REAL ESTATE.

At private contract Barchfelt & Hoops have sold for Frederick Wellenbrock the five-story tenement-house, lot 25x100.5, No. 414 West Fifty-second-st., for $8,500.

Kahn & Baumann have sold for Charles L. Ritzman the five-story tenement-house No. 106 Eighth-ave. (leasehold), to a Mrs. Carbert for $28,500. Hermann Pleitman is reported to have sold to a Mr. Vietor the four-story brick dwelling, lot 24x102.2, No. 139 West Seventy-ninth-st.

Auction Sales of Real Estate.

Richard V. Harnett & Co., Auctioneers,

WILL SELL AT AUCTION

WEDNESDAY, March 11, 1896,

At 12 o'clock noon, at the Real-Estate Exchange and Auction Room, 59 to 65 Liberty St.

The Osborne.

ABSOLUTE SALE.

By Order of the Heirs to Close the Estate of John Taylor.

The Magnificent Apartment House

SITUATE ON

7TH AVENUE,

NORTHWEST CORNER 57TH ST.

Size of building, 150x about 95; height of building, 185 feet. 58 apartments and 6 stores. Size of plot, 150x100.5.

A grand opportunity to purchase the most complete and absolutely fireproof apartment house in the city. Built from the best materials obtainable and in the most thorough manner, eleven stories high in front and sixteen stories in rear. Containing every modern improvement. Complete electric and steam plant; 4 Crane elevators. This house has been kept fully rented since 1885, and every apartment is leased at the present time, the leases running from one to three years.

VERY LIBERAL TERMS.

JAMES ARMSTRONG, Esq., Attorney, 192 B'way.

For further particulars and permits apply at the office of the Auctioneers, 71 and 73 Liberty St.

WILLIAM M. RYAN, Auctioneer,

Will sell at auction at the N. Y. Real Estate Sales Room,

111 Broadway, on

TUESDAY, February 25th,

at 12 o'clock noon.

Public Auction Sale of Choice

INVESTMENT PROPERTY,

consisting of 9 substantial 5-story apartment houses. Rent roll guaranteed.

306, 308 and 310 W. 129th st., 25x88x100 each.
N. E. cor. of Manhattan ave. and 115th st., 25x80x95.
359 W. 124th st., stores, 20.8x86x100, irregular.
352 W. 124th st., 27.8x86x100.
224 W. 116th st., stores, 25x80x111, irregular, 100-foot street.
204 W. 60th st., 18x90x100.
864 First ave., stores, 25x65x100.

The house are all rented and they are in perfect condition; terms most liberal; fullest inspection solicited.

Under the direction of CHARLES HENRY BUTLER, Atty., 1,402 or 111 Broadway. Maps, lists of rentals, mortgages and terms at the attorney's office, or at the office of the auctioneer, 111 Broadway.

SMYTH & RYAN, Auctioneers.

Will sell at public auction, at the New-York Real Estate Salesroom, 111 Broadway, on Wednesday, February 26th, 1896, at 12 o'clock noon,

SUPREME COURT PARTITION SALE.

11 Handsome Private Residences.
100 E. 58th St., corner Park Ave.
104, 106, 108, 110 E. 58th St.
103, 107, 109, 111 E. 65th St
515, 517 East 117th St.

HAMILTON ODELL, Esq., Referee, 120 B'way.
BOWERS & SANDS, Attys., 54 William St.

Maps at Auctioneers' office, 111 Broadway, or 11 Pine St.

REFEREE'S SALE IN PARTITION,

By order of the Supreme Court; valuable and extensive property on

OYSTER BAY HARBOR

Overlooking Long Island Sound,

opposite Seawanhaka Corinthian Yacht Club House, and near estates of James A. Roosevelt, Esq., Hon. Theodore Roosevelt, Colgate Hoyt, and others, consisting of upwards of 135 acres, having an extensive water front of nearly two miles and many choice building sites.

Will be sold at public auction at Town Hall, Oyster Bay, Long Island, on Wednesday, March 11, 1896, at 1 P. M. Trains leave Long Island City at 9 and 11 A. M., returning leave Oyster Bay at 2:25 and 3:50 P. M.

For terms and particulars apply to Frederick M. Brigham, plaintiff's attorney, 27 Pine Street, New York City, or to the undersigned referee, No. 15 Beekman Street, New York City.

