FEW BIG REALTY DEALS.

VOLUME OF BUSINESS TRANSACTED LAST WEEK UNUSUALLY SMALL.

Dulness Not Unexpected, as Majority of "Leaders" Have Long Lists of Offerings—Bright Outlook for Activity in Vacant Land Districts.

The volume of business transacted last week in the real estate market was unusually small for this season of the year. Activity was widely scattered. Not one sale of a parcel valued at or about $1,000,000 was reported. The principal trading was in dwelling houses. There was one loft building deal in lower 5th ave., several sales of vacant plots in or near the upper 5th ave. section, a number of well built apartment houses on the West Side north of 59th st. and in some other sections changed hands, and a few buyers were found for Manhattan sites suitable for loft buildings and for Bronx plots ready for improvement with two family houses or flathouses. Here and there were signs of continued interest in some of the big purchasing movements which have been a feature of the market for many months, but the operations along these lines attracted about as much attention as the sale of an ordinary Bronx lot.

Spring has arrived, and, if building and real estate in New York can be said to still have their special seasons, it is time for another round of building operations. At this writing steamers are forcing open navigation on the Hudson, and brick will be coming in next week. A slight advance in the price of brick accompanied the advent of fair weather, but even so, the best price is low, compared with last spring's. On the whole, building materials will be cheaper this year than last, and wages are no higher. As to the character of the building to be undertaken, there is a strong likelihood that builders will return from the northern parts of the city to some of the older sections, particularly on the East Side, where there is a great field for larger and better apartment houses than the prevailing type at present, and with all the assurances in favor of financial success. When the projects of the present year are compared, not with those of 1906, but with the record of plans filed in 1905, it will be perceived that the building outlook is fairly good. The year 1905 was the greatest building year on record, and projects in Manhattan are only about four millions short of the record for the corresponding period in 1905; whereas the spring of 1907 was sensational in promises, but deficient in performance and execution. A great many buildings for which plans were filed in 1906 were not built. If these plans should be worked out this year, 1907 will be a bigger year than a record of plans filed will reveal. Furthermore, a large number of skyscrapers, whose estimated cost swelled the total for 1906, are still in course of construction. The New York Central and Pennsylvania stations alone will be employing nearly half the available mechanical force of the borough before many months have passed. Tenement alteration work is going to be very heavy this year in all the boroughs, and in Brooklyn the new buildings planned exceed in value those projected up to the corresponding date last year by nearly $3,000,000. Wall Street reactions ought to help rather than harm real estate interests. They ought to have the effect of making mortgage money easier to obtain for sound propositions. This is the way builders now view the situation. One great thing to their advantage is the peaceable labor situation. Most wage schedules are settled for a year or more to come, and all the signs in the industrial sky are for continued fair weather.

One of the principal deals reported last week was the sale by Goodwin & Goodwin and Renwick C. Hurry & Co. for Henry C. Cook, of Elgin, Ill., of the five story office and loft building No. 146 5th ave., on a plot 26x100 feet, between 19th and 20th sts., to Henry Marks and Casper Levy.

Minturn Post Collins bought from Frank J. Ranson No. 129 East 52d st., a three story and basement dwelling house, 15.9x100 feet. Harris & Vaughan were the brokers.

Pease & Elliman sold for Jordan L. Mott No. 55 East 49th st., a five story American basement dwelling house, on a lot 25x100 feet, to Robert H. E. Elliott.

A. M. Baumann sold for Max Marx and A. M. Bendheim a plot, 99.11x125 feet, at the northeast corner of 146th st. and Broadway, to John W. Kight. The buyer will erect an elevator apartment house, with stores, on the property.

Mrs. Robert A. Van Wyck sold No. 319 West 87th st., a four story dwelling house, on a lot 25x100.5 feet. The adjoining and similar dwelling, No. 321, has been sold by Julius Bien, owner and occupant.

Joseph P. Day sold for the J. Monroe Taylor estate to David and Harry Lippman the northwest corner of 50th st. and 3d ave., Nos. 818, 820, 822 and 824 3d ave., four five story tenement houses, with stores.

Slawson & Hobbs sold for George Latour to a client for investment the five story apartment house, with store, No. 720 Amsterdam ave., northwest corner of 95th st., 25.8½x86 feet.

F. B. Roberts & Co. sold for A. & J. Scheinberg the five story apartment house Nos. 525 and 527 West 126th st., on a plot 50x98.11 feet. F. & M. Singer and Peter Korn, the buyers, give in part payment forty lots, each 25x100 feet, in Metropolitan ave., Brighton Heights, Castleton, Staten Island.

The A. C. & H. M. Hall Realty Company sold the Sunset apartment house, a seven story structure, on a plot 160x100 feet, at the northeast corner of 123d st. and Broadway.

Frederick Hollander & Co. bought from H. I. Barbey the plot 27.8x108.10x31x100.11 feet, on the north side of Canal st., 24.5 feet east of Lafayette st. The buyers own an adjoining plot. They will erect a stable on the Canal st. parcel.

