BRONX LOTS IN DEMAND

SUCCESS OF OGDEN SALE.

Big Fifth Avenue Deal Reported—Volume of Business Large.

The great auction sale of the Ogden estate holdings in The Bronx, which was held on Wednesday, Thursday and Friday at the Real Estate Exchange Salesrooms, of Joseph P. Day, was not only a leading feature of the real estate market last week, but of this season. If any one visited the sale in doubt as to the outcome he assuredly left the Vesey street salesrooms inexpressibly delighted at the record prices obtained for many lots, and, moreover, that the sale undoubtedly indicated that another big purchasing movement in vacant land in the upper sections of the city is here again. In that movement small buyers will apparently be more prominent than the big operators and speculators. Building material can now be bought much cheaper than at this time last year, and this fact will probably result in many little buyers quickly improving the parcels they purchase. The demand in the upper sections of the city for one and two family houses is much larger than the supply, and those little buyers who try to help meet that demand are likely to find an excellent market for their houses.

For months there have been many signs that there would be large numbers of buyers this season for well located lots in many sections of Westchester, in New Jersey, in Long Island and on Staten Island. Reports received last week from those sections show that hundreds of such lots were sold, and the majority of them to persons who intend to improve their parcels in the near future. From now until next fall the sale of suburban lots is likely to be nearly as big as last year.

To-morrow the Ogden estate sale will be resumed at the Vesey street salesrooms by Mr. Day. As he has reserved many of the best lots for the closing days of the sale, it would surprise no one if he surpassed his brilliant work of last week. Should the average price paid a lot be maintained, a sum considerably over $2,000,000 will be obtained for the entire tract.

One of the most important private transactions reported last week was the sale of No. 574 5th ave., a six story business building, on a plot 28x100 feet, adjoining the Howard Building at the southwest corner of 47th st. and 5th ave., for C. Grayson Martin to R. M. Haan through Tucker, Speyers & Co., for $425,000. An idea of the activity in recent years in this section of 5th ave. may be had from the fact that the same brokers have sold this property four times in the last four years. The first sale was made for Miss Cornelia R. Nash on April 29, 1903, to Jesse C. Woodhull for $222,500, who afterward altered the building. Mr. Haan purchased the property as an investment.

The Charles F. Noyes Company sold last week for a client to an investor Nos. 108 and 112 Cliff st. and Nos. 9, 11 and 13 Hague st., three five story buildings, facing the Brooklyn Bridge. They cover a plot of 5,650 square feet. George F. Hills is the buyer.

The McVickar-Gaillard Realty Company, which recently sold the southwest corner of Broadway and 49th st., about 13,000 square feet, for the Ross estate to a syndicate including Jacob Wertheim and Walter J. Salomon, sold No. 204 West 46th st., adjoining, for Jennie W. Francke, of St. Louis, to the same purchaser. This house, which is 20x100 feet, separates the corner plot from a plot, 79x100 feet, owned by James Churchill. It was said last week that the syndicate had obtained an option on the Churchill plot.

Horace S. Ely & Co. and N. A. Berwin & Co. sold for Mary Laird No. 913 6th ave., a four story building, on a lot 22x80 feet. The buyer owns an adjoining plot.

Bernard Smyth & Sons sold to the Ocemore Building Company for David Stewart Nos. 1926 and 1928 Amsterdam ave., adjoining the northwest corner of 155th st., two three story buildings, with stores, 50x100 feet.

Jesse C. Bennett & Co. sold at the southeast corner of Haven ave. and 170th st., 110 foot front, 103 feet in depth and 85 feet in the rear.

A. L. Mordecai & Son (incorporated) sold for Jacob Axelrod the four story twenty foot private dwelling house No. 18 West 87th st. to Hellner & Wolf.

Douglas Robinson, Charles S. Brown & Co. resold for Julia Tischman Nos. 84 and 86 1st st. The seller recently bought No. 84 to 90 1st st. from Colonel John Jacob Astor.

Herbert A. Sherman sold for Dr. George M. Edebohls No. 59 West 49th st., a four story and basement brownstone dwelling house, 20x100 feet, Columbia College leasehold. The house has a squash court.

Ashley M. Herron sold for Charles Laue to William Rosenzweig No. 441 Broadway, a five story and basement building, 25x125 feet, 75 feet north of Howard st.

The Alliance Realty Company bought from Helen Knickerbocker No. 125 Lafayette st., a five story mercantile building, on a plot 112.4x31.6x111.9x27.10 feet.

