s s cor of 10th-ave, 200x77.2x100x25x100x102.3; S Meyer et al to A Mooney	64,250
Rivington-st, No 290, 25x93; F Quinzberger and wife to C Ruff and another	7,500
110th-st, s s, 375 ft e of 10th-ave, 50x100.11; John Townsend and wife to J Livingston	8,000
Madison-st, s s, 168.4 ft e of Scammel-st, 24.7x95x 24.7x90.4; H Hencken and another to A Federman and another	24,700
107th-st, No 215, east, 25x100.11; I L Holmes and wife to G Dempwolf	13,400
76th-st, s s, 175 ft e of 11th-ave, 75x104.4; Mary E O'Keefe to W E D Stokes	16,500
Allen-st, No 53; George Gottsomer and wife to K M Wallack	26,500
120th-st, n s, 175 ft e of 3d-ave, 25x100.10; Geo W Manchester et al to F Brettell	10,000
Rivington-st, s w cor of Norfolk-st, 50x40; George F Carlos and wife to G Smiram	33,000
Norfolk-st, No 113; George Smiram and wife to S Schmidt	12,000
Kingsbridge-road, n cor of Jefferson-ave, 126.4x120x 20x100x100x266; J Frame et al to J A Frame	8,000
Same property, J A Frame and wife to D Frame and others	8,000

Auction Sales of Real Estate.

ADRIAN H. MULLER, AUCTIONEER.
SUPREME COURT PARTITION SALE OF VALUABLE IMPROVED AND UNIMPROVED PROPERTY, belonging to the estate of the late V. K. STEVENSON, situate on

BROADWAY, NEW-ST., NEW-CHAMBERS-ST., 5TH-AVE., FACING CENTRAL PARK, MADISON-AVE., 18TH, 57TH, 58TH, 59TH AND 70TH STS.

Portions of the JUMEL AND CARMAN ESTATES. Also several parcels in the 23D AND 24TH WARDS, including "ST. MARY'S PARK."

ADRIAN H. MULLER & SON will sell at auction, TUESDAY, Feb. 16, 1886, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, Nos. 59 to 65 Liberty-st., N. W. York, by order of the Supreme Court, in partition, under the direction of WILLIAM MAN, Esq., referee, the following property:

BROADWAY, Nos. 44 and 46, and 45 and 47 NEW-ST., and running on the east side of Broadway, commencing 167 feet and 4 inches south of Exchange Place. Size of plot, 39.3 on Broadway, x174.5 to New-st. x40.4x167.6, together with the splendid office building thereon.

BROADWAY, northwest corner of the "Circle," 59th street and 8th avenue, Central Park entrance, over 100 feet frontage on Broadway.

FIFTH AVENUE, southeast corner 59th street, immediately facing the grand entrance to Central Park—Magnificent plot of six full Lots; three on the avenue, two adjoining on 59th street and one Lot in the rear on 58th street.

FIFTH AVENUE, northeast corner of 70th street—Elegant plot of six full lots; four on the avenue and two on the street. The street is 100 feet wide and forms an entrance to Central Park.

MADISON AVENUE, east side—Choice plot of twelve full Lots extending from 58th to 59th street. Size of plot, 200.5 on avenue and 150 feet on each street, with Panorama Building thereon.

10TH AVENUE—Sixteen full Lots, embracing entire front front block between 59th and 60th streets, with fine Dwelling; also four lots on each street, adjoining avenue lots.

57TH ST.—[illegible] north side, east of 10th avenue. The substantial buildings Nos. 439 and 441 West 57th street, known as the "Maxwell Flats." Size, together, 60x100.5

NEW CHAMBERS STREET, northeast corner of William street—Vacant Plot, 97.5x21.2x19.5.

18TH-STREET, north side, commencing 140 feet east of Avenue A—Two Lots, each 25x92, with Buildings, known as Nos. 509 and 511 East 18th street, well rented.

3D AVENUE, west side, 50 feet north of 135th street—Plot, 50x[illegible], with old Buildings.

VALENTINE AVENUE, Fordham, 24th Ward—Undivided half part of plot of about eight acres.

"ST. MARY'S PARK," 23d Ward, extending say from 143d to 146th street, and from St. Ann's to Trinity avenue, and comprising about 280 Lots.