GARRET J. GARRETSON, Referee.

BRYAN L. KENNELLY, Auctioneer,

will sell at auction

WEDNESDAY, March 4, 1896,

at 12 o'clock noon, at the N. Y. Real-Estate Salesroom, 111 Broadway,

EXECUTRIX AND TRUSTEE'S SALE,

By order Beresford Pickhardt, Executrix and Trustee of the Estate of

Wilhelm Pickhardt, Deceased,

Nos. 120 to 128 East 75th St.

EAST 75TH, NOS. 120 AND 122—The two-story Philadelphia brick stable, with extension and vaulted sidewalk, with apartment and bathroom on second floor; size 44.4½x102.2.

EAST 75TH, NOS. 124 AND 126—The handsome two-story and cellar brick stable; elaborately finished; size 36.0½x102.2.

EAST 75TH (KNOWN AS NO. 128)—Valuable vacant plot; size 44.8x102.2.

This property is situated only 79 feet 10 inches west of Lexington Avenue, and is convenient to Broadway cable, and close proximity to the handsome residences of 5th, Madison, and Park Avenues and 72d Street. Terms liberal.

Maps and further particulars with Messrs. HAWKINS & DELAFIELD, Attorneys for Executrix, No. 111 Broadway, or Auctioneer, No. 66 Liberty St.

RICHARD V. HARNETT & CO., AUCTIONEERS,

WILL SELL AT AUCTION

WEDNESDAY, MARCH 4,

at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty St.

EXECUTOR'S SALE,

Estate of Catharine L. Schmelzel, deceased.

44 WEST 29TH ST.,

3-story and basement brick dwelling, and lot 20x42x98.9.

16 WEST 56TH ST.,

4-story and basement high-stoop brownstone dwelling, 20x60.1½x100.

1,441 THIRD AVENUE,

between 81st and 82d Sts., 4-story and cellar brick flat with store, 25.1½x93.6x101.8.

HENRY W. GAINES, Esq., Attorney, No. 284 Pearl-st.

Maps at Auctioneers', 71 and 73 Liberty-st.

RICHARD V. HARNETT & CO., AUCTIONEERS.

Will sell by Auction TUESDAY, Feb. 25, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty St.

EXECUTOR'S SALE,

Estate of Frederick C. Havemeyer, deceased.

589 PARK AVENUE,

near 62d St.

3-story brick stable and lot, 25x100, containing 6 stalls and box stall. Upper part contains 10 rooms and 2 bath rooms. Ground rent, $500.

Maps at Auctioneers', 71 and 73 Liberty-st.

City Real Estate For Sale or To Let.

PLATT & MARIE,

102 WEST 81ST-ST.,

Offer for sale or to rent at prices and terms to suit the following thoroughly well-built and perfectly finished houses:

No. 403 West End Ave., 84th-st., large corner house.

American Basement, 4½ story houses.

No. 480 West End Ave., 16x65x102, near 88th-st.
No. 215 West 79th St., 17x65x102.
No. 219 West 79th St., 17x65x102.
No. 223 West 79th St., 16x65x102.

City Property To Let

A GREAT BARGAIN.

No. 159 West 86th-st.,

four story, beautifully decorated; only one left out of 20 in this, the finest block in New-York; three years' lease, $2,000. POWER, corner 85th and Columbus-ave. Open Sundays.

$2,100

Three years' lease.

An elegant residence, crown of Lenox Hill.

J. R. HAY, 7 Wall-st.

AT $2,800 SUBJECT TO OFFER, 22-ft. wide house, 33 E. 63d-st.; has a fine dining-room, with pantry extension. HENRY D. WINANS & MAY, Fifth-ave., cor. 52d-st.

144 EAST 89TH ST., CORNER LEXINGTON AVE.—To let, unfurnished, this roomy house, with light and air on three sides; close to elevated station; cable cars pass the door; in fine order; rent only $1,600; seen without permit; immediate possession; any broker. G. W. BASHFORD, 41 Wall St.

21 EAST 77TH ST.—To let, unfurnished, to strictly private family, this small house; contains many rooms, is modern, handsomely decorated, and well plumbed; seen without permit; immediate possession; rent, $1,800; any broker. G. W. BASHFORD, 41 Wall St.