Folsom Brothers sold to Arthur Smith fifteen acres of land at Jerome ave. and 235d st., opposite Van Cortlandt Park, for about $125,000. The owner contemplates making extensive improvements.

The Northwestern Realty Company sold the four six story new law apartment houses, with stores, on a plot 180x100 feet, at the northeast corner of 144th st. and 8th ave.

The Cruikshank Company sold for Morris Weinstein No. 203 West st., a four story business building, on a lot 25x80 feet. The structure is leased to one tenant.

Oak & Edelstein sold to Benito Rovira a plot, 117 x105.5 feet, on the north side of 62d st., 118 feet east of 2d ave. He will erect a six story factory for his own use on the site.

M. Morgenthau, jr., & Co. sold for the Hudson Realty Company to Louis M. Sonnenberg a four story dwelling house, on a plot 26.11x80 feet, at the southwest corner of 13th st. and 5th ave. The same brokers recently leased the property for ten years at $12,500 net a year.

The R. M. Weil Realty Company sold its six story elevator apartment house in West 108th st., known as the Metropolitan, to a client of the Frank L. Fisher Company; also sold a private stable on the Boulevard at Arverne, Long Island, to a client of the Lewis H. May Company.

Tucker, Speyers & Co. sold for the Real Estate Security Company No. 5 East 88th st., a five story American basement dwelling house, 27.6x100.8 feet, to G. Thompson Lane. The house has been held at $160,000.

Henry Corn leased to a syndicate in which are Louis Selezwick and Max Kurzrock, nine stores in the Arcade Building, in course of construction at the northeast corner of 42d st. and 6th ave. The total sum of the lease for the term is more than $1,000,000.

Randolph Guggenheim sold to Uhlfelder & Weinberg through Cohen & Co. Nos. 9, 11 and 13 Walker st., a new seven story loft structure, on a plot 60x100 feet.

John N. Golding, in speaking yesterday about real estate conditions, said: "The future of real estate on Manhattan Island and in the outlying districts is bright. The population of this great city is increasing rapidly, and that increase will result in the improvement of vast tracts of land, thereby creating a fixed value for conveniently and well located real estate. People like to live in houses which they own; the outlying districts, with the new means of transit, will supply this want. The foreigner coming to our shores has this one object in view—to own his own home. I look for a good, strong, healthy market."

"The Real Estate Record and Guide" says in its last issue in regard to the Ogden sale:

"It is generally conceded by real estate men and others who attended the sale of the Ogden estate holdings on Wednesday and Thursday of this week that the prices obtained were excellent, and that the results establish beyond a shadow of doubt the unwavering confidence of investors in the future of vacant realty within the limits of the western Bronx. The sale is considered a notable one from the standpoint of attendance, which, contrary to usual custom, increased rather than diminished as the time passed. Of the 1,500 parcels included in the large offering, 214 were sold on the opening day and realized a total of $276,775. The results of Thursday's sale showed a marked advance in the prices over the sales of Wednesday, which exceeded the above sum by $115,450. In this instance 225 lots were knocked down. The record price reached was $15,800, which was paid for an irregular plot of a trifle more than 1,500 square feet at Boscobel Place and Ogden ave., and for an adjoining lot with a frontage of 25 feet on each thoroughfare $11,000 was obtained. Both parcels were purchased by the Provincial Realty Company. While it is said by some that the small purchasers constituted the bulk of buyers, it has been suggested that a number of contractors were to a large extent interested in the acquisition of many of the cheaper lots. The prices obtained along Ogden ave. varied, but on the whole are considered to represent full values.

"Up to 4 o'clock on Friday afternoon Mr. Day had sold about 160 more lots as laid out on plates 6 and 7, some of the lots on Merriam ave. bringing $1,000 each. The northeast corner of Aqueduct ave. and 170th st. brought $2,875, and a small gore at junction of Aqueduct and Ogden aves. was sold for $10,600. Among the buyers were J. Clarence Davies and other well known Bronx realty dealers. The prices obtained at Friday's sale were regarded by experts as wonderful, and unless something unforeseen happens the total result will, it is said, exceed all previous records for an auction of this description."

