Real Estate For Sale. | Real Estate For Sale. | Real Estate For Sale. | Real Estate For Sale.

Price of Stock will be advanced April 1st to $5.25.

6 PER CENT. GUARANTEED DIVIDEND.

OCALA AND SILVER SPRINGS COMPANY.

Capital Stock, $1,000,000. Shares, $10, par value, full paid and subject to no liability or assessment of any kind.

OFFERED AT $5.00 PER SHARE UNTIL APRIL 1, 1892.

OFFICERS.

GEN. JOSHUA L. CHAMBERLAIN, - - - - - - - - - - PRESIDENT.
DR. NORVIN GREEN, - - - - - - - - First Vice-President.
CALEB H. JACKSON, - - - - - - - - Second Vice-President.
GEN. J. N. HUSTON, - - - - - - - - - - Treasurer.
GEORGE H. USHER, - - - - - - - - - - Secretary.

GEN. JOSHUA L. CHAMBERLAIN, Ex-Governor of Maine ... New York.
HON. J. N. HUSTON, Ex-Treasurer United States ..... Connersville, Ind.
DR. NORVIN GREEN, President Western Union Telegraph Company ..... New York.
C. H. JACKSON, President United Electric Light and Power Company ..... New York.
GEORGE F. VAIL, President Fourteenth Street Bank ..... New York.
HON. ALONZO B. CORNELL, Ex-Governor of New York ..... New York.
E. W. AGNEW, President First National Bank ..... Ocala, Fla.
H. C. WRIGHT, Vice-President Merchants' National Bank ..... Ocala, Fla.
GEORGE L. WILEY, Manager Standard Underground Cable Company ..... New York.
E. B. McCONNELL, President Brooksville State Bank ..... Brooksville, Fla.
E. H. BUFFUM, Vice-President Buffum Loan and Trust Company ..... Ocala, Fla.
GEORGE H. USHER, Manager Postal Telegraph Cable Company ..... New York.
LUCIEN ANDERSON, President Bank of Mayfield ..... Mayfield, Ky.

FINANCE COMMITTEE.

Gen. Joshua L. Chamberlain, Hon. J. N. Huston, Caleb H. Jackson.

REGISTRAR OF STOCK.

The State Trust Company, ... 50 Wall street, New York.

DEPOSITORIES.

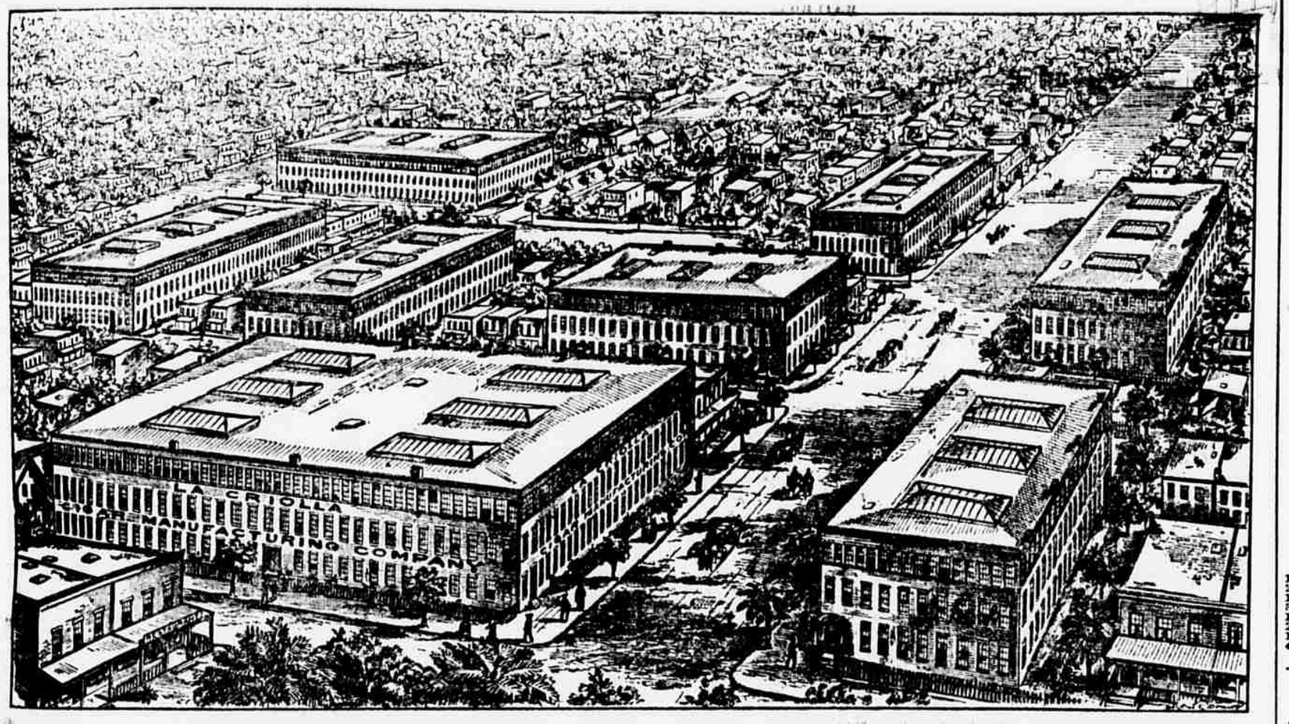
THE STATE TRUST COMPANY ..... 50 Wall Street, New York city.
FIRST NATIONAL BANK ..... Ocala, Fla.
MERCHANTS' NATIONAL BANK ..... Ocala, Fla.
BUFFUM LOAN AND TRUST CO. ..... Ocala, Fla.