BROADWAY AVENUE, east side, 7.1.3 feet south of 14[illegible] street—Plot 50x224 feet to Mott Haven Canal.

KINGSBRIDGE ROAD, northeast corner of Marion avenue, 24th Ward—Plot about 200x75, comprising about two acres of land, with 1 dwelling, Bath, &c.

NEW AVENUE, WEST, east side, south of 155th street; fourteen Lots.

NEW AVENUE, EAST, east side, south of 154th street; three Lots.

NEW AVENUE, EAST, west side, opposite 153d and 154th streets; nine Lots.

154TH STREET, south side, east of New avenue, east three Lots. "Station of 'L' road at 9th avenue and 155th street.

75TH STREET, south side, west of 10th avenue; seven extra deep Lots.

EDGECOMBE ROAD, southwest corner of 164th street; four Lots.

EDGECOMBE ROAD, handsome front, west side, extending from 139th to 164th street; sixteen Lots; eight extra deep Lots on road and four Lots adjoining on each street.

NEW AVENUE, and proposed Highbridge Park, 12th Ward; plots containing about twenty-two Lots, lying between 17th and 177th streets, and 10th avenue and Harlem River.

ALSO FRW DO. 63 (GROUND FLOOR) IN THE FIFTH AVENUE PRESBYTERIAN CHURCH, CITY OF NEW-YORK.

For maps and particulars address A. H. MULLER & SON, 170 Fine street, A. VERSTEN, ESQ., Attorney, 11 Wall street, or V. K. STEVENSON & CO., 106 Broadway, N. Y.

HUGH STEVENSON,
189 Temple Court.

ADRIAN H. MULLER, Auctioneer.

EXECUTORS' SALE.
DESIRABLE COUNTRY SEAT AT
Englewood, New-Jersey,
ALSO FARM IN
Town of Westfield, Staten Island, N. Y.

ADRIAN H. MULLER & SON will sell at auction on

Monday, Feb. 15th, 1886,
AT 12 O'CLOCK, AT THE
Real Estate Exchange and Auction Room, Unlisted, Nos. 59 to 65 Liberty-st., N. Y.,

By order of Executors, under decree of the Surrogate, to close the estate of the late Jonathan H. Ransom.

ENGLEWOOD, NEW-JERSEY.

The plot of land containing 13 6-10 acres more or less, formerly known as the Deer Place, bounded by Lydecker, Grayton, Walnut and Cedar sts. on the property is a large 3-story frame dwelling in good order, containing modern improvements, heater, hot and cold water, etc. House and barn supplied with water from a spring on the property. This property is well adapted to divide up into a number of plots, each having an eligible building site.

TOWN OF WESTFIELD, STATEN ISLAND, N. Y.

A farm of 41 acres, more or less, formerly belonging to Abraham Tiso, on the road leading from Rossville to Tottenville, with water front; also riparian right of about seven acres in Staten Island Sound. On the property are two frame houses, barn, carriage-house, etc.; also a kaolin pit with railroad to river.

Maps and particulars at auctioneers' office, No. 12 Pine st.

AT AUCTION.

R. BURGESS, Auctioneer.
By R. BURGESS & BEAMAN,
Will sell at auction,
WEDNESDAY, FEBRUARY 10,

At 12 o'clock noon, at the Real Estate Exchange and Auction Room, Nos. 59 to 65 Liberty-st., 3 very desirable Lots, situated on the north side of 114th-st., 90 feet east of Madison-ave. These lots are valuable either for investment or immediate improvement. Sale positive.

Maps and particulars at auctioneer's office, 111 Broadway, or at office of Nathan L. Hahn, esq., Attorney, 237 Broadway.

RICHARD V. HARNETT & CO., Auctioneers, will sell at auction at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st.

TUESDAY, FEB. 9.

Positive sale—Broadway Investment Property, 17 and 19 Broadway.

6-story granite and brick building, offices and stores; 44.9x147.7x43.6x117.8; near Produce Exchange, prominent buildings and exchanges, and admirably adapted for large office building.

75 per cent can remain at 4½ per cent.

WEDNESDAY, FEB. 10.

EXECUTORS' SALE.

3 West 30th-st., adjoining 5th-ave.

Handsome 5-story brownstone and brick English basement dwelling; all improvements; perfect order; 25x65x98.9.