It says about last week's trading:

"The total number of private sales reported for the week was 152, of which 59 were below 59th street, 47 north and 46 in The Bronx. While the volume of trading was about equal to that of the preceding week, the quality of the business transacted shows a marked improvement. Included in the list of notable transactions may be mentioned the resale of No. 441 Broadway and that of No. 574 Fifth ave. In The Bronx several tracts were purchased for improvement, including a parcel of fifteen acres on Jerome ave. and a large plot on Clason Point. Builders in the West Bronx are making many plans for the erection of two-family frame and brick dwellings to meet the increasing demand in this direction. It was announced on Friday that the sale of the Ogden holdings will be continued on Monday, or until such time as the entire offering shall have been sold by the auctioneer, Joseph P. Day."

City Property for Sale. | City Property for Sale.

BELMONT
On Jerome Ave.

at its junction with Yonkers Ave., with its several additions, is the most favored of New York's suburbs. It is on a high plateau, north of Van Cortlandt Park, on the line of the proposed subway.

¶ BELMONT has every advantage—the finest water, the best of schools, a combination of everything good.

¶ The future of BELMONT is assured. It is now reached by convenient and good train service—trolley, elevated and subway services. A single fare of eight cents carries one from BELMONT to the Battery or anywhere in New York City.

¶ BELMONT is for those who are seeking comfortable residences in a refined community at a moderate price.

¶ Lots from $500 and Houses from $7,000 upward. Easy terms.

Write or 'phone for Booklet 5.

NEW YORK REALTY OWNERS CO.,
ANDREW S. BROWNELL, PRESIDENT.
489 Fifth Ave., New York City.
'PHONE, 3545—38TH.

BELLE TERRE CLUB

A gentleman returning last week from the Belle Terre Estates came into the office and advised us to destroy every booklet we had, as no printed book or photographic illustrations could do justice to the beauties of the place.

We realize the limitations of language whenever we attempt to describe Belle Terre, and our only suggestion is that the seeker after a country home on Long Island first examine all other sections, then visit this magnificent peninsula of thirteen hundred acres bounded by five miles of Sound and harbor frontage and forever protected by nature from all detrimental neighbors.

The most elaborate clubhouse on Long Island will be open June 15. Reservations may be made by approved guests who wish to make an experimental stay at the colony.

An outlay of over one million dollars will afford an idea of the scale of the improvements.

Final maps will be ready in about ten days. In the mean time many are taking advantage of a "private view" in an endeavor to make a selection in advance from the embarrassment of riches offered.

DEAN ALVORD, Pres., 277 Broadway, N. Y.

Desirable Plot Near Post Office
FOR SALE
SUITABLE LOCATION FOR OFFICE AND SHOWROOM BUILDING.
RULAND & WHITING CO., 5 Beekman St.

HOME CLUB OR CO-OPERATIVE OWNERSHIP.
Apartments for sale on the co-operative plan. Can be occupied at once. Most desirable investment or home for refined families. Act promptly if interested.
GERLACH REALTY CO., 640 MADISON AVENUE.

City Property to Let.

38th, West.—Large house; long lease; $3,500.
45th, West.—Large dwelling; long lease; $3,000.
55th, West.—4 story; fine block; $2,500.
70th, West.—4 story American basement; $1,200.
79th, West.—4½ story American basement; $1,800.
Many other furnished and unfurnished houses every part of city, residential or business purposes.
CYRILLE CARREAU, Agent, 796 6th ave. (45th).

$65.00 per month, possession;
110 West 133d Street,
3-story high stoop dwelling.
D. PHŒNIX INGRAHAM & CO., 198 Broadway.

To Let for Business Purposes.

ABOUT 9,000 FEET; very light rooms, with heat, power, sprinklers; long lease. BLAKE TYPEWRITER CO., 60 Nassau st., Newark, N. J.

7 W. 42D ST., AT 5TH AVE., SLATER BUILDINGS.—All light offices and studios; toplight, $50; front office, $45; whole floor, $85. Apply on premises.

TO RENT, FOR BUSINESS.—Parlor and upper floors; together or separate; 1291 Madison ave. OWNER, 249 Lexington ave.

Country Property for Sale.

I Go to Oakdale

to-morrow by the new overhead electric system at 100-mile-an-hour speed to establish a happy home with lawn and garden. Land there can be purchased today with shore privileges for about $1,500 per acre, or $100 per lot.

SEND FOR BOOKLET.
W. K. ASTON, 80 Wall St.

BEAUTIFUL BAY RIDGE

Large Colonial residence; owner will sacrifice for $17,000; 13 rooms; centre hall, frame detached dwelling; large piazza; all city improvements; grounds 100 feet square; easy terms; mortgage to suit; or will exchange for Brooklyn income property. This is no speculator's offer. OWNER, 7205 Tenth ave., corner Seventy-second st., or Suite 900, 189 Montague st., Brooklyn.