V. F. Pelletreau & Co. sold to a client for the Bergen Realty Company the seven story loft building, No. 9 Jones st., 25x100 feet. Also, sold for F. E. Platt the three story and basement dwelling house No. 148 West 99th st.

Van Winkle & Scott sold for Harold M. Brown to Bertha Barresel a plot 50x100 feet, on the west side of Mulliner ave., 100 feet south of Rhinelander ave., Van Nest, opposite the Morris Park racetrack property.

Herbert Dongan sold for the estate of Adam W. Stiles a plot 99.9x100.11 feet on the north side of 36th st., 50.2 feet east of Broadway. This is the first sale of the property since 1835. Franklin Pettitt is the buyer.

The Crystal Realty and Construction Company sold two six story flathouses, each on a plot 40x100 feet, on the west side of Broadway, between 138th and 139th sts.

The Mutual Alliance Trust Company bought from G. Freedman through B. Clenken Nos. 266 and 268 Grand st., old buildings, on a plot 37.5x75 feet. It will erect a six story building for its own use on the site.

A. L. Mordecai & Son (Incorporated) sold for Henry C. Lytton the Warwick Arms, a ten story fireproof apartment house, at the northwest corner of Columbus ave. and 85th st., on a plot fronting 89 feet in Columbus ave., by 100 feet in the street.

Douglas Robinson, Charles S. Brown & Co., sold for the estate of Lucius Tuckerman three four story and one two story business buildings at the northeast corner of Prince and Greene sts. They are on a plot 75x100 feet.

Pease & Elliman sold for R. H. E. Elliott No. 115 East 60th st., a four story high stoop, brownstone basement dwelling house, on a lot 20x100 feet, to a client, who will alter it into an American basement dwelling house, and will afterward occupy it.

The same firm also sold for J. N. D. Canfield to Edwin W. Van Vleck a triangular plot comprising six and one-half acres in Normandie Park. Mr. Van Vleck intends to erect a dwelling house on the parcel.

The same firm sold for a Mrs. Coventy the Kahdena house in Normandie Park to a client.

Alfred E. Toussaint sold No. 145 West 88th st., a three story dwelling house, 17x100.8½ feet, for Mary B. Ward, to a client of Richard S. Tracy.

Frederick T. Barry sold for Rose Waxelbaum to a Mrs. Sachs No. 126 East 55th st., a three story dwelling house, 20x75.11 feet.

O. G. Manes sold for Mrs. Jennie Bory No. 51 West 91st st., a four story dwelling house, 18.9x100.5 feet, to a Mrs. De Belmont.

The Coelet estate leased the dwelling house No. 9 East 47th st., on a lot 25x100 feet, adjoining the Helen Gould house. The lease is for a term of years. It is said that the lessee will have a dressmaking store on the premises.

BROADWAY-FLUSHING PLOTS IN DEMAND

The Rickert-Finlay Realty Company has sold to Frank H. Kramer the plot, 80 by 100 feet, at the southeast corner of State and 26th streets; to Samuel Baker, the plot, 60 by 100 feet, on the east side of 19th street, 320 feet north of State street; to William Wilken the plot, 40 by 100 feet, on the east side of 17th street, 80 feet north of Cypress avenue; to George W. Berger the plot, 60 by 100 feet, on the east side of 16th street, 536 feet south of Mitchell avenue; to Thomas C. Murphy the plot, 60 by 100 feet, on the east side of 26th street, 60 feet south of State street; to Thomas Yoxall the plot, 60 by 100 feet, on the east side of 18th street, 40 feet north of State street, Broadway-Flushing. Also, to Mary E. Dunn the plot, 40 by 100 feet, on the south side of Manor Road, 120 feet west of Douglas Road, and to William Gilliland the plot, 40 by 100 feet, on the south side of Forest Road, 140 feet west of Douglas Road, Douglas Manor. The ten room dwelling house, with plot, 60x100 feet, on the east side of 26th street, 280 feet north of Crocheron avenue, Broadway-Flushing, has been sold to Dora M. Chapman; also, to William A. Thomas, the nine room dwelling house, with plot, 40 by 100 feet, on the west side of 29th street, 340 feet north of Crocheron avenue, Broadway-Flushing. Also sold to Bridget Burke the plot, 40 by 100 feet, on the west side of 18th street, 200 feet north of State street; to Henry Gebhard the plot, 80x100 feet, on the west side of 23d street, 100 feet north of Crocheron avenue; and to George E. Engels the plot, 40 by 100 feet, on the east side of 18th street, 120 feet south of Sanford avenue, Broadway-Flushing. Also, to W. W. Ferry the plot, 60x100 feet, on the south side of Park Lane, 300 feet east of the East Drive, and to Adam Stelle the plot, 40x100 feet, on the south side of Forest Road, 240 feet west of Douglas Road, Douglas Manor. Also sold to David P. Lawlor the plot, 40 by 100 feet, on the east side of 17th street, 476 feet south of Mitchell avenue; to Herman H. Poppe the plot, 40 by 100 feet, on the east side of 18th street, 180 feet north of State street, and to William Pfeiffer the plot, 40 by 100 feet, on the west side of 18th street, 260 feet north of State street, Broadway-Flushing. Also, to Joseph F. Flood the plot, 40 by 100 feet, on the south side of Forest Road, 75 feet east of the East Drive, and to F. Henry Barclay the plot, 40 by 100 feet, on the north side of Richmond road, 140 feet west of Douglas Road, Douglas Manor.