SIMPSON, THATCHER & BARNUM, Att'ys, 11 Pine-st.

Maps at Auctioneers', 73 Liberty-st.

Real Estate Agents.

J. ROMAINE BROWN,
62 West 33d Street,
NEAR BROADWAY,
REAL ESTATE AGENT AND BROKER.

Special attention given to care and management of property for owners, including renting, selling, collecting and appraising. Loans negotiated.

City Property To Let.

To Let or Lease—Suburban Residences at Fort Washington.

Large first-class mansion in complete order; two-story basement and attic; parlor, library, dining, billiard and sitting rooms, 7 bedrooms, second story; 6 in attic; all modern conveniences; Croton water, bath-room, gas, butler's pantry, dumb waiter, laundry, furnaces, &c.; first and second stories finished in blue walnut; 6 acres of ground; fine view of the Hudson; stable, coach-house, &c.; convenient to Hudson River Railroad Depot, cable road (168th-ave. and 173d-st.), connecting with elevated roads; rent $3,000.

Also, house about 40 feet square, parlors, dining and reception rooms; second story, four bedrooms and bath-room; French attic, 3 bedrooms; containing all modern conveniences; Croton water, furnace, laundry, &c.; about 2 acres of land; rent $1,200; coach-house and stable, if desired, $200 extra.

Also, house first story parlor, library, dining-room and dumb waiter; second story, four bedrooms and bath-room; attic, 4 bedrooms; gas, Croton water, laundry, &c.; half an acre of land; rent $1,000, without stable.

All of the above command a good view of the Hudson and convenient to railroad depot and cable road, as above.

ISAAC F. MARTIN,
or JOHN J. LYNES,
50 Wall-st.

City Property For Sale.

A VERY handsome 23-foot house for sale, the last one of five built during the last summer, tastefully decorated and ready for immediate occupancy. No 13 East 80th-st. E. KILPATRICK, builder, 33 East 80th-st.

FOR SALE.—On 57th-st., close to 5th-ave., a very handsome house, 30 feet wide, lot 42x100. The house is fire-proof and built in the best manner. Apply to LESPINASSE & FRIEDMAN, 181 Broadway.

TO EXCHANGE.—Three double apartment houses, each 25x48x100. Will take lots, or a small country place worth about ten thousand dollars, balance cash. RIKER & SON, 998 6th-ave.

13 WEST 56TH-ST.—25 feet wide, modern-built house, handsomely finished; good order. Inquire within.

Business Property For Sale and To Let.

BROADWAY, near 4th-st.—To let, spacious store, with basement and sub basement 42x150, modern building, reduced rental. Apply to HORACE S. ELY, No. 22 Pine-st.

FOR SALE.—Business property, $10,000, near Bread-st., east of Stone-st. E. A. CRUICKSHANK & CO., 176 Broadway.

NO. 550 BROADWAY.

Extra wide modern store, with basement and sub-basement; and also the first loft; to rent together or separately at greatly reduced rental. Apply to HORACE S. ELY, 22 Pine-st.

TO LET.—At 23 Ann-st., near Park Row, store and basement with power if required. RULAND & WHITING, 5 Beekman-st.

TO LET.—Large lot on New-Bowery (13,000 square feet) partly covered by large building. RULAND & WHITING, 5 Beekman-st.

4 WEST 28TH-ST., near 5th-ave. and Broadway.—Large show-window and attractive salesroom. Apply on premises.

Hotels.

THE CHELSEA.—Elegant table d'hote dinner, 75 cents. 5:30 to 8 p. m. Public Restaurant, 224 West 23d-st. C. H. DEDERER.

City Property Wanted.

A.—WANTED, for my spring trade, both for sale and to let, houses furnished and unfurnished, lots and tenements. J. ROMAINE BROWN, 62 West 33d-st., near Broadway.

WANTED.—Lots, houses, flats and tenements in all parts of the city; also country property. SCHUYLER & GILES, 32 Liberty-st. and 9th-ave., southwest corner 71st-st.

Brooklyn Property For Sale and To Let.

FOR SALE, 191 Lincoln Place, low; 183 and 185 Lincoln Place, will exchange for large farm stocked or for small houses; this property is the best in the city; first-class condition. Owner FIELDER, 59 Liberty-st.