NEW CANAAN, CONN.
Do not waste time communicating with owners of single estates. Call on MORSE & MULVILLE, the reliable Real Estate Agents, who have a complete list of property of all descriptions. Farms, Village Property, Acreage with charming views, adapted for Country Clubs, Private Lodges, Golf Links, Gentlemen's Country Estates and Summer Homes. Excellent train service, within one hour of New York City.
MORSE & MULVILLE,
Raymond Bldg. Phone 3—5. New Canaan, Conn.

Far Rockaway, N. Y.

For Sale—Elegant modern 15 room dwelling, 4 baths; 2 acres of land; large stable. For full particulars write or call
A. C. HAYNES,
Tel. 5685 Mad. Square. 1269 Broadway, New York.

AT OSCAWANA-ON-HUDSON.—New house, all improvements; never occupied; with 4½ acres land; near New York Central Railroad station; easy terms; also desirable residences at Ossining. N. Y. H. A. CORNELL, Jr., Ossining, N. Y.

QUEEN ANNE COTTAGE, 7 rooms, all improvements; near depot; fine location; corner plot, 150x200; $4,500, third cash. SAMUEL SELF, Bellmore, L. I.

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.

OCEAN GROVE, N. J.—Cottages, bungalows and boarding houses for sale or rent; genuine bargains in seashore homes. For particulars call or write OSBORN & SMITH, 69 Main Ave., Ocean Grove, N. J. Booklet upon request.

SUMMIT.—Gentleman's country place; very desirable; low price. P. O. Box 53, Summit, N. J.

PLAINFIELD, N. J.—Fine building lot cheap; 50x142; four minutes from Netherwood Station. GREENE, 490 Vanderbilt ave., Brooklyn.

BRONXVILLE.—$7,000; unequalled value; 8 minutes station; healthiest, coolest location; 50x100; 10 rooms, bath, electricity, open plumbing; oak throughout; newly decorated, papered; rent, $50. Box 211, Bronxville.

FARMS and residences, Caldwell and vicinity; free descriptive lists. GOSMAN BROS., Caldwell, N. J.

LAKE WINNIPESAUKEE.—Furnished cottage; acre of land; running water; good plumbing; boating, bathing, fishing; near station; moderate rent. Write RICHARD C. DERBY, 136 Bellevue avenue, Newport, R. I.

MANY COUNTY LEASES REPORTED.

S. Osgood Pell & Co. have leased the Recknagel place, at Great Neck, to John M. Riehle; the Cock and Hutchinson place, at Oyster Bay, to Mrs. Henry Gilsey; the William Lord Sexton place, at Hempstead, to Robert Hager, jr.; the L'Hommedieu cottage, at Great Neck, to J. W. Catty; the Milton L'Eduse house, at Great Neck, to Walter Wood Parsons; and the property of Mrs. Helen De Forrest Griffin, at Lawrence, to Louis D. Conley. They have also leased, in conjunction with Pease & Elliman, the George Lauder Carnegie place, at Roslyn, to Joseph B. Mayer.

The country property department of the McVickar, Gaillard Realty Company has sold for M. Jennie Price, of Warwick, N. Y., her 220-acre farm at Goshen, Orange County, N. Y.

BUYS AN UPTOWN PLOT.

Bernard Smyth & Sons have sold for the Ocemore Building Company to the Chelsea Realty Company, the plot of four lots on the north side of 174th st., 100 feet east of St. Nicholas ave., 100x 99.8 feet.

FOR APARTMENT HOUSE $150,000.

Jesse C. Bennett & Co. have sold the seven story apartment house Nos. 218 and 220 West 21st st., 46.10x105 feet, to Alexander D. Duff. The purchase price was about $150,000.

SALES OF BROADWAY-FLUSHING LOTS.

The Rickert-Finlay Realty Company has sold in Broadway-Flushing to Catherina Haarje the plot, 60x100, on the east side of 18th st., 420 feet north of State st.; to William Yude the plot, 60x100, on the east side of 18th st., 360 feet north of State st.; to John P. Lubbe the plot, 60x100, on the east side of 18th st., 300 feet north of State st.; to Moses S. Adler the plot, 100x100, on the northeast corner of Mitchell ave. and 21st st.; to George H. Tiemeyer the plot, 60x100, on the northwest corner of Crocheron ave. and 26th st.; to T. J. Watson the plot, 60x100, on the west side of 22d st., 180 feet south of State st.; to Carrie E. Miller the plot, 60x100, on the west side of 18th st., 296 feet south of Mitchell ave., and to Allen Best the plot, 60x100, on the east side of 19th st., 112 feet north of Broadway.