The Rickert-Finlay Realty Company is receiving bids for the work to be done in developing its property at Astoria Heights, or East River Heights, as the tract will hereafter be known. It comprises 2,479 lots, opposite 93th street, Manhattan.

TO SELL FINE 5TH AVE. PLOT.

Joseph P. Day will sell at auction on Wednesday, April 10, at the Vesey street salesrooms, No. 411 6th ave. and No. 101 West 25th st. northwest corner of 6th ave., and 25th st., two four story buildings, with stores. The property has been owned by the Kuhlke family for about sixty years.

MARKET FOUND FOR THE CENTENNIAL.

S. B. Goodale & Son have sold for Christian G. Marshall, a client of J. E. Briggs, the northeast corner of Cedar and West sts., the five story Centennial Building, on lot 47x80 feet. This property is opposite the new West Street Building. Also sold for Mary E. Strong the six story store and loft building No. 60 Thomas st., occupied by the American Rubber Company; for Thomas Miller to Mary A. Gordon the three story and basement dwelling house No. 468 West 41st st., on lot 15x100 feet; for Mary E. A. Broadhead to Louis F. Rockwell the four story front and rear tenement house No. 353 West 41st st., on lot 25x100 feet; for G. M. Brennan the four story store and tenement house No. 351 West 41st st., on lot 25x100 feet; for Frederick Deming the four story and basement dwelling house No. 143 West 21st st., on lot 19.5x100 feet, and have leased for George G. Guion to Andrew J. Kerwin, jr., the premises Nos. 37 and 39 West 24th st., for a term of twenty-one years, size 42x98.9 feet. Mr. Kerwin has leased this property to protect the light of his new 100 foot building.

GETS AN 18TH ST. BUILDING.

M. Morgenthau, jr., & Co. have sold for Dr. F. Le Roy Satterlee the four story and basement dwelling house, on a lot 27x92 feet, being No. 8 West 18th st. The buyer of the property is Samuel G. Hess, of the Standard Operating Company.

TO IMPROVE WASHINGTON ST. LOT.

Crist & Herrick have sold for Adolph Jacobs the tenement house No. 609 Washington st., on a lot 18x63 feet, to John H. Goetschius, who will improve the site for business purposes.

DEALS IN LAWRENCE MANOR.

The McKnight Realty Company report the following sales in its Lawrence Manor tract, at Bayside, Long Island: To Elinor R. MacDonald, four lots for $2,375; Charles H. Schols, two lots for $850; Harriet A. Elmquist, three lots for $1,650; R. Y. Draper, five lots for $5,300, and Frederick Raymond, two lots for $1,150.

A $750,000 STUDIO PROJECT.

Plans have been filed for a fourteen story studio and apartment house to be built in 77th st., 150 feet east of Columbus ave., for the Russell Bond and Realty Company, of which Walter Russell is president. It will have a frontage of 100 feet and a depth of 82 feet, with an extension. The façade will be of decorated limestone and brick, with trimmings of terra cotta. The building is to be equipped with two passenger elevators, and is to cost $750,000. Harde & Short are the architects.

PLANS FOR CARNEGIE LIBRARY NO. 30.

Plans have been filed with Buildings Superintendent Murphy for a three story and basement library to be No. 30 of the Carnegie endowment chain. It is to be built at No. 388 to 392 East Houston st., extending to No. 279 to 283 2d st., in the "Little Hungary" section of the ghetto. It will be 60 feet front on each street, with a façade of brick and ornamental stone, of classic design, and will have a roof garden with awnings. It is to cost $100,000. Carrere & Hastings are the architects.

SALES IN RICHMOND HILL SECTION.

The following sales have been made in the week by the B. N. Dawley Real Estate Company: To Isaac and Eva Erikson, eight lots in Briggs ave., 160x100 feet; to Catherine Smyth, two lots in Walnut st., 40x100 feet; to William Brunner, four lots in Metropolis ave., 80x100 feet; to Herman C. Monsell, six lots in Lefferts ave., 120x100 feet; to Katie Burke, three lots in Cedar ave., 60x100 feet; to Thomas Delgas, two lots in Sutter ave., 40x100 feet; to Frederick L. Marratt, two lots in Walnut st., 40x100 feet; to F. C. Cooke, four lots in Church st., 80x100 feet, and to George H. Bryson, three lots in Hamilton ave., 60x100 feet. All the parcels are in the Richmond Hill section of Brooklyn.