LOTS FOR SALE along Brooklyn Elevated Railroad. NOW is the best time to buy. RULAND & WHITING, 5 Beekman-st.

Country Property For Sale and To Let.

ALL COUNTRY PROPERTY our Specialty.—Farms, residences, cottages everywhere. Lists free. PHILLIPS & WEBB, Tribune Building.

AT MILTON-ON-HUDSON.—About 3½ acres of land with fine house containing 13 rooms, bath-room, water-closet and three cellars; road barn, shed, wood and poultry house. The place is well fruited, laid out and all in good order; has a fine river view and is only a few minutes' walk from the station of the W. S. R. R. and steamboat landings; terms easy.

Apply to O. C. HULL, 60 West 123d-st.

AN ELEGANT SHORE PROPERTY, near Stamford, Conn., offered low for cash. MELVILLE E. MEAD, 150 Broadway.

FOR SALE.—The large property at Glenmere Lake, near Florida, including the Lake, Farm of 117 acres, Hotel for summer boarders, Grist Mill, Mill House, Picnic Grove, &c. The lake is a beautiful sheet of water, covering 200 acres and affording fine fishing and boating. The surroundings are beautiful and the place affords excellent advantages for a hotel or for a club-house. The property is very desirable and will be sold on reasonable terms. Inquire of G. M. BREMER, Orange Hotel, Goshen, N. Y.

FOR SALE, NEWARK, N. J.

THE NEWARK CITY SILK MILLS, now occupied by J. D. Cutter & Co., fronting on Park, Howard and Wickliffe sts., the building is arranged with high pitch roofs and so arranged that they can be used advantageously for any kind of manufacturing business. Particulars and permits can be obtained of ARTHUR DEVINE, 179 Market-st., Newark, N. J.

FOR SALE—HOUSES.—At Richmond Hill, L. I., three new handsome cottages, replete with all the modern improvements; only 15 minutes from ferries by L. I. R. R., with numerous trains; commutation cheap; reached by Elevated R. R. with one change; also handsome building sites; reduced rates to builders. FIELDER, No. 59 Liberty-st., N. Y. FOWLER, Richmond Hill.

FARMS.—Special inducements to clerks, mechanics, etc., in farms for $250, in monthly instalments, in our thrifty colony on James River, Virginia. I will be at the Ashland House, 24th-st. and 5th-ave., until 12th inst., with maps, illustrated circulars, &c., where I invite my clients to a personal interview. J. E. MANCHA.

FARMS, Country seats and water fronts, everywhere, sale and exchange; free list. D. P. DARLING & CO., 21 Park Row, City, 16 Court-st., Brooklyn.

MONTCLAIR, N. J.—Real estate a specialty; attractive homes, furnished and unfurnished, in variety; sale or rent. HOWE & PARSONS, 79 Cedar-st., N.Y.

SUMMIT, N. J. (specialty) Real Estate for sale and to let. Apply to E. G. POTTER, opposite station.

Flats and Rooms To Let.

THE OSBORNE,

THE MOST ELEGANT APARTMENT HOUSE IN THE UNITED STATES.

N. W. CORNER 57TH STREET AND 7TH AVENUE.

Highest ground south of Central Park. Electric Lights and Bells throughout; four elevators. Private table if desired.

ABSOLUTELY FIREPROOF.

TO LET—APARTMENTS IN THE

ABSOLUTELY FIREPROOF

CENTRAL PARK BUILDINGS,

CORNER 58TH AND 59TH STS. AND 7TH-AVE.

FACING CENTRAL PARK.

RENTS FROM $1,200 TO $4,000.

Apply to LESPINASSE & FRIEDMAN.

181 Broadway, or C. Clifton, Superintendent, at buildings.

THE SHERWOOD.

A beautiful suite five rooms, fronting on 5th-ave. and 44th-st., elegantly furnished by private parties leaving the city. E. C. JENKINS, Manager.

Board and Rooms.

East Side.

1.—One large, handsomely furnished room, with board; also hall rooms; 10 East 42d-st.; terms moderate.