Also, in Douglas Manor, to Louis Hall the plot, 60x100, on the south side of Ridge road, 270 feet west of Douglas road; to William J. Cady the plot, 60x100, on the south side of Ridge road, 210 feet west of Douglas road; to Carrie Trabaud the plot, 40x100, on the south side of Knollwood ave., 220 feet east of the East Drive; to Jennie Kelley the plot, 40x100, on the south side of Knollwood ave., 180 feet east of the East Drive; to Mrs. Charles F. Seaman the plot, 40x100, on the north side of Warwick ave., 110 feet west of Douglas road; to George B. Markham the plot, 105x100, on the northeast corner of Centre Drive and Beverley road; to Louise M. Rice the plot, 60x100, on the north side of Richmond road, 240 feet west of Douglas road, and to Charles Meyers the plot, 40x100, on the north side of Arleigh road, 100 feet west of Douglas road.

Also, in Westmoreland, to Anna Pelzer the plot, 80x214, on the west side of Westmoreland ave., 100 feet north of Locust place; to Alfred L. Campbell the plot, 60x179, on the west side of Westmoreland avenue, 223 feet south of Bayview ave.; to Anna G. Norman the plot 40x100, on the north side of Locust place, 160 feet west of Westmoreland ave.; to W. R. Anderson the plot, 40x100, on the west side of Bayview ave., 205 feet south of Summit ave.; to John R. Foley the plot, 60x100, on the southwest corner of Bayview and Cutter aves.; to Joseph C. Conklin the plot, 60x153, on the west side of Westmoreland ave., 240 feet north of Locust place; to George A. Cotton the plot, 90x100, on the west side of Bayview ave., 120 feet north of Summit ave.; to Gustav Zimmerman the plot, 40x100, on the east side of Westmoreland ave., 60 feet north of Cutter ave.; to Eda L. Formes the plot, 40x100, on the east side of Westmoreland ave., 160 feet north of Cutter ave., and to Dean Welch the plot, 40x100, on the west side of Glenwood ave., 80 feet north of Cutter ave.

TRANSACTIONS IN REALTY.

Daniel E. Seybel has bought from Beach & Sherwood Nos. 139 and 141 Franklin st., old buildings, on a plot 52x100 feet, near West Broadway. Ruland & Whiting were the brokers in the sale.

Du Bois & Taylor have sold for the Cosmopolitan Realty Company to an investor the three story brick and stone duplex dwelling house, on the north side of 148th st., 14 feet east of Riverside Drive, on lot 18.8x99.11 feet.

J. J. Haggerty has sold for Charles H. Sperzel the two family brick dwelling house, on lot 25x100 feet, No. 1487 Edgewater Road. Also, for W. E. Rose, the two family frame dwelling house, on lot 25x100 feet, No. 1495 Hoe ave. Also the two story private dwelling house, on lot 25x100 feet, No. 1223 Bryant ave.

Charles A. Stein has sold to Abraham Siegel No. 752 to 762 Lexington ave. and No. 138 East 60th st., a five story stone tenement house, with store, on a lot 100.5x22.6 feet.

F. & G. Pflomm have sold for S. L. Lawson Nos. 245 and 247 West 99th st., two three story and basement dwelling houses, each on lot 18x100.11 feet.

John J. Kavanagh has sold for the estate of John C. Orr No. 122 East 72d st., a four story stone front dwelling house, on lot 20x102.2 feet. Francis Draz is the buyer.

Henry Powell has bought from Eliza Haning Nos. 105 and 107 East 104th st., two five story dwellings, on plot 50.1x100.11 feet.

Long Island Real Estate for Sale. | Long Island Real Estate for Sale. | Long Island Real Estate for Sale.

Right on the Sound, 22 Minutes From 34th St. Ferry.
In the City of New York. At Whitestone Landing Station.

In natural beauty and environments this Suburb has not its equal anywhere near New York. Being situated on a high bluff, every point commands magnificent views of the Sound and the shores beyond—even unto the distant Palisades.

HEALTHFULNESS IS INSURED BY ITS HIGH SITUATION.