Real Estate Wanted.

A SPECIALTY OF MANAGING PROPERTY. P. R. TREACY, 101 W. BOULEVARD (65TH). SEND PROPERTY FOR SALE OR RENT. MEMBER REAL ESTATE EXCHANGE AND OF REAL ESTATE BOARD OF BROKERS.

A SMALL FARM WANTED, Orange County, N. Y., preferred, in exchange for Brooklyn house, clear, worth $4,000. SUMNER, 87 Nassau-st.

Furnished Houses To Let.

AN ELEGANTLY furnished, 20-foot, four-story house on West 68th-st. Rent low to November 1. MARTIN & PALMER, 194 Columbus-ave.

City Property For Sale

PORTER & CO.

OFFER THE FOLLOWING

DESIRABLE DWELLINGS:

Lenox Ave. (Cor.), near 125th St., four-story, stone, 21x55x75, price $30,000.00; immediate possession.

ALSO

Modern dwelling, 120th St., near Mt. Morris Ave., 3-story, 20x57x100, butler's extension, $27,000.

ALSO

121st St., nr. Lenox Ave., 3-sty., 20x55x100, butler's extension, hardwood floors, electric burglar alarm; immediate possession, $28,000.

ALSO

121st St., near 7th Ave., small but choice 3-sty. dwelling, 10 rooms, $12,500.

ALSO

115th St., near Lenox Ave., very desirable 3-story dwelling, 17x52x100, $12,500.

ALSO

124th St., near Fifth Ave., 3-story frame, all improvements, 20x45x100, $11,250.

ALSO

MANY OTHERS. WE ARE OFFERING A NUMBER OF PIECES OF EXCELLENT INVESTMENT PROPERTY. CALL AND EXAMINE OUR LIST, OR WE WOULD BE PLEASED TO SEND YOU A MEMORANDUM OF WHAT WE HAVE IF YOU WILL DROP US A LINE.

Offices, No. 159 West 125th St.

324-326 West 76th St. Between

WEST END-AVE. AND THE DRIVE,

Just being completed. The attention of buyers, looking for large houses, is called to these two fine dwellings. They are 22x60, with extra large butler's pantry and bathroom extension; cabinet finish throughout; they will please the most critical. Prices and full particulars can be had from P. M. STEWART, on the premises, or all brokers.

A DECIDED BARGAIN.

An elegant private House near 5th-ave. and Central Park; extra wide; in first-class condition; four stories; will be sold away below cost, as owner retired to country; price $45,000; worth $50,000.

OTTO PULLICH, 179 Columbus-ave., corner 68th-st.

LAST ONE

OF FIVE HANDSOME HOUSES

ON 72D-ST., OPPOSITE

RIVERSIDE DRIVE.

Inspection invited.

Owner, HENRY F. COOK, Architect.

261 Columbus-ave., cor. 72d-st.

A—

West End Av. and 103d St.

Elegant three-story Houses, 20x58x14; bathroom extension; lot 100; location unsurpassed; prices reasonable; terms to suit; only one left.

Also elegant four-story corner house, with dining-room extension.

GIRLIN & TAYLOR,

Builders. Apply on premises.

ADJOINING FIFTH AVENUE, on high ground, thoroughly well built brownstone house, 20 ft. wide; deep lot, sunny protected rear; new sanitary plumbing. Price, $40,000, mortgage, $28,500. Permits and all particulars from

DOUGLAS ROBINSON & CO.,

500 MADISON AVE. 55 LIBERTY ST.

A.—A.—CHOICE DWELLINGS FOR SALE.

The three-story and basement brownstone houses situated on the south side of 120th-st., east of Morningside Park, a location unsurpassed for healthfulness and first-class surroundings; private residences in front and rear; houses 55 feet deep; abundance of closet room; thoroughly well built in every particular; easy payments if desired; prices exceedingly low.

J. W. & A. A. TEETS, 370 West 120th-st.

A CORNER, 157x99.11.

Fronting on two prominent avenues; can be bought for cash; rental over $14,000; 9 stores; a fine investment and handsome profit in future. J. J. PLUMMER, 792 Columbus-ave., bet. 88th and 89th sts.

A CHOICE, modern, three-story private house; 20 feet wide; one block from West 155d-st. "L" station; must be sold; 4 per cent mortgage. See owner, JAMES M. STEWART, 131 Columbus-ave.