34 EAST 20TH-ST.—A suite of rooms, with breakfast if desired; also rooms for gentlemen, en suite or single.

35 AND 36 GRAMERCY PARK, 20th-st., near Irving Place.—Suites and single rooms; first-class table; references.

111 EAST 19TH-ST.—Newly furnished rooms; house and neighborhood first-class; gentlemen only; references.

127 MADISON-AVE.—Handsomely furnished suite of rooms on 2d floor; excellent board; references.

339 31ST-ST.—Newly and handsomely furnished rooms, single or en suite, with all modern improvements.

West Side.

A HANDSOMELY FURNISHED ROOM to let at No. 49 West 35d-st., for gentlemen only; references required.

ELEGANT furnished room, with board; all conveniences; private. 325 West 23d-st.

VERY comfortably furnished room for single gentleman, price, $3; and others. 247 West 23d-st.

WITH BOARD, 30 West 47th-st., a handsomely furnished alcove room on second floor. Also, hall bedroom.

18 WEST 51ST-ST.—With board, well furnished room for gentlemen; southern exposure.

28 WEST 26TH-ST.—Rooms to rent, with or without board.

45TH-ST., 214 WEST, near Broadway.—Handsomely furnished second floor alcove and connecting square room, or a parlor; private table; upper square room, heated; references.

52 WEST 47TH-ST.—With board, well furnished back parlor, southern exposure.

141 WEST 15TH-ST.—Two large connecting warm rooms, second floor, extra closets, $15 weekly; no housekeeping. None but those with good references need apply.

213 WEST 25TH-ST.—Handsomely furnished room for one or two gentlemen; every convenience; terms moderate.

Board and Rooms Wanted.

WANTED.—Small parlor and two chambers; sunny; with board; for three adults and child; vicinity of 32d-st. and 5th-ave. Address "ALPHA," Murray Hill Hotel.

Winter Resorts.

AIKEN, S. C.,

On the summit of the Piney, Sand Hill region of South Carolina. The DRIEST CLIMATE east of the Rocky Mountains. Relative humidity 58 per cent. Through Pullman Cars run direct to Aiken without change, via Atlantic Coast Line and Piedmont Air Line.

HIGHLAND PARK HOTEL,

Open November to June. Send for illustrated pamphlet. Address, H. P. CHATFIELD, Proprietor.

BEACONSFIELD HOUSE.—South Carolina-ave., between Pacific and Ocean. Terms reasonable; near hot baths. Mr. and Mrs. SHARPLESS.

HAMILTON HOTEL, BERMUDA.

WILL OPEN NOVEMBER 15

This house is provided with all modern conveniences, including electric bells, gas, hot and cold water, baths, &c. The house is situated on the highest ground in the city, and commands extensive views of the surrounding country and adjacent islands. Its elevated position insures dryness and perfect drainage. Driving, boating and fishing unexcelled. The cuisine and service unexceptionable. This delightful Island is entirely free from malaria.

WALTER AIKEN, Proprietor.
H. M. SULLIVAN, Manager.

HOTEL ROYAL, ATLANTIC CITY.

Thoroughly heated for winter. Open all the year. J. F. CAKE.

THE MARGATE. Thoroughly Heated.

Open all the year. SAMUEL KIRBY.

WINGFIELD. NOW OPEN.

Near Beach and Hot Baths.
39 Ocean-ave., Atlantic City, N.J.
Mrs. A. J. DARNALL.

Lost and Found.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 9 p. m., 968 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., at regular office rates.

LOST or MISLAID in 1868, Certificate of Stock of Delaware and Hudson Canal Co., No. 19,824, for six shares, issued to John Williamson. All persons are cautioned against negotiating the same, as application has been made for a new one. W. S. WILLIAMSON, Administrator.

LOST.—Certificate No. E 20,075, Aug. 20, 1884, for 21 shares Union Pacific stock. Finder rewarded by addressing CERTIFICATE, Tribune Office.

Ocean Steamers.

CUNARD LINE.

NOTICE—"LANE ROUTE."
FROM NEW-YORK TO LIVERPOOL, VIA QUEENSTOWN.
FROM PIER NO. 40, NORTH RIVER.

AURANIA.....Saturday, Feb. 13, 11:30 a.m.
OREGON.....Saturday, Feb. 20, 6:30 a. m.
SERVIA.....Saturday, Feb. 27, 12 m.
GALLIA.....Saturday, March 6, 5:30 a. m.