The evolution of Beechhurst into a high-class and exclusive suburban colony is now in full progress. Houses ranging in cost from $6,000 to $15,000 are being constructed and will be finished in May.

The improvements for which we have spent over a quarter of a million dollars are all but completed. They include sewer and water mains, electric light, graded streets with cement sidewalks, a sea wall along the shore front, and various ornamental landscape effects.

As for transportation conveniences—there are trains every half hour during the busy hours of the day, and the railroad station is within four minutes' walk from the choicest part of the property.

Prices of lots are not based on inflated valuations. We have not discounted the transportation improvements which will bring BEECHHURST as close to the heart of New York as 135th St. is to-day.

BOOKLET "A," CONTAINING PHOTOGRAPHS, WILL BE MAILED ON REQUEST.

SHORE ACRES REALTY CO., 202 East 23d Street, New York.

Country Property for Sale. | Country Property for Sale.

$300,000

already expended for street improvements

places BROADWAY-FLUSHING, DOUGLAS MANOR and WESTMORELAND in a *class by themselves.*

Why go out *twenty, thirty or forty miles* when you can buy lots in these close-in, FULLY IMPROVED PROPERTIES for from $400 to $800, with a liberal discount for cash.

COMPARE THE OFFICIAL DISTANCE.

	Miles		Miles
BROADWAY-FLUSHING	9.02	Mineola	18.5
DOUGLAS MANOR	12.2	East Williston	19.7
WESTMORELAND	12.7	Freeport	22.7
Port Washington	18.2	Massapequa	28.9
Garden City	18.3	Bayshore	40.9

WRITE TO-DAY for floor plans of this beautiful Colonial cottage, which we will build for you for $6,500, *including land,* and give you TEN YEARS' TIME to pay the entire cost of the house.

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

MANUFACTURING
PLANTS

Write for our Catalogue and plan of "How to Own Your Own Factory" instead of paying rent.

LONG ISLAND CITY FACTORY CO.
New York Office, - - 140 Nassau Street

NORTH SHORE, LONG ISLAND GENTLEMEN'S HOME

We are able to offer for sale one of the most complete places on Long Island. Built only six years. Every improvement possible. Magnificent trees and large grounds. Good shore frontage, where any yacht might anchor. Might rent to possible purchaser. Price $125,000.
S. OSGOOD PELL & COMPANY,
537 Fifth Avenue, N. Y.

WATER FRONT.

Thirty acres, near Good Ground, on Great Peconic Bay; choice location; suit club. VIEWEG, 92 Fulton st.

AMAGANSETT, LONG ISLAND.—Seaside cottage to rent, furnished; modern improvements; plumbing new; view unobstructed; terms moderate. R. J., 139 East 16th st., Manhattan.

TO INVESTORS.—Cheap acreage for sub-division; 18 acres, at $400 per acre; old buildings; 31 acres, at $1,000; close to depot. SAMUEL SELF, Bellmore, L. I.

Country Property for Sale.

BRIARCLIFF MANOR FARM—28 ACRES.

Modern house of 10 rooms and bath. Cottage, stable, barn and outbuildings. House on an elevation 400 feet back from highway, surrounded by shade trees. Fine views. Very best surroundings. A very excellent place in this exclusive section at a bargain price.
JOHN P. HORBIE, 503 5th Ave., cor. 42d St.

SUMMER RESIDENCE or HOTEL at SACRIFICE

Unheard of opportunity; large double house, 18 rooms, 2 bathrooms; also cottage and large barn; gas and running water; 199 acres of land; best location in Sullivan County. For particulars apply to
WILLIAM C. WOLF,
132 Nassau St., N. Y. City.

BARGAINS.

722 Acres; 1½ miles water front; $90 acre.
18 Acres; house, barns; 81 miles out; $25,000.
80 Acres; house, barns; 31 miles out; $25,000.
22 Acres; 30 miles out; fine country; $6,000.
10 Acres; 30 miles out; fine country; $2,000.
Terms to suit. Owner,
C. W. McCHESNEY, 15 Broad St., R. 14, 8th Fl.

BOARDING-HOUSE PROPERTY.

East side Bay ave., near Great South Bay, Patchogue, known as Bay Avenue Cottages; two large houses, laundry, other outside building, 40 sleeping rooms, parlor, dining rooms, bath, toilet, &c.; all furnished complete; ready to do business; will be sold at a bargain. Apply to SHERMAN GERARD, 127 Rider ave., Patchogue, Long Island; telephone call No. 2 Patchogue.