$850 EACH, $500 cash, balance mortgage, or $10 monthly instalments. Beautiful Building Lots, near 176th-st. and Jerome-ave., worth $1,200 each. Map on ground Sundays, 12 to 4. Take 3d-ave. elevated to 177th-st. OWNER, 110 West 38th-st.

To Let For Business Purposes

FLOORS AND HALF FLOORS | **POWER DAY and NIGHT.**

TO LET IN THE

METROPOLITAN REALTY BUILDING.

SAFETY BOILERS, DUPLICATE PLANT, ELECTRIC LIGHT, 4 ELEVATORS RUNNING. FIREPROOF CONSTRUCTION, INCLOSED STAIRWAYS, FIRE APPARATUS, WATCHMAN, JANITOR.

EVERY CONVENIENCE.

200,000 PEOPLE PASS SIGNS DAILY.

For Space Apply at

BUILDING, BROOKLYN BRIDGE, William and Ross Sts. | OR TO **Ruland & Whiting** 5 BEEKMAN ST.

TEMPLE COURT.

Fireproof Office Building.

RULAND & WHITING, Agents.

On premises, 5 to 9 Beekman Street.

CORNER STORE TO LET OR LEASE.

125th St. and Lexington Ave.

HOPNER, 160 EAST 124TH ST.

THE RUTLAND, Broadway and 57th Street.

Tenant wanted for drug-store, art-store, office, or good approved business. Very suitable for small café and billiard-room (one table). Steam heat, hot and cold water included; 2 rooms and toilet-room connecting. Apply at office on premises.

112 WEST 40TH-ST.—A studio or office to let, suitable for artist not requiring northern light; well adapted for two women who require housekeeping facilities combined with business, such as art industry, teaching, dressmaking, millinery, etc. Rent, $60. A1 references required.

Janitor will show day or evening.

Unfurnished Apartments To Let.

33 WEST 12TH STREET.

New Fireproof Apartment-House, 36 feet wide; one apartment each floor. Elevator and all modern improvements. Exposed plumbing. Seven large rooms and bath, all light. Southerly exposure to sun and air. No well holes. Unsurpassed in finish and conveniences by any in the city.

Apply to office of JAMES A. HEARN & SON, West 14th-st.

NORDICA,

S. W. corner Seventh Ave. & West 113th St.

High-class apartments of 6, 7 and 8 Rooms and Bath. Elevator, electric light, steam heat, hot water, janitor and hall service, telephone. Complete in every detail for comfort and convenience of tenants. Open for inspection this week. Can be seen evenings. Superintendent on premises.

THE FLORENCE,

18TH STREET, CORNER 4TH AVENUE.

ABSOLUTELY FIREPROOF.

To lease, one flat of seven rooms. All sunny, for housekeeping; unfurnished.

EXCELLENT CUISINE.
ELEVATOR RUNS ALL NIGHT.

THE RUTLAND,

Broadway and 57th Street.

An elegant small bachelor's apartment on first floor now being fitted up, consists of salon parlor, bedroom, private hall, tiled bathroom, with private stairs down to valet's kitchen, bedroom and bathroom. A rare opportunity for the right party. Rent, $1,000. Apply at office on premises.

THE RUTLAND.

BROADWAY AND 57TH STREET.

Housekeeping apartments of 7 to 12 rooms. Rents from $1,000 to $2,000. Six elevators, attentive management, central location. Apply to D. W. HEATH, Superintendent, at office on premises.

G. W. BASHFORD, Agent.

$36—NEW FLATS, newly furnished; six rooms and bath; exceptionally fine. Apply 50 West 98th-st., or J. R. HAY, 7 Wall-st. References.

HANDSOME APARTMENTS.

72 AND 76 WEST 69TH-ST.,

near Columbus-ave.

Rents from $50 to $70. Janitor on premises.

UNFURNISHED APARTMENTS, ALL HAVING bath-rooms, to let to clerks, salesmen bookkeepers, and genteel families, at low rates

153 East 88th-st.; rents	$30
241, 243, and 245 East 87th St.; rents	$20 to $22
164 East 89th St.; rents	$20 to $22
212 West 14th St.; rents	$65 to $75
74 Beach St.; rents	$35

Janitor will show.