BUY A WATER ST. OFFICE STRUCTURE.

Parsons & Holzman have bought through R. Wilmarth Appleton from Edward Knierlem No. 128 Water st., a seven story office building on a lot 23x65 feet, with an "L" to No. 81 Pine st., 39.10x40 feet.

PLOT HELD SINCE 1784 SOLD.

De Selding Brothers have sold to a client of M. Lindheim & Co. No. 124 to 128 Canal st., at the southwest corner of Chrystie st., a vestofire store and loft building on a plot 70x50 feet. Part of the plot has been taken by the city for the Manhattan Bridge plaza.

The property has been owned by the De Selding family since 1784, when Canal st. was known as Pump st.

NEW OWNER FOR JAMAICA TRACT.

Stokes & Knowles have sold thirty lots in Einstein ave., near Rockaway Road, Jamaica, for the Premier Realty Corporation to Alfred R. Kunz. Also sold the following lots for the Jamaica Park South Realty Corporation: One lot in Rockaway Road to John Nelson, two lots in Jacobs ave. to Carl Nygrist, one lot in Bates ave. to Wesley Ossman, two lots in Benedict ave. to Mrs. A. Peasek, ten lots in Elder ave. to Michael Passarello, two lots in Elder ave. to Mrs. Hulda Phillips, two lots in Fisher ave. to Frank Pearson, two lots in Einstein ave. to Giuseppe Rubinacci, four lots in Jacobs ave. to Eva M. Reynolds, one lot in Norris ave. to Charles Serenzbutz, three lots in Fisher ave. to S. Cherok, one lot in Einstein ave. to W. A. Sorrel, two lots in Einstein ave to A. Weintraub, two lots in Elder ave. to Bernhard Wesler, three lots in Jacobs ave. to Morris Weisman, two lots in Bates ave. to David G. Williams.

Unfurnished Apartments to Let.

HANOVER MODEL APARTMENTS
127-135 Sherman Avenue,
Dyckman St., B'way Subway Station.
3, 4 and 5 ROOMS.
Location combines the health-giving qualities of the country with the advantages of a city home.
Apartments have all modern conveniences.
RENTS, $17 to $28.
Representative on premises.
Booklets mailed on application.

Real Estate Wanted.

A—A.—Want a first mortgage loan of $23,000 on a five story, four family, fourteen room West Side tenement, which we have just sold for $35,000. POCHER AND COMPANY, 126 West 34th street.

BIDS WANTED on contract work for cutting and grading streets in Westchester County; 55 minutes out; grade and specification ready; work to start at once. THE HALLEY LAND AND IMPROVEMENT COMPANY, 104-106 East 125th Street, New York City.

$300,000 to loan in small amounts, 5%. Cortlandt Mortgage Co., 62 William St.

City Property for Sale or to Let.

FOR SALE OR RENT.—30 and 32 West 15th St., 50x100; two connecting four story and basement houses; easily changed for business. Application from principals only considered. JAY & CANDLER, 48 Wall St., New York.

Furnished Houses to Let—Country.

TO RENT.—Summer home; large house, furnished; 5 acres cared for; delightful surroundings; a little over an hour from Grand Central Station on either Harlem or N. H. R. R., in Westchester County. For further particulars apply to PHILLIPS & WELLS, Tribune Building, or CHARLES FIELD GRIFFIN & CO., 503 Fifth Avenue, New York City.

CHESTER HILL, MOUNT VERNON, N. Y.—Fifteen room house for rent, furnished, from July 1st to Sept. 15th, 1907; electric light, gas, gas range; bathroom furnished with Sitz and shower bath; billiard room; elegant stable, accommodates three horses and four vehicles; lot 100x125; good shade; large verandas; finest location Mount Vernon; rental, $250 per month to desirable party only. Address "B," Tribune Office.

NOW IS THE TIME TO GET YOUR FURNISHED HOUSE FOR THE SUMMER SEASON. THERE ARE VERY FEW TO BE HAD. THE RENTALS RANGE FROM $300 TO $1,200 FOR THE SEASON. HERMAN J. MARTENS, 101 FRONT ST., OPPOSITE THE DEPOT, ROCKVILLE CENTRE, LONG ISLAND.

GARDEN CITY, L. I.—FURNISHED HOUSES for season, $100 to $250 per month. Golf, Tennis; fine hotel; cathedral; accessible to sea and Sound; fine motoring. ALBERTI & CARLETON, 45 Pine St., N. Y. 'Phone, 2264—John.

Brooklyn Property for Sale. | *Brooklyn Property for Sale.*

ACKERSON HOUSES

City and Country Combined

T. B. ACKERSON COMPANY
DEVELOPERS OF AND BUILDERS ON HIGH CLASS SUBURBAN LAND.
140 Nassau St.
New York

Prices from $12,000 Up.

