

Country Property for Sale.

Country Property for Sale.

Auction Sales of Real Estate.

New London, Conn.

THE BEST SPOT ON THE ATLANTIC COAST

Are You Fond of Sailing or Motor Boating?

Have you ever run a motor boat or sat on the rail of a sail boat on a clear day with a full sail breeze blowing and the salt air filling your lungs? At such times living is a joy and cares flee. A vacation spent in this way does good.

Nowhere are the conditions for this sport more nearly perfect than in and about New London Harbor.

Write for information to
New London Business Men's Association
NEW LONDON, CONN.

Within 90 days we will have \$200,000 in improvements in RIVERVIEW MANOR

There is no property offered to-day the equal of this in point of beautiful environments, high-grade improvements and the class of people who are buying for homes.

WE ARE NOT CATERING TO THE SPECULATIVE BUYER but if—YOU EVER EXPECT TO OWN A HOME and want it in the most beautiful section in "NEAR NEW YORK" where your NEIGHBORS will be the RIGHT KIND, you should invest a postal in our booklet. It is the finest art work ever produced on a real estate development.

Pending improvements PRICES ARE VERY LOW.

HASTINGS HOMES CO.

47 W 42nd St. NEW YORK AND HASTINGS-ON-HUDSON, N.Y.
TEL. 385 BRYANT TEL. 36 HASTINGS.

MALBA

The New Larchmont

Advertising this new development we want simply to keep before the discriminating people of New York its high character as a place of residence for those who love the water but must live most of the year in daily reach of business.

60 Liberty St. New York

SEASIDE BUNGALOW

ONLY \$5,200

with unobscured acre of land.

A quiet, pretty, east country place on north shore of Long Island, with acres of room and potential neighbors, yet within easy distance of the city; has six rooms, bath, running water, wide veranda, large open fireplace, and all conveniences; elegant building, best of location, large stable, and all summer amusements; ten minutes from express station; situated in a grove of oak trees, convenient to the water.

A BEAUTIFUL HOME

on a beautiful street; modern house of 12 rooms and wide halls; every convenience; best location.

A 60-ACRE SUMMER HOME

with 1,400 feet frontage, on island bay; one of the choicest situations on the Connecticut coast.

Shore Properties a Specialty,

In lots and by the acre

J. M. GRAVES, Real Estate,
NO. 120 STATE ST., ROOM 22,
NEW LONDON, CONN.

COUNTRY ESTATES ALONG THE SOUND

LARCHMONT, MAMARONECK, RYE, PORT CHESTER, HYAM SHORE, GREENWICH, BELLE HAVEN, SOUND BEACH, STAMFORD, ETC.

Westchester County
Furnished cottages for the summer.

HOWELL C. PERRIN & CO.,
505 Fifth Avenue, corner 42d Street.

Beacon Hall

"The Best for Home to Come"

Luxurious summer apartments of five and six rooms; 2 1/2 baths; all modern improvements; a private porch; each apartment \$50 and upward; Apply Barton McElhann, 220 Main St., New Rochelle, N. Y.

IN THE BERKSHIRES.

For sale in the village of Harrington, on one of the prettiest streets in the village, a beautiful 2-story house of 5 large rooms, 3 sleeping rooms, veranda on three sides of house, open fireplace, electric lights, steam heated, large bathroom, furnished, two bay windows, view from house; large stable, single and double stalls; room for 12 carriages; six minutes' walk from center of village; price low and on easy terms. Address George W. Woodin, Box 84, Harrington, Mass.

NEW ENGLAND FARMS FOR BUSINESS, PLEASURE OR INVESTMENT \$300 to \$50,000; 100 circular files.

For full particulars apply to HOWELL C. PERRIN & CO., 505 Fifth Avenue, New York City.

115 ACRES—50 ACRES WOOD AND TIMBER;

120 acres; 2 1/2 miles; water piped to house and barn; 2 miles to Oswego to a quick buyer; \$1,800; one-half cash. HALL'S FARM AGENCY.