G. W. BASHFORD, 41 Wall St.

126 WEST 45TH ST.—The Gordon; a large, handsome apartment, steam heat, to let in this carefully managed house; rent, $900. G. W. BASHFORD, 41 Wall St.

317 WEST 121ST ST.—Genteel apartments for genteel tenants only; steam heat; hall attendance; rents, $35 to $45. G. W. BASHFORD, 41 Wall St.

1,064 MADISON AV., NEAR 81ST ST.—Small apartment, steam heat, to let to small family; rent, $40. G. W. BASHFORD, 41 Wall St.

Furnished Apartments To Let.

THE RUTLAND, Broadway and 57th Street.

Newly and handsomely furnished housekeeping apartment to let, to small family of adults only. House is first-class, very central, near Park and on high ground. Will only be rented until October 1, 1897. Immediate possession, if required. Rent $200 per month. Will be shown by applying at office on premises.

THE RICHMOND, 153 EAST 88TH ST.—Small first floor, steam heated, furnished apartment to let to genteel family having first-class references. Janitor will show. Rent $32.

110 WEST 40TH STREET.—Handsomely furnished first floor apartment to let to small family of adults of not more than 3, keeping one servant; rent $200 per month, will not rent for less than six months. Unexceptionable references given and required. Janitor will show.

Brooklyn Real Estate For Sale.

FOR SALE—Restricted "Sea Gate," fronting Atlantic Ocean and Gravesend Bay, overlooking the Narrows, presenting this select property strictly for residence, with every convenience, sewers, water and gas, macadamized streets and direct private communication by boat to New-York, within 45 minutes. Sold by reference only. Particulars furnished by application to Norton Point Land Company, Agents, WILLIAM P. RAE COMPANY, 189-191 Montague street, Brooklyn.

FOR SALE.—Houses and investments; golden opportunity for homes or speculation in several properties left in our charge by trustees to close an estate; photographs at offices, 394 Gates-ave., cor. Nostrand, 189 Montague-st., Brooklyn. WILLIAM P. RAE COMPANY.

Brooklyn Property To Let.

TO LET—HOUSES.—The modern brick and stone dwellings in Alice and Acate Courts are the most desirable 2½-story houses in Brooklyn; 9 rooms, bath, furnace, etc.; artistic decorations; rents $40 to $45. Send for descriptive circular, or enquire of the houses (Kings County Elevated to Albany Avenue Station, or trolley to Kingston Avenue). Our representative on the ground. HAVILAND & SONS, 982 Fulton St., Brooklyn.

Country Property For Sale

New Jersey Property

FOR SALE.

A number of desirable residences at

Orange,
Montclair,
Short Hills,
Morristown,
Mendham,

On the line of the D., L. & W. Railroad.

APPLY TO

S. F. JAYNE & CO.,

254 West 23d Street,
and 59 Liberty Street, Real-Estate Exchange Building.

"ALLEN ESTATE."

(Adjoining ASBURY PARK, N. J., on the NORTH).

Electric Railway; OCEAN and LAKE fronts; Surf Bathing and Boating; New Cottages; Open fireplaces; Large Verandas; Wide lawns; Bath Rooms, Electric and Gas Lights; Laundries; Gas Ranges; Desirable families more desirable than high prices.

For plans of houses and best city references, address,

E. P. BENJAMIN, Asbury Park, N. J.

FOR SALE—At Cape Arundel, Kennebunkport, Me., a first-class cottage, private stable, &c., built in 1892; finest location on the coast of Maine; price $20,000. For full particulars address R. S. THOMPSON, 6 Blackstone St., Boston.

$16,000—FOR SALE.—At sacrifice to settle estate. Aspen Hill Farm, situated in Fairfax Co., Virginia, nine miles from Washington, D. C., and six miles from Alexandria, intersected by Little River Turnpike and Washington Turnpike, consisting of 317 acres of the best land in Virginia, with many fine building sites; 200 acres under a high state of cultivation, well watered and fenced; balance in timber; good house, nine rooms; barn, stable and other buildings; in good condition; quarrying in which a royalty of 25c. per ton has been offered for 49 years. Price, with quarry, $20,000, or $16,000 without quarry, including 5 acres. Address

E. M. SMITH,

Park-ave. and Raymond-st., Brooklyn, N. Y.