Our Flatbush office is at the Fiske Terrace Station on the Brighton Beach Railroad, only thirty minutes from Manhattan. By calling there our representatives will show you the finest Residential Park to be found within the bounds of New York.

The beautiful detached Dwellings now being completed by us for spring delivery are the finest we have ever built for the money, and represent the best examples of architecture and the highest standard of suburban home construction.

We have a limited number of houses and vacant plots in Fiske Terrace.

Those who purchased in our former developments are now selling at an advance of from one to five thousand dollars.

Better opportunities await you in Fiske Terrace than were ever presented before in Flatbush.

FISKE TERRACE FLATBUSH

$12 250 Double brick flat; 5 room and bath apartments; always rented. Closed Sundays. Open Evenings. PIERCE KEEFE, 53d St. & 5th Avenue.

$4700 Two-family brick house; 11 rooms, 2 baths; newly decorated. Closed Sundays. Open Evenings. PIERCE KEEFE, 53d St. & 5th Avenue.

FOR SALE.—Bargain; first offer to investors; three story brick corner store and floors on one of Brooklyn's busiest thoroughfares; income $900 per annum. REALTY BUYERS, 200 Montague St., Brooklyn.

FOR SALE.—St. Mark's Ave., 577, near Bedford Ave., Brooklyn—Three story and basement brownstone residence; lot 20x128; good house; fine location; price $10,000, half cash. Inquire on premises mornings.

FLATBUSH LOTS.
40 foot lots on payment of $200 down, balance on easy weekly or monthly payments; one block from Ocean ave. trolley, four blocks from Kings County "L" station; 5 cent fare from New York.
WINDSOR REALTY CO., 186 Remsen St., Brooklyn.

HOUSE, stable, chicken house; fruit trees, grapevines; grounds 100x100; 9 rooms and bath; all improvements; country and city combined; 75th st., Brooklyn (Bay Ridge); half block from trolley and "L"; 45 minutes to N. Y. City Hall; $13,500; worth $15,000; values increasing. Apply premises, 343 75th street.

Country Property for Sale. | *Country Property for Sale.*

Evening Telegram, March 22d.

EAST RIVER TUBE OPENS AUGUST 1

Tunnel from Forty-Second Street to Long Island City Ready for Traffic in Four Months

FORTY STEEL TROLLEY CARS ARE CONTRACTED FOR

Queens County Lines To Be Equipped Also with Rolling Stock to Run Through Bore.

WITHIN FOUR MONTHS
you can go by trolley from
Broadway Flushing
to the heart of Manhattan for
Five Cents
NOW only twenty minutes by express trains from East 34th Street Ferry.
Send for particulars.

Rickert-Finlay Realty Co.
1 West 34th Street.

FOR SALE.

To close an estate, a fine modern residence on Roseville ave.; the best residential section in Newark; house has 13 large, well lighted rooms, decorated and papered throughout; part of rooms have hardwood floors, open fireplaces, separate servants' bath; built and finished under the personal supervision of the late owner for his own use; large lot, with fruit trees, shrubbery, etc.; a fine lawn in the front; stable in the rear, with room for three carriages; finished room in the loft for coachman. If at all interested, communicate with the executor, F. V. CYPHERS, 65 Nesbitt st., Newark, N. J.

OAKLAND, BERGEN COUNTY, N. J.—100 acres, half mile from station, 70 minutes from city; 1,800 feet frontage on main river road, extending across Ramapo River; no buildings; suitable for subdivision; magnificent mountain views; no mosquitoes; pure air and water; will sell at great sacrifice; price $11,400; one-third cash, balance long mortgage; will sell part. H. V. CONDICT, 15 Exchange Place, Jersey City.

ROCKVILLE CENTRE, LONG ISLAND.—10-room House; all improvements; up to date; stable; best location; lot 100x200; $12,000.
7 room House; decorated; lot 57x200; $4,500.
9-room House and barn; plenty of shade; lot 95x200; $6,500. W. H. CONNELL.

RESIDENCE, country seat and farm combined, for sale, in the village of Delhi, N. Y.; this beautiful place contains 120 acres; have kept 31 cows and 4 horses; elegant house, 20 rooms; two sets of bathrooms; hot and cold water; steam heat, electric light and telephone. ALEXANDER CONKLIN, Van Hiseville, N. J.

$20,000.—ELEGANT COUNTRY RESIDENCE for sale, containing drawing room, parlor, dining room, den, butler's pantry, kitchen, laundry, bathroom, 16 bedrooms, 3 toilets; open fireplaces; heater in cellar; water, gas; stationary tubs; fine stable, with coachman's rooms; about 9 acres lawn; tennis court; view Great South Bay and ocean for 20 miles; house well furnished; easy terms. JOHN A. POTTER, Patchogue, L. I.

CHILDREN AND CHICKENS.
Bellmore, L. I.—Cottage and barn; new; six rooms; cement cellar; porches; fruit; one-quarter acre; on N. W. corner; only 15 minutes from depot; $2,200; terms easy. Call on owner, H. J. DUNN, 195 Broadway, New York, 9-4 P. M.