FAIR OPPORTUNITY—14-ROOM HOUSE, 2 ACRES

1/2 mile; the garden; glorious views of Hudson; 45 minutes' ride from New York; \$27,500. FARMERS' MORTGAGE AND LOAN CO., 225 5th Ave.

2 ACRES AND COUNTRY HOMES, MILLERTON

Algonia, Dover, Lanesville, Sharon and surrounding towns in New York and Connecticut. ARCHIBALD C. FOSTER, 29 East 42d St., and Millerton, N. Y.

4 ACRES HOUSE, BARN, APPLES, TROUT BROOK

Spring 1908. ARCHIBALD C. FOSTER, 29 East 42d St., and Millerton, N. Y.

New Jersey Real Estate.

KING JACOB A.

STONE GRAVEL FERTILIZERS MANURE TOP SOIL AND SOD FURNISHED PROMPTLY

Country Property for Sale.

A REAL SACRIFICE.

20 acres, 41 miles out on Harlem, gentleman's residence and stables; thoroughly modern; in grove on a hill commanding fine views; buildings cost over \$40,000. Price, \$30,000; third cash. COOLEY & WEST, INC., White Plains.

D'UTCHESSE COUNTY FARMS \$750 to \$20,000.

ARCHIBALD C. FOSTER, 29 East 42d St., New York City; branch office, Millerton, N. Y.

30 ACRES—20 ACRES WOOD AND TIMBER;

120 acres; 2 1/2 miles; water piped to house and barn; 2 miles to Oswego to a quick buyer; \$1,800; one-half cash. HALL'S FARM AGENCY.

FLUSHING, N. Y.—TO LET—200 WHITESTONE

Directly opposite Flushing Country Club, six bedrooms, two bathrooms (modern plumbing), electric light; fine lawn, garden, stable and carriage; commodious studio, with admirable light; best view in Flushing; price reasonable to desirable rent. Apply to ELLIOTT, JAFFRAY & CO., N. Y. C., or D. MASTER & CO., Flushing, L. I.

Real Estate.

ADIRONDACKS

Lake Placid. For rent: most beautifully situated camp commanding all views; 800 feet shore. Fully furnished house, 6 bedrooms, 2 bathrooms, launch, launch boat, steamboat wharf, boat house, boats, wood and coal. Telephone, etc. S. H. CHAPMAN, Direct 1042, Philadelphia.

RULAND & WHITING CO. REAL ESTATE

5 BEEKMAN ST. NEW YORK

LOOK OVER JOSEPH P. DAY'S

CONCENTRATED ADVERTISING of Auction Sales in Saturday and Sunday papers.

To Let for Business Purposes.

Very Desirable Store and Basement

1364 Broadway TO LET

WITH RESERVATION OF ONE WINDOW.

Apply to Renting Agent, 610 Tribune Building, 154 Nassau St.

Real Estate Loans.

1ST AND 2ND MORTGAGE MONEY TO LOAN

Applications from principals only. GEORGE M. EHRGOTT, 152 Broadway, Tel. 252-23 Cortlandt.

New Jersey Real Estate.

If You Are Thinking of Buying, Building or Renting

Communicate with

"Real Estate King"

Brighton Ave., West End, N. J.
51 West 125th St. New York
596 Broadway, New York

A Complete List of All Properties for Sale and To Let between Long Branch and Asbury Park.

Telephone Connections in All My Offices.

R. R. HUGHES, Landscape Gardener and General Contractor

WEST LONG BRANCH, N. J.
TELEPHONE, 56 WEST END

Country Property for Sale.