Country Property For Sale or To Let

For Sale or for Rent: "UPLANDS," situated on the Hudson River, within a mile and a half of New Hamburg Station and adjoining the places of MR. IRVING GRINNELL and MR. GEO. S. BOWDOIN. The property contains 190 acres; large brick house with every modern convenience and fully furnished; stabling for 15 horses, large carriage-house, modern farm buildings, farmer's house, dairy, gardener's house, coachman's house, etc. Grounds and farm in perfect order.

For price and particulars apply to

Douglas Robinson & Co.,

55 Liberty St., & 500 Madison Ave.

AT WESTHAMPTON, Long Island.—Rent or for sale, Oneck House, furnished; 40 rooms for guests; well-known summer hotel on Great South Bay; stables, summer house, boat dock, etc., short drive to ocean, extensive grounds; plenty shade; fine orchard. Apply HENRY W. HALLOCK, Real Estate, Quogue, Long Island.

AT QUOGUE, LONG ISLAND.—Rent or for sale, "Sandy Acre," large, handsome cottage of Robert Colgate, esq., New-York; 21 rooms, fully furnished; windmill; plumbing; lawn extends to bay; near ocean; 22 acres. Apply HENRY W. HALLOCK, Real Estate, Quogue, Long Island.

Furnished Houses To Let—Country.

"ALLEN ESTATE,"

(Adjoining ASBURY PARK, N. J. on the NORTH).

Electric Railway; OCEAN and LAKE fronts. Surf bathing and boating; new cottages, open fireplaces, large verandas; wide lawns; bathrooms; electric and gas lights; laundries; gas ranges; desirable families more essential than high rents.

For plans of house and best city references address

E. P. BENJAMIN, Asbury Park, N. J.

AT MANCHESTER, Vermont, a fine large country house to rent for the summer, fully furnished; all moderate improvements; first season rented. Address A. W. B., Windsor Hotel, New-York City.

AT QUOGUE AND EAST QUOGUE, Long Island.—Furnished cottages to let. Send for list or apply HENRY W. HALLOCK, Real Estate, Quogue, Long Island.

FURNISHED HOUSE TO RENT to the year at Yonkers; short walk from Parkhill or Ludlow Station; house is roomy, with every convenience and comfortably furnished, and a very desirable home for a refined family; rent $150 per month. G. W. BASHFORD, 41 Wall St.

Country Property to Let.

IRVINGTON-ON-HUDSON.

Modern house, 12 rooms, newly decorated; rent $900.

Old-fashioned Colonial house, 14 rooms; newly remodelled; sanitary plumbing; all modern improvements (new), $750.

Both houses have fine views of Hudson; extensive grounds; cared for at owner's expense and free use of stables; seven minutes' walk of station. Apply to

JAMES R. HAY, 7 Wall-st.

POPULAR NUTLEY, N. J., offers several modern houses, with pleasant grounds, shade, etc., at rentals $450 to $900; quite near station. Apply

F. M. UNGER, opposite Nutley Station.

TO RENT, for the summer, in Kingston, Ontario, Canada, a beautiful house facing a splendid park, within a few yards of the water. The house contains large dining-room, drawing-room, music-room, library, billiard-room, bathroom, linen-room, kitchen, pantries, servants', dining-room and seven bedrooms. Grounds and stable; privilege of golf links only 10 minutes distant; fine boating and fishing close at hand; Thousand Islands half an hour's sail distant; rent moderate. Particulars furnished and photograph shown by J. B. WASSON, 154 Nassau-st., New-York.

Furnished Rooms To Let.

VERY DESIRABLE doctor's office to rent in good location; West Side; newly furnished; excellent table. MORGAN & COFFIN, 360 Columbus-ave.

PRIVATE American family will let handsome, large, newly furnished rooms; private bath; modern improvements; 64th-st., near Madison-ave. HARVARD, 297 5th-ave.

Business Opportunities.

A THOROUGHLY organized, well-established manufacturing plant, having been in operation for 25 years, having a National reputation of its products, owing to the building of a new factory just prior to the money stringency of 1893 and the desire not to contract its trade, needs a loan or additional capital of $200,000.00. For further information address J. H. W., Room 813, Lincoln Building.