60-ACRE DAIRY FARM, summer residence or country home, in Woodbridge, Conn.; easy half-hour drive to New Haven Green; 14-room house; large barns; abundance fruit; high ground; more land if wanted; photos and particulars; no agents. C. M. PRESTON, 98 Ivy st., New Haven, Conn.

FOR SALE—Desirable factory, with siding on Central Railroad, in Jersey City. Apartment house, up to date, elevator and janitor service. Greenhouses and building lots, Rutherford, N. J. Building lot on mountain side, West Orange. Building lots in all the Oranges. Broad st., Newark, property. Apply to J. H. BALDWIN, 346 Broadway, Room 1,004.

FOR SALE—Completely furnished Camp in Adirondacks, consisting of eleven buildings, four of which are large buildings built of spruce logs; lease for long term. Address G. W., Box 9, Tribune Office.

COUNTRY SEAT; 200 acres; waterfront; $15,000. ARCHIBALD C. FOSS, 39 East 42d Street.

SOUTH SIDE LONG ISLAND.
Farms and village property for sale, near Great South Bay. Furnished cottages to rent. POTTER & PRICE, Patchogue, L. I.

10,000 FARMS for sale. Prices $500 to $80,000. Suffern Real Estate Co., Suffern, N. Y.

BOOKLET, The New Idea in Gardens; useful if your grounds are not planted; mailed free. FRANK HAMILTON, 55 Liberty st., New York.

$6,000 WILL BUY a beautiful eight room house, all improvements, double floors, electric light and gas fixtures, steam heat; best section; seven minutes to depot; near trolley; plot, 75x178. HERMAN J. MARTENS, 101 Front street, opposite depot, Rockville Centre, L. I.

AN EXCEPTIONAL OPPORTUNITY to secure a most attractive summer home at a sacrifice; about five acres; 500 feet on Mecox Bay, at Water Mill, near Southampton, L. I.; fine dwelling, built only four years, containing every modern improvement; price much less than cost. Address OWNER, 52 West 15th street.

A MAGNIFICENT modern residence, 45 minutes out, at Sea Cliff, Long Island; stable, garage, etc.; six acres of ground, for sale, or exchange for city property. EXCHANGE, Box 6, Tribune Office.

Furnished Apartments to Let.

APARTMENT, completely furnished; seven rooms and bath; elevator, telephone, electric light; rent only to small family furnishing satisfactory reference and security, $125. Apply 128 West 11th st., apartment 42.

1.—ELEGANTLY furnished apartment, private bath, $1 daily; including meals, one, $2 daily; two, $3.50 daily. ALABAMA, 15 East 11th st.

Trout Fishing.
OAKDALE'S LUXURY.

SOUTH COUNTRY ROAD.
Building plots of convenient size, with free and permanent access to Great South Bay, can now be purchased at a reasonable price.
PROPERTY FULLY RESTRICTED.
TITLE INSURED.
MONTHLY COMMUTATION $12.90.
W. K. ASTON, Owner,
80 Wall Street.

NORTH SHORE
LONG ISLAND.
State wants and I will send list.
F. E. KRUEGER,
26 Court St., Brooklyn.

A GENTLEMAN'S COUNTRY SEAT
FOR SALE, one and a half miles south of WHITE PLAINS Station, in best residential section, overlooking Long Island Sound and all the elegant country seats on the neighboring ridges; the house is new, unique and extremely artistic, consisting of 22 large, light and airy rooms and five bathrooms; every modern convenience and luxury; large stable and coachman's cottage; macadam roads; eight acres beautifully laid out. Such properties as the above are our specialty. MIDCHESTER REALTY COMPANY, Times Building, Times Square.

68 ACRES FOR SALE
Five miles from Bedford and Mt. Kisco Stations; macadam roads to both stations; this property will make an excellent building spot for some one who wishes a country home; has beautiful views in all directions, including Long Island Sound. For further particulars and appointment for inspection apply to
THOMAS A. & SEAMAN M. MEAD
167 GREENWICH AVE., GREENWICH, CONN.

ALONG THE SUSQUEHANNA RAILROAD, one mile from Westtown, Orange County; one of the finest farms in the county; 117 acres, 15-room house, big cow barn, hay barn and many other outbuildings, nicely painted and in fine shape, 2 spring brooks; 20 acres meadow land in fine seed; one mile from railroad station, on State road; $8,500; $3,000 down. J. H. DUNNING, Sussex, N. J.

GREENWICH, CONN.—New buildings; 32 acres; $115,000. ARCHIBALD C. FOSS, 39 East 42d Street.

HOTELS, STORES, FARMS, FOR SALE.—Big Bargains. Illustrated Catalogues. H. L. REED, Amsterdam, N. Y.

FOR SALE.—Mount Hope; southeast corner of 174th st. and Weeks ave., with two houses, 80x95 ft.; near the Concourse and Claremont Park. Apply 324 East 50th st.