LIVE NEAR TO NATURE'S HEART—HUDSON HEIGHTS ON THE PALISADES

The most beautiful suburb Manhattan boasts of—within 30 MINUTES OF TIMES SQUARE—for a 10c fare—ideal the year round. Building Plots \$400 Up, Your Terms IF YOU CANNOT GO TO-DAY make plans to spend your DECORATION DAY OUTING at Hudson Heights, combining pleasure and profit—enjoy the Natural Beauties of a 190-acre Park, and from the Broad Boulevard adjacent you may overlook New York and view the broad expanse of the Maritime Hudson. Take new Hudson Tunnel, then by Bergen Line Avenue car direct to office on property at Trolley Terminal or take Deshrusses or W. 42d St. Ferry to Weehawken and Palisades at Day Avenue, walk one block West to office, write to HUDSON HEIGHTS REALTY CO., 72 Hudson Ave., Guttenberg, N. J.

SEA GIRT

"THE SUMMER CAPITAL OF NEW JERSEY," a delightful combination of beautiful and fertile country and magnificent ocean frontage. Finest bathing, crabbing, fishing, etc. Excellent train service. No crowds, excursions, side shows or fakers; yet in the other nearby resorts. Prices for suitably restricted plots very reasonable and payable within three years. See ILLUSTRATED BOOK.

SEA GIRT COMPANY

Suite 1617, 115 Broadway, New York City. Telephone, 656-Cortlandt.

RED BANK, N. J.

Real Estate for sale or rent everywhere; Cottages, furnished or unfurnished; Farms from 2 to 200 acres, near by; have been in the real estate business 12 years, First National Bank reference.

W. H. HOPPING.

FOR SALE.

Golden Rod Cottage is offered at a bargain on account of change in business. Nine rooms, bath, heat, gas and electric; hardwood finish throughout; wide veranda on two sides; fine location, in beautiful suburb. C. C. DILLI, Euclid and Tremont aves., Westfield, N. J.

Attractive Plainfield, N. J.

Restricted residential sites on lake, cheap, tunnel service greatly enhances values; we build for investors; 100 tracts daily; 40 miles; request booklet, MENDEL, 1908 Broadway, Easton, N. J.

HOUSE TO RENT, FURNISHED OR UNFURNISHED;

10 large rooms; all improvements; open fireplaces; fine lawn, garden, lawn, shade, five piazzas; one-half mile from depot, 16 from Jersey City; rent, any time. Mrs. DESTON, Westerville ave., Tenafly, N. J.

FOR RENT, MONTCLAIR, N. J.—JULY AND AUGUST;

fully furnished, 10 rooms and bath; delightful location; 5 minutes to Lackawanna station; piano; \$75 per month. R. H. C. 24 Forest st., Montclair, N. J.

FOR SALE, FINE HOUSE AND ONE ACRE IN

pleasant location; bargain at \$10,000; only 45 minutes from downtown. OWEN, 121 West 115th Street, New York City.

ORANGE—VISIT BEAUTIFUL WASHINGTON PARK;

building lots; very easy terms; take West Orange trolley to property. RANDALL, 251 Main st., Orange.

Furnished Houses to Let—Country.

SCHOOLEY'S MTN. N. J.—FURNISHED COTTAGE; eight rooms; bath; tennis court; acre ground; HELEN FERRELL, 163 Carroll street, Easton, N. J.

ATTRACTIVE SUMMER HOME, FURNISHED;

4 bedrooms, improvements; magnificent grounds; about one hour out, C. R. of N. J. near station. Box 83, Easton, N. J.

TO LET IN THE GREEN MOUNTAINS, ON LAKE

St. Catherine, near Putney, Vt.; furnished, large house; 16 rooms, bath, large piazzas, stable, carriage house; ice house filled; rent, \$400 season; also other cottages. G. W. LYNCH, P. O. Box 136, Saratoga Springs, N. Y.

WE HAVE FURNISHED HOUSES FOR RENT IN

almost every desirable location from \$300 to \$4,000 for season; will be pleased to furnish particulars. FARMERS' MORTGAGE AND LOAN CO., 225 5th Ave.

SEASIDE COTTAGE OF 7 ROOMS TO BE LET, FUR-

nished; \$100 for the season; a mile and a half from the village, (Leahurst) and quiet. Address WILLIAM MATHYBA, Chilmark, Martha's Vineyard, Mass.