Cabin passage, $60, $80 and $100. Intermediate, $35.
Steerage tickets to and from all parts of Europe at very low rates. Freight and passage office, No. 4 Bowling Green.
VERNON H. BROWN & Co., Agents.

INMAN LINE
FOR QUEENSTOWN AND LIVERPOOL.

CITY OF CHESTER.....Saturday, Feb. 13, 12:30 p. m.
CITY OF CHICAGO.....Saturday, Feb. 20, 4 p. m.
CITY OF RICHMOND.....Saturday, Feb. 27, 1 p. m.

From Inman Pier, foot of Grand-st., Jersey City. CABIN PASSAGE, $60, $80 and $100. Intermediate, $35. STEERAGE from or to the Old Country $20.
PETER WRIGHT & SONS, Gen'l Agents,
No. 1 Broadway, N. Y.

NORTH GERMAN LLOYD SS. CO.
SHORT ROUTE TO LONDON.
NEW-YORK, SOUTHAMPTON AND BREMEN.

*GERMANIA, Fri., Feb. 12, 10 a. m.
FULDA, Wed., Feb. 17, 5 a. m.
*HERMANN, Wed., Feb. 24, 7 a. m.
*ELBE, Wed., Feb. 10, 7 a. m.
EIDER, Wed., March 3, 5 a. m.
*NECKAR, Sat., Mch. 6, 7 a. m.

Steamers marked * sail for Bremen direct.
On Express steamers, 1st Cabin, $80, $100 and $125. 2d Cabin, $55. On older steamers, 2d Cabin, $50.
Steerage at lowest rates.
OELRICHS & CO., No. 2 Bowling Green.

PACIFIC MAIL STEAMSHIP COMPANY'S
LINES FOR CALIFORNIA, JAPAN, CHINA, CENTRAL AND SOUTH AMERICA AND MEXICO.
From New-York, pier foot Canal-st., N. R.
For the Isthmus of Panama:
COLON sails Wednesday, Feb. 10, noon.
Connecting for Central and South America and Mexico.
From San Francisco, 1st and Brannan sts.,
For China and Japan.
CITY OF NEW-YORK sails Tuesday, Feb. 9, 2 p. m.
For freight, passage and general information apply at Company's office on the pier, foot Canal-st., N. R.
H. J. BULLAY, Superintendent.

THE U. S. AND BRAZIL MAIL SS. CO.
American passenger line for St. Thomas, Barbados, Para, Maranham, Pernambuco, Bahia, Rio de Janeiro, connecting for Montevideo and intermediate ports.
FINANCIER, Wed., Feb. 17, at noon, from
ADVANCE, Wed., Mar. 24. Roberts Stores, Brooklyn.
From Newport News, Va., third day after at 7 p. m.
PAUL F. GERHARD & CO., General Agents, 84 Broad-st.

ANCHOR LINE U. S. MAIL STEAMSHIPS.
Sailing Weekly from New-York for
GLASGOW VIA LONDONDERRY.
CIRCASSIA, Feb. 13, 12 m. ETHIOPIA, Feb. 27, 1 p. m.
*TRINACRIA, Feb. 20, 8 a. m. OLYMPIA, Mch. 6, at noon.
*DO NOT CARRY PASSENGERS.
Cabin passage $50 to $90. Second class $30.
Steerage outward $20, prepaid $20.
HENDERSON BROTHERS, General Agents,
7 Bowling Green, New-York.

Hamburg American SS. Line for Hamburg
Suevia.....Feb. 11, 10 a.m. Gellert...Feb. 25, 11:30 a. m.
Moravia.....Feb. 18, 5 a. m. Lessing.....March 4, 5 a. m.
First Cabin, $60, $80 and $75. Steerage, $23. Round trip at reduced prices. Send for "Tourist Circular."
SUNBURST & CO., C. B. RICHARD & CO.,
Gen. Agt., 61 Broad-st., N. Y. Gen. Pass. Agts., 61 B'way, N. Y.

GUION LINE.
UNITED STATES MAIL STEAMERS
FOR QUEENSTOWN AND LIVERPOOL.
Leave Pier 38 N. R., foot of King-st.

WYOMING.....Tuesday, February 9, 8 a. m.
ARIZONA.....Tuesday, Feb. 16, 3 p.