FOR SALE.—Good business, opposite public school; also dwelling house, with improvements; easy terms to quick buyer. R. C. FISHER, 206 West 4th st., Plainfield, N. J.

FOR SALE.—WESTCHESTER COUNTY; farm of 70 acres, ¾ mile from Chappaqua station, with delightful old house easily modernized; orchard and outbuildings and fine site for new residence; will sell part if desired. ALFRED BUSSELLE, 1133 Broadway.

PLOT OF EIGHT ACRES, nine room house, large barn; lot of fruit; 1½ miles from station. Apply to D. P. PULIS, Ridgewood, N. J., R. F. D. No. 1.

NOROTON, CONN.—25 acres; fine building site. ARCHIBALD C. FOSS, 39 East 42d street.

TUXEDO PARK—Country Seat for sale. ARCHIBALD C. FOSS, 39 East 42d Street.

3 HOURS SOUTH OF WASHINGTON a lively little town is springing up. Send your address to Forest Lodge, Glen Allen, Virginia, and learn all about it.

COTTAGE in the woods; surroundings perfect; commuting distance; near sound. Box 282, Darien, Conn.

FOR SALE.—Ossining and vicinity, in Westchester County, several fine village residences; fine views. THOMAS LEARY, 160 Main st., Ossining, N. Y.

Auction Sales of Real Estate. | *Auction Sales of Real Estate.*

JOSEPH P. DAY, Auctioneer.
Executor's Sale of the
DOHERTY ESTATE
By order of CHARLES G. KOSS, Executor.
ABSOLUTE SALE,
TUESDAY, MARCH 26, 1907,
AT THE EXCHANGE SALESROOM, 14 & 16 VESEY ST., AT 12 O'CLOCK NOON.

S. W. cor. 8th Ave. & 40th St.
609, 611, 613, 615 and 617 8th Avenue. Five 4-story and basement brick buildings, stores, with three 1-story extensions.
Size, 98.9 on avenue x 100 on street.

N. W. cor. 8th Ave. & 40th St.
619, 621, 623, 625 and 627 8th Avenue. Two 4-story and basement brick tenements, with stores, and three 3-story brick buildings, with stores.
Size, 99.2 on avenue x 100 on street.

305 & 307 West 40th Street
Adjoining N. W. cor. 8th ave. and 40th st. on street. Frame building thereon. Size, 50x98.9.

612, 614 & 616 Eighth Ave.
Adjoining S. E. cor. 8th Avenue and 40th Street. Three 3-story and basement brick buildings, with stores, with frame extensions.
Size, 48.11x75.

S. W. cor. 43d St. & 8th Ave.
671, 673, 675 and 677 8th Avenue. Four 4-story and basement brick tenements, with stores.
Size, 100.5x100.

S. E. cor. 8th Ave. & 44th St.
694 and 696 8th Avenue. Two 5-story and basement brick apartment houses, with stores.
Size, 50.2½ on avenue x 100 on street.

779 Eighth Avenue
Near 47th Street. Five-story and basement brick tenements, with stores.
Size, 25x100.

No. 1563 Broadway
Two-story brick building. 23.2x71.7½ x irreg.

N. W. cor. 43d St. & 9th Ave.
607 and 609 Ninth Avenue.
Two 5-story brick flats, with store.
Size 50.2½ on avenue x 100 on street.

341 West 56th Street
Five-story and basement brick and brownstone single flat.
Size 25x100.5.

463 Tenth Avenue
49.5 feet south of 36th Street. Size, 24.8x100.

514 West 37th Street
One-story frame structure. Size, 25x98.9.

410 West 42d Street
Five-story brick tenement, with 2 stores. Size, 25x98.9.

410 West 50th Street
Five-story and basement brick and brownstone tenement.
Size, 25x100.5.

714 Ninth Avenue
Adjoining S. E. Cor. W. 49th Street. 5-story brick tenement, with store. Size, 26.3½x98.

686 & 688 Third Avenue
Adjoining N. W. Cor. 43d Street. Two 1-story brick structures, with stores. Size, 50.3x100.

28 LOTS—Ogden & Summit Aves., East 162d St.
70% can remain on bond and mortgage for 1, 2 or 3 years at 5%.
Policies of Title Insurance of the Lawyers' Title Insurance and Trust Co. FREE of Charge to Purchasers.
GEORGE FLINT WARREN, JR., ESQ., 256 Broadway,
JOSEPH H. FARGIS, Esq., 71 Nassau Street, } Attorneys.
For maps, booklets, photographs or any other information apply at office of above attorneys or JOSEPH P. DAY, Auctioneer, 31 Nassau Street.