A DIRONDACK MOUNTAINS—FURNISHED COT-

tage; rent for season of three or four months, \$250 and \$300. Address E. M. CRAWFORD, Keene Valley, N. Y.

LITTLE SILVER, N. J.—FURNISHED HOUSES FOR

rent, \$50 to \$1,000; also property for sale. G. F. HOLMES, Real Estate, Little Silver, N. J.

ROSELLE, N. J.—WILL RENT MY HOME, FUR-

nished; for summer; 9 rooms and bath; fine location; very reasonable. S. C. G. Box 42, Tribune Office.

CARLYL YONKERS, N. Y.—OVERLOOKING VAN

Cortlandt Park, modern 10 rooms and bath; fine location; June-October, Putnam R. R., 105th st., 135 Carlyl ave.

FOR RENT, FURNISHED, MAGNIFICENT ESTATE 13

Acres; 45 minutes out, North Broadway, \$1,800 season. FARMERS' MORTGAGE AND LOAN CO., 225 5th Ave.

BELLE, N. J.—CHOICE FURNISHED COTTAGE,

11 rooms and bath; improvements; situated on branch of Manhattan Ferry; large piazza and stable; near station; short walk to ocean; reduced rent. C. B., 200 West 94th st., New York.

FOR RENT, SUMMER OF 1908, FURNISHED,

choice new cottage; nine rooms, fronting on lake; Hagie, on Lake George, N. Y.; boat, ice water and lake included. Address Gen. J. G. C. LEE, Hagie, on Lake George, N. Y.

FURNISHED HOUSE TO LET FOR THE SUMMER;

11 rooms and bath; improvements; situated on branch of Manhattan Ferry; large piazza and stable; near station; short walk to ocean; reduced rent. C. B., 200 West 94th st., New York.

FOR RENT, FURNISHED, LIVING ROOM, WITH

open fireplace, three bedrooms, kitchen, pantry, bath and screened porch; high ground; abundant shade; five miles from station, one hour from New York. Address SUNNYSIDE, Summit, N. J.

BUNGALOW, FURNISHED, LIVING ROOM, WITH

open fireplace, three bedrooms, kitchen, pantry, bath and screened porch; high ground; abundant shade; five miles from station, one hour from New York. Address SUNNYSIDE, Summit, N. J.

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JOSEPH P. DAY, Auctioneer.

"SEE THIS YOU

That plot—the mistake of my life was that I did not buy that Piece of Real Estate. To-day it is worth 40 times as much."

was the statement of Jacob Sharp twenty years ago standing at the 5th Avenue Hotel and pointing towards the then small flat iron, 23d St. and Broadway.

are going to be in this class if you do not awaken to the fact that real estate is the best kind of an investment.

Long Island City 266 Lots, City Lots

25x100 EACH,
At Absolute Auction Sale
On Tuesday, June 9, 11 A. M.

At the Exchange Salesroom, 14 and 16 Vesey St., N. Y.

Located:
VAN ALST AVENUE 7TH TO 14TH STREETS
ANABLE AVENUE NOTT AVENUE
PEARSON STREET MARION PLACE
DAVIS STREET SHERMAN PLACE
EAST BOULEVARD

At the entrances of the following improvements; and in the heart of the city, viz:—
Pennsylvania Railroad Tunnel
Blackwell's Island Bridge
Steinway or Belmont Tunnel

GOVERNOR HUGHES

SPECIAL NOTE
Signed the bill authorizing the purchase by the city of Belmont Tunnel yesterday.

AUCTIONEER'S NOTE:

Purchasers at this sale will be in line for big profits on a small investment. These are NOT suburban lots, but are 25 feet full city lots and surrounded by the solid built-up portion of the city. DO NOT be scared by prospects of having to pay high prices.