LARCHMONT MANOR.

I have sole renting of a few attractive, furnished Cottages to high class tenants.
Edward Coleman Griffin,
Tel., 352. Nat'l Bank Bldg., Larchmont, N. Y.

Attention! See ad. in Auction Column.
36 Chester Hill lots, in restricted section.
GEORGE W. BARD, AUCTIONEER.
To close estate of Alfred B. Darling.
Sale to be held on the premises
SATURDAY, MAY 4TH, 2 P. M.
Circulars and diagrams on application.

AN UNUSUAL OPPORTUNITY to purchase a fine modern suburban home at very low price on easy terms; thirty minutes from City Hall, five minutes from depot; large hall, parlor, dining room, butler's pantry, kitchen, brick open fireplace, three large bedrooms and bath, stairs to large attic, hardwood trim throughout, gas, water; $4,100, $500 cash, balance monthly; grounds 40x100.
A. L. WATSON,
Rutherford, N. J.

ARLINGTON, N. J.—House, 70 Stewart ave.; eight rooms; all improvements; steam heat; electric lights; handsomely decorated; can be seen Saturday and Sunday afternoons. WILLIAMS, 26 Wilson Place, Belleville. Tel. 54—J.

TO CLOSE ESTATE.—Only 60 minutes from City Hall, Manhattan; gentleman's summer or all year round house; 150 acres; large frontage on main road; mansion cost $60,000; large stables with box stalls; fine lake; everything in first class condition; price, $1,000 per acre, including buildings; 70 per cent mortgage if desired. Address TRUSTEE, Box 185 Tribune Office.

AN EXCEPTIONAL OPPORTUNITY is offered to a gentleman of means to secure a handsome country seat, 1½ miles from White Plains station; house is new and exceedingly artistic, consisting of twenty light and airy rooms and five bathrooms; magnificent views, best surroundings; such properties as this are our specialty. MIDCHESTER REALTY CO., 25 West 42d st.

SACRIFICE.—$50,000 estate; seven acres; handsome twenty room, modern mansion; gardener's cottage; sell for half; easy terms. HOTCHKISS-JOBS CO., Summit, N. J.

FINE COUNTRY RESIDENCE TO LET, with twenty acres, if desired, $1,000; for sale with three acres, $16,000; Tenafly, adjoining Englewood, house alone cost $24,000 to build, has been improved; in perfect repair; see this great bargain before purchasing elsewhere. WILLIAM C. CLARKE, 200 West 56th st., New York.

1 LOT, HARTFORD, CONN.; 150, Lakewood, N. J.; 4, Merrick; 4, Riverhead, Long Island; 80 acres, Caldwell; 11, Verona, N. J.; bargains if quick action. BLAKE, 221 West 135th st., New York.

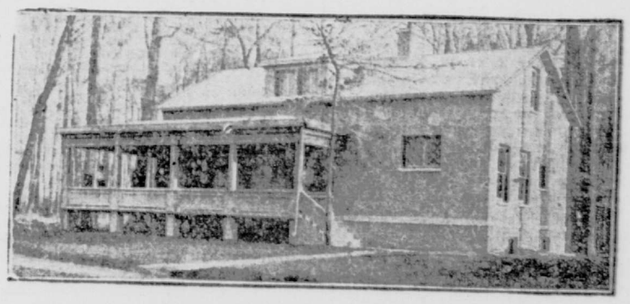
GENTLEMAN'S FARM, Westtown, Orange Co.; 83 acres; large house; will stand investigation; many other farms; $1,800 up. HENMANN, 890 3d ave.

ENGLEWOOD!—Hellcon Hall property for sale; corner Woodland and Walnut Sts., finest residence site in Palisades district; will be divided to suit; price very reasonable. H. WEATHERBY & CO., Englewood, N. J.

WHIPPANY, N. J.—New factory; one story, 50x250; used as folding paper box factory; with or without machinery; 4 acres; cheap; water rights; very desirable; abundant good, reliable help. A. L. REYNOLDS, Trustee, Madison, N. J.

ENGLEWOOD, N. J.—Bargains in new houses, $4,500, $5,000, upward; easy terms. Choice building plots in all parts of the city. BIRTHWHISTLE & STAINTON COMPANY, Englewood.

PERFECTION IN HOME BUILDING



A HAWORTH CONCRETE BUNGALOW.