BRYAN L. KENNELLY, Auct.,
will sell at auction
Wednesday, April 10, 1907,
at 12 o'clock noon, at the Exchange Salesroom, 14, 16 Vesey st.,
Estate of
William A. Hall, Decd.,
129, 131, 133 WEST 20TH STREET
Near Sixth Av.,
the six story and basement brick and stone Loft Building; size of plot, 67.6x92.
George A. Minasian, Esq., Attorney, 132 Nassau st.
Maps, &c., with Attorney, or at Auctioneer's offices, 7 Pine st.

ANOTHER SALE TO CLOSE ESTATE.
GEORGE W. BARD, Auctioneer.
IN THE CITY OF MOUNT VERNON.
ESTATE OF ALFRED B. DARLING.
CHESTER HILL, MOUNT VERNON.
The most desirable restricted section. Sale held on SATURDAY AFTERNOON, MAY 4th, 1907, 2 o'clock.
Many desirable plots in restricted section. Sale absolute. Terms very easy.
Write or telephone to THE GEORGE W. BARD R. E. CO., City Hall Building, No. 11, Mount Vernon, Next to entrance. Tel. 358—W.

GEORGE W. BARD, Auctioneer.
IMPORTANT AUCTION
in the City of Mt. Vernon,
By Order of Executors, to close
THE ESTATE OF BABETTE HORNTHAL.
Sale to be held on
SATURDAY, APRIL 6TH, 2 P. M.
Several improved and unimproved parcels.
A MOST DESIRABLE OPPORTUNITY.
Full particulars of the GEORGE W. BARD R. E. CO., City Hall Building, No. 11, next to entrance. Telephone 358 W.

Brooklyn Property for Sale.

$1,600.00 WILL BUY corner 60x100, Flushing; $160 required; 3 years to pay balance; all improvements. ADVERTISER, 139 East 59th st.

Country Property to Let.

ADIRONDACKS
Lake Placid. For Rent—Large Camp, 7¾ acres, 800 feet shore; commanding all views. Cottage contains all conveniences. Launch, boats. Particulars, photographs. S. H. CHAPMAN, Drexel Bldg., Philadelphia.

COTTAGES FOR RENT
FOR SEASON OF 1907.
SOUTHAMPTON, L. I.
ALFRED E. SCHERMERHORN,
7 EAST 42D ST., NEW YORK CITY.

TO RENT.—In Otsego Co., on the upper Susquehanna, among the foothills of western slope Catskills, in a region full Indian lore, a gentleman's country residence, left to infant; the guardian would rent for summer and autumn; the house has frontage 60 feet; broad piazza; 14 rooms, furnished complete; dishes, table linen, hair mattress, bedding, bath; spring water, ice; carriage house, stables; shaded lawns, tennis, boat; altitude 1,200; six hours from New York; $100 per month or $800 per year. For information, photos, Mrs. WM. BIRDSALL, Hamilton, N. Y.

AT CANAAN, N. Y., IN BERKSHIRES.
Elegant 12 room house; bath, toilet, running water; barn, outbuildings; 12 acres fruit orchard; one-eighth mile from station; rent $500. May to October; photos, etc.; two express trains daily from New York. H. O. CURTIS DAVIS, 200 Broadway.

TO LET FOR SUMMER, at Chimney Point, on Lake Champlain, a furnished residence; large lawn with trees; room in horse barn for span if desired; fine garden with early fruit; never been let; in no way a cheap place. Address Mrs. J. W. WRIGHT, Chimney Point, Vt.

A SUMMER HOTEL TO LEASE.
45 bedrooms, furnished; all improvements; on account illness. Apply LUKE ELDERT, 56 North Grove ave., Hammels, Rockaway Beach, N. Y.

A—A.—TO LET—At Elizabethtown, N. Y., house; all improvements; electric light; house and barn; large piazza; near hotels; five minutes from golf ground. Apply PARTRIDGE, 802 Broadway.

TO LET.—April 1st, seven room house, bath; improvements; 123 North Fullerton ave., Montclair; rent $30.

City Property for Sale.

OWN YOUR HOME
BUY YOUR OWN APARTMENT.
LAST VACANCIES ARE NOW OFFERED.
Downtown location, below 59th street, 14-story modern, absolutely fireproof building; all conveniences; a fine investment, also a permanent and beautiful home, heart of city; no taxes and no rent; 4 large rooms, bath, foyer hall, 5 large closets, full sized kitchen, all outside rooms; only $7,500; 8-room duplex apartment, $20,000; 12 rooms, 3 or 4 baths, 5 bedrooms, salon 23x26, $27,500; 16 rooms, $55,000; best references required.
CHARLES I. BERG and D. G. MALCOLM, Architects, 371 5th Ave., Windsor Arcade.
Only a Few Vacancies Obtainable.
For Plans and Particulars see
Tel. 6777 38th. Charles E. Force, 489 5th Ave.

TO SETTLE ESTATE, would sell desirable residence property, best section of The Bronx, near Subway; fine house and grounds, 61x167 feet; liberal terms. Inquire on premises, 1090 Union Ave., near East 165th St., or of M. LAHM, 532 East 86th st.

GREAT BARGAIN.—Six story apartment