10% cash on day of sale—
20% at time of taking title—
70% on Bond and Mortgage for 1, 2 or 3 years

THEREFORE 30% Will Give You a Deed

TITLE POLICIES FREE. SEND FOR BOOKLET

JOSEPH P. DAY, Auctioneer

31 NASSAU STREET, N. Y. CITY

OAKDALE BUNGALOW SITES

ON GREAT SOUTH BAY AT AUCTION

Wednesday, June 10th
AT 11 O'CLOCK

Exchange Sales Room, 14 Vesey Street.

Shore 5 feet above water level. Land in rich lawn to water's edge. Immediately available for building. New York to Oakdale 1 hour. Station to water 10 minutes. 60 per cent on mortgage—3 years at 4 per cent. Sites carefully restricted. Title guaranteed.

BRYAN L. KENNELLY, Auctioneer,
156 BROADWAY.

NOTE.—Care of Bungalows unoccupied assumed by Pependge Hall Estate.

IT'S THE PRICE THAT TALKS

when you are buying Real Estate for Speculation.

We have left about 400 lots on three subdivisions at
SOMERVILLE, N. J.,
and we are going to sell them at your own price. The entire 400 will be
SOLD ABSOLUTELY AT PUBLIC AUCTION
SATURDAY, MAY 30th.

Each and every lot will be knocked down to the highest bidder, no reserve, no strings. This is a cash sale, and if you want to get the best property in the State of New Jersey, attend this sale. DON'T MISS IT. If you do, you'll be sorry.

SOMERVILLE, N. J., the fastest growing of New York suburbs, on the C. & N. Y. 100 trains daily; 10,000 population. The farm consists of 125 acres of early and productive soil, located in Southington, Conn. The present owners reside in Boston and are unable to attend to the property. The farm is located one-half mile from railroad station, trolley, schools and churches, has two large peach orchards, producing 2,000 baskets of peaches annually, two large asparagus beds, several acres of pine and chestnut timber, balance in mowing and pasture, cuts 75 tons of best English hay; farm is fully equipped with every description of horse, carriage, etc. every article of which will be sold separately to the highest bidder.

TWO FREE SPECIAL TRAINS

Saturday, May 30th.
VIA C. & N. Y. LEAVE LIBERTY AND WEST 23RD STREET FERRIS, N. Y. SIDE, 10:30 A. M. AND 1:30 P. M.; BROAD STREET, NEWARK, 9:30 A. M. AND 1:30 P. M.; ELIZABETH, 11:30 A. M. AND 2:30 P. M. WRITE, RESERVING TICKETS. STATE WHETHER MORNING OR AFTERNOON TRAIN, OR MEET REPRESENTATIVES WEARING BADGES READING

FURNISHED HOUSES TO LET—COUNTRY

FOR RENT—COTTAGES AT MANHANNETT MANOR, SHELTER ISLAND.

Fully furnished for housekeeping, all modern improvements; gas, bath, running water, etc. Photo, floor plans at office company, 23 Union Square.

SEA-SHORE COTTAGES

LONG BEACH, LONG ISLAND.

Commodious 10 to 18 room furnished cottages on this delightful ocean-front island to rent for the season; 10 miles of finest white sand beach; 2 1/2 miles of 50-foot wide bariakwai; 24 miles from New York. Price \$500 to \$1,000. Also a few bungalows to let.

ESTATES OF LONG BEACH,
225 4th Ave., New York.

ON RISE OF ORANGE MTS.

Richly furnished, semi-Colonial, 11-room house; large veranda; every convenience; large, beautiful grounds, 40 minutes from Manhattan; \$150 per month. A. G. Box 19, Tribuna Office.

AVON-BY-THA-SEA—GENTLEMAN'S COUNTRY

A place, 18 rooms; magnificently furnished; over 1 acre ground, fronting lake; for sale, price \$11,000; lease for season, \$600. KIRTLAND & CO., No. 45 West 34th st., city.

FOR RENT, SUMMER OF 1908, FURNISHED,

choice new cottage; nine rooms, fronting on lake; Hagie, on Lake George, N. Y.; boat, ice water and lake included. Address Gen. J. G. C. LEE, Hagie, on Lake George, N. Y.

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