AT SELLING PRICE OF STOCK TO-DAY, $5.00 PER SHARE, THE ABOVE DIVIDEND IS AT THE RATE OF 12 PER CENT. PER ANNUM ON THE PURCHASE PRICE OF STOCK.

A quarterly dividend of 1 1-2 per cent. upon the guaranteed stock of this Company will be paid by The State Trust Company, 50 Wall street, New York City, April 1, 1892, upon presentation of the guaranteed stock certificates.

A LARGE SYNDICATE OF CIGAR MANUFACTURERS,

One of the largest industrial syndicates ever organized in this country, has just been consummated. The La Criolla Cigar Manufacturing Company, E. B. McConnell, Treasurer, at the present time located in Ocala, has combined with other cigar manufacturers from Key West, Florida, Cuba, and New York city, representing over $1,000,000 cash capital, and agreed to erect at once in West End Ocala eight cigar factories, as follows:



Factory No. 1	Size of Factory, 100x200 feet	No. of hands employed, 350	Wages paid weekly, $5,000	Wages paid yearly, $260,000
Factory No. 2	" " 56x100 "	" " " 200	" " " 3,000	" " " 156,000
Factory No. 3	" " 56x100 "	" " " 75	" " " 1,000	" " " 52,000
Factory No. 4	" " 50x100 "	" " " 75	" " " 1,000	" " " 52,000
Factory No. 5	" " 50x100 "	" " " 75	" " " 1,000	" " " 52,000
Factory No. 6	" " 50x100 "	" " " 75	" " " 1,000	" " " 52,000
Factory No. 7	" " 50x100 "	" " " 75	" " " 1,000	" " " 52,000
Factory No. 8	" " 50x100 "	" " " 75	" " " 1,000	" " " 52,000
		Total, 980	Total, $14,000	Total, $728,000

These factories will have an annual product of 29,120,000 cigars the first year, and will rapidly increase in product and number of hands employed thereafter. The wages paid out the first year will aggregate $728,000.

It is a well-known fact that cigar employés receive large wages; also that almost without exception they spend their money freely every week as they earn it. These eight factories will give an increase of population to Ocala of over 2,500 people, about 1,000 of whom will be employed in the factories. They will require 700 houses, which will be built immediately at West End Ocala. The La Criolla Cigar Manufacturing Company assure us that **200 houses are to-day under contract to be built within ninety days.** The location of these factories will enhance the value of all adjacent real estate **three times its present value.**

The Ocala and Silver Springs Company is now negotiating for other factories, which will undoubtedly soon be secured.

A Company from Havana, Cuba, have started a tobacco farm of 160 acres near Ocala, on which they will raise Havana wrapper and filler, and, from previous careful experiments, believe it will be equal in quality to Cuban tobacco.