$25,000 INVESTED will pay you $3,000 salary and 25% per annum on amount invested; investigation will satisfy you. ATTORNEY, 106 West 42d-st.

Winter Resorts.

NEW FAMILY HOTEL,
PASSAIC, N. J.

SPEER'S CHATEAU,
in Speer's Park.
Photo and particulars of
ALFRED SPEER, Passaic, N. J.

Just built and furnished. 30 minutes from N. Y. 20 trains each way daily on Erie R. R. The Park covers 3 acres of elevated land; is studded with flowers, fruit and evergreen trees.

Every convenience for boating. The chateau contains 32 large rooms, a large amusement hall, reservatories, baths, etc. To let to a first-class party having been manager of a first-class select family hotel. Just the place for an all-year-round house. Rent worth $5,000 a year. Will be let to just the right party for the owner's board and a share of the profits.

WHY GO SOUTH?

There is within 58 miles of New-York
AN IDEAL WINTER RESORT.
Finest Winter Hotel in the North.
"AMONG THE PINES."

THE LAKEWOOD HOTEL

Piazzas one-third of a mile in extent inclosed in glass, and filled with tropical plants.

MUSIC DAILY IN THE SUN PARLORS.

"SPECIAL RATES BY THE WEEK."

Late of Oriental Hotel, Manhattan Beach. T. F. SILLECK, Lessee, LAKEWOOD, N. J.

LAUREL IN THE PINES,

Lakewood, New-Jersey,

ACCOMMODATIONS FOR 350 GUESTS.
HORACE PORTER, Manager.

THE LAUREL HOUSE

Of Lakewood

NOW OPEN.

DAVID B. PLUMER, Manager.
Lakewood, New-Jersey.

THE DE SOTO,

SAVANNAH, GEORGIA.

Accommodations for 500 guests. Occupying an entire square in the most fashionable part of the city. Cost one million dollars. Modernly appointed. Luxuriously furnished. Tourists will find Savannah one of the most interesting and beautiful cities in the entire South. No place that can be named is more healthful or desirable as a place of Winter resort. A dry, average temperature, 62°. Write for illustrated descriptive booklet.

WATSON & POWERS, PROP'S.

THE PRINCESS ANNE,

VIRGINIA BEACH, VA.,

NOW OPEN.

PAUL R. BOUEN, Manager,

late of the Spring House, Richfield Springs, N. Y., and Mountain Park Hotel, Hot Springs, N. C.

Circulars, &c., at P. H. SCOFIELD'S, 1 Madison-ave., N.Y.

HOT SPRINGS, NORTH CAROLINA,

Offers attractions nowhere else obtainable.

NATURAL THERMAL WATERS, fine baths, a specific in Rheumatism, Gout, Sciatica and nervous diseases.

Perfect climate; beautiful scenery. Pullman cars leave New-York daily at 4.30 p. m.; through in 21 hours, via Pennsylvania R. R.

MOUNTAIN PARK HOTEL

AND COTTAGES.

W. G. DOOLITTLE, Manager.

SEASIDE HOUSE.

Directly on the ocean front.

ATLANTIC CITY, N. J.

Enlarged and notably improved, is now one of the most complete resort houses on the Coast. Having hydraulic elevator, hot and cold sea water baths in house. Sun Parlors and heated by steam and open grate fires.

CHAS. EVANS.

SUMMIT, New-Jersey.

PARK HOUSE. JOHN A. HICKS, Prop.

Open all the year; open fires; glass inclosed piazza. One hour from New-York.

14TH SEASON.

THE HOTEL WINDSOR,

Atlantic City, N. J.

Conservatory, Lift, Orchestra, Cafe, Late Dinners, Rooms en suite, Private baths attached.

G. JASON WATERS.

ATLANTIC CITY, N. J.
The celebrated Fall and Winter Resort by the Sea.
HOTEL TRAYMORE.
Appointments and service first class.
D. S. WHITE, Jr., Proprietor.

ATLANTIC CITY, NEW-JERSEY.
THE "IRVINGTON."
A home-like, cheerful modern hotel, overlooking the Ocean. Sun Parlors, Excellent Cuisine, Reasonable rates.
CHAMBERS & HOOPES.

ASHEVILLE, N. C.
THE SWANNANOA.
Strictly good Hotel. Central. $2 to $3 per day.
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