This is a picture of one of the new houses, designed for wise (not wealthy) people at Haworth, N. J., near the Haworth Club golf course and 40 minutes from uptown New York on the West Shore Railroad. This house is unique in being fireproof, weatherproof, vermin-proof—warm in Winter, cool in Summer. New houses at Haworth (like the place itself) have one particular distinguishing quality. They are Different. Worth investigating, if only out of curiosity—how a man with a good character plus an income of $2,500 or upward can buy a new ready-made home, or have one built for him to suit, all on terms more fair and generous than are commonly offered. If interested a little bit, write for more information to

THE FRANKLIN SOCIETY
One Beekman St., Manhattan

BEAUTIFUL VILLA

Corner, ocean view, Allenhurst, N. J. Buildings cost over $30,000. Lot worth $20,000. A bargain.
If you want anything in New Jersey acreage, lots or houses, let us know.
WALLACE WILBUR SLOCUM,
Times Building, New York.

Suburban Home
AT WESTFIELD, N. J.

On Central R. R. of N. J., 19 miles from New York; excellent train service; 8 minutes to station; stone sidewalks; slate roof house; 10 rooms and bath; hard wood floors; large verandas; telephone; all modern improvements; city water and sewer; lot 150x288; fronts on two streets; splendid shade; some fruit; small barn and poultry house; all in first class condition; $5,800.
C. D. LOSEE,
7 Dey Street, New York, or
5 Cumberland st., Westfield, N. J.

NORFOLK, CONNECTICUT.

Over 1,200 feet above sea level and only four hours from New York City; furnished house, 16 rooms, open fireplaces, baths, electric light; well equipped stable, four stalls; coachman quarters, including five rooms with bath, electric light, etc.; to rent for the season, $2,000, from June 1st to October 1st, including care of lawn, long distance telephone and water tax.
WILLIAM H. MOSELEY,
New Haven House, New Haven, Conn.

LINDEN, N. J.

One station beyond Elizabeth, Pennsylvania Railroad, 17 miles from New York City. First-class train service and low commutation.
Thirty-one Lots, THREE BLOCKS FROM STATION. $160 to $225 per lot.
Water, gas and macadamized street. Ten per cent. cash, $5 per month. NO INTEREST. C. A. FLORENCE, 336 Broadway, N. Y., or WM. H. DONALDSON, Agent, Linden.

FOREST HILL, N. J.—Adjoining 400 acre public park; highest, healthiest suburb within ten miles of New York; lots, plots and a few modern houses for sale on easy terms. Apply FOREST HILL ASSOCIATION, Newark, N. J.

SOUTH ORANGE, N. J.—For sale, at great sacrifice, $18,000; four acre home on slope of Orange Mountain at Mountain Station; 14 room house, broad verandas, stable, garden, trees, view; delightful, healthful situation. Apply MERCER, 23 White st., New York.

SULLIVAN COUNTY.—72 acre farm; large house; 2 barns, large chicken house, &c.; fine boarding section; $4,500, ½ cash. Address E. H. EDWARDS, Burlingham, Sullivan Co., N. Y.

OAKDALE REAL ESTATE PLANS.

Oakdale has been developed until its physical beauty is noteworthy among places of similar area on Long Island. Bathing, fishing, shooting, boating, yachting, canoeing, golfing, driving and automobiling are exceptionally good. Values in Oakdale continue to rise. Acre plots with free and permanent access to the shores of Great South Bay and Connetquot River can now be had, the property comprising the holdings of W. K. Aston—about one thousand acres. When electric trains are run through this summer the business man can go from Wall street to Oakdale in fifty-seven minutes.

BUILDING PLANS FOR WESTBURY.

The New York-Westbury Company, of which Albert T. Foster is president, took title yesterday from Mark C. Meagher to 150 acres of land in Westbury, between Ellison ave., Carle Road, Old Country Road and Jericho Turnpike, Long Island. Architect Henry Ives Cobb is preparing plans for a hotel, to contain about one hundred and fifty rooms; also twelve country houses, construction on all to be started as soon as the plans are completed.

GARDEN CITY ESTATES.

The Garden City Estates, whose sales during March exceeded the total number of sales for the preceding four months, has decided to prepare a new section for the market. This will be laid out in the same manner as the part which is now being sold, and an attractive feature will be several boulevards 100 feet wide, parked throughout their entire length. Franklin P. Duryea, late of the firm of Duryea & Potter, has been engaged as manager of the sales department.