Tampa, Florida, has increased 20,000 in population during the past five years, largely through cigar factories being located there. **This fact proves much for the enormous benefits surely to follow the eight cigar factories secured for Ocala.**

PRESENT ACTUAL ASSETS.

5,461 city lots in West End Ocala	$273,050
2,640 acres in orange grove tracts of 50 acres each	132,000
The Ocala House, located in center of Ocala	250,000
Silver Springs Hotel and 80 acres land adjoining	250,000
Total actual assets	$905,050

The Company has also several advantageous contracts, the fulfillment of which entails no liability to the Company either in money or assessments, and upon which depend the following productive properties and securities, which are added to the assets of the Company: $400,000 of the $1,000,000 capital stock of the Company held in trust by The State Trust Company until these maturing assets have made it equal to the actual assets of the Company.

ASSETS MATURING.

7,251 city lots in East End Ocala	$362,550
3,080 city lots in West End Ocala	154,000
2,080 acres orange grove tracts, high hammock, and pine lands	104,000
8 per cent. Stock of Continental Phosphate Company	250,000
6 per cent. Stock of the Oklawaha River Fruit Company	250,000
Stock of Ocala Street and Suburban R. R. Company	50,000
Bonds of Ocala Street and Suburban R. R. Company	15,000
Total maturing assets	$1,185,550
Making the completed total assets	$2,090,600

Address all orders and make all remittances to Hon. J. N. HUSTON TREASURER OCALA AND SILVER SPRINGS COMPANY. **Home Offices: 178 World Building, New York City. Branch Offices: 504, 505 Penn Mutual Building, Philadelphia, Pa.; 41 Vandergrift Building, Pittsburgh, Pa.; 53 Congress St., Boston, Mass.; Chicago, Ill.; St. Louis, Mo.; Ocala, Fla.; Silver Springs, Fla.; London, England; Paris, France.**

INCOME OF COMPANY

will be derived principally from the following sources:

First. The yearly earnings of the Ocala House, which is crowded to its utmost capacity every year. Estimated yearly earnings under present management, $50,000.

Second. Sale of the Company's city lots in West End Ocala. Estimated yearly sales, $100,000.

Third. Earnings of the Casino which will be built at Silver Springs; the renting of gondolas and other boats to pleasure parties on Silver Springs and the Ocklawaha River, and the sale of Villa sites of the land around Silver Springs, also those on either side of the grand boulevard driveway from Ocala, through East End Ocala, to Silver Springs. Estimated yearly sales, $40,000.

Fourth. The dividends from securities of Continental Phosphate Company, the Ocklawaha River Fruit Company, and Ocala Street and Suburban R. R. Company. Estimated, $50,000.

The total estimated income of the Company is $200,000 per annum, or gross annual earnings of 20 per cent. on the $1,000,000 capital stock of the Company.

QUARTERLY DIVIDENDS.

A deposit has been made with The State Trust Company, 50 Wall street, New York City, as a guarantee fund for the payment of a dividend at the rate of 6 per cent. per annum for the next twelve months, payable quarterly, beginning April 1, 1892, for all stock called for sale, and each certificate of stock will be stamped for The State Trust Company to that effect.

The policy of the Company is to pay dividends from its earnings quarterly, on the first of each and every April, July, October, and January, beginning April 1, 1892, at the rate of not less than 6 per cent. per annum on the par value of stock.

PRESENT PRICE OF STOCK, $5.00 PER SHARE.

Price will be advanced April 1, 1892, to $5.25 per share, and further advanced shortly afterward.

Twenty thousand shares of this stock only are offered at $5.00 per share. The right is reserved to withdraw stock from sale when this stock has been subscribed for. The net receipts from the sale of city lots, also the income of the Ocala House, Silver Springs Hotel, and all other revenues will go first to the dividend fund, and thereafter to improvements of the Company's property.

UNTIL APRIL 1, 1892,

$25.00 will purchase 5 shares, or $50 par value of stock.
$50.00 will purchase 10 shares, or $100 par value of stock.
$100.00 will purchase 20 shares, or $200 par value of stock.
$500.00 will purchase 100 shares, or $1,000 par value of stock.

EXCURSIONS TO OCALA.

A special tour from New York, Philadelphia, Baltimore, Washington, and other principal points on the Pennsylvania system is fixed for March 29, and will be transported in a special train of Pullman Vestibule Sleeping and Dining Cars. The trip will admit of a visit of two whole weeks in Florida. Low rates, full particulars on application.

OCALA, FLORIDA.

Ocala is the centre of the great orange belt; of the great phosphate belt; of the great and rich hummock belt. It is to-day the great agricultural and horticultural, commercial, and social centre of central Florida; is the county seat; has three railroads, street railways, electric lights, city water works, five hotels, three banks, ten churches, first-class schools, and a large number of manufacturing enterprises, stores, &c.

PHENOMENAL GROWTH.

Population 1888, 2,000 people; aggregate business, $2,000,000.
Population 1890, 5,000 people; aggregate business, $7,000,000.
Population 1891, 6,500 people; aggregate business, $14,000,000.

This enormous and rapid increase is due largely to the new phosphate discoveries and the growing industries of Florida in general and Ocala in particular. Over $28,000,000 of capital has been invested the past three years.

The Ocala and Silver Springs Company is now negotiating for other factories, which will undoubtedly soon be secured.

The Policy of the Company will be to aid in the development of Ocala and add to its population by securing the location of various manufacturing industries.

No orders will be received at the present price of $5 per share after 12 o'clock midnight, April 1, and all orders for stock should be mailed as soon as possible. **All stock purchased previous to April 1 will receive the April dividend.** Application will shortly be made to have the stock listed on the New York, Philadelphia, Boston, and Chicago Exchanges. Orders for stock will be filled as received in any amount from five shares and upward, as it is desired to have as many stockholders throughout the United States as possible, who will thereby become interested in Ocala and use their influence for that remarkable city.

A forty-eight page illustrated prospectus, plot of city lots, with price list and other full information, will be mailed free to applicants from any of the Company's offices.

DO YOU OWN YOUR OWN HOME?

IF NOT WE WILL BUILD YOU ONE.

Write us for full particulars, or, better still, call and see us.

We will send a beautifully illustrated book showing style and prices of our homes for the people FREE.

TRANSFERABLE M., B, & S. ASSN.,

24 PARK PLACE.

A—ORANGE GROVE in Central Florida; fine house, 5 acres and trees bearing; $5,000; clear; will exchange for land in Nebraska or Iowa. W. HAMILTON, 8 Wee ley Block, Columbus, Ohio.

FOR SALE—House and two acres of land to one who understands raising orange trees. For particulars address Mrs. ALLEN S. CLARK, Middletown, Conn., South Farms.

ONLY $1,000 DOWN, balance monthly payments to suit purchasers, price $3,500 each for substantial three story brick dwellings on Pacific st., at East New York, 4 cars and a half hour from elevated station at Manhattan crossing. At office on premises, 1 Pine st., corner of Pearl st. R. W. HITCHCOCK, owner, 14 Chambers st., New York.

STAMFORD, CONN.—Several seashore residences to rent furnished, and properties for sale. J. M. BIGELOW.

TEXAS LAND. Large and small tracts; wheat and cotton farms. 12 cent down, undeveloped asphalt mine ten miles from railroad land, $4 per acre. For sale by owner. GRAVES, 309 Arcadian Court, Correspondence Solicited.

SOUTH LAKEWOOD PARK

THE BEAUTIFUL SUBURB OF LAKEWOOD THE QUEEN OF WINTER RESORTS.

A Few Select Villa Plots For Sale.

PINE & CO.,

KNICKERBOCKER BUILDING,

5TH AVE. AND 14TH ST., NEW YORK.

THE UNITED ARCHITECTS.

Low Cost Houses a Specialty.

As experts, exclusively devoted to suburban dwellings we undertake to combine the utmost durability, taste, and comfort for the money, say $3,000 to $6,000, adapting some choice features from costly dwellings. Well guarantee to build every house within our estimate, without extras. We have arranged with the New York Bond and Mortgage Trust to furnish all the money required to build under our supervision, and take a purchase mortgage with simple interest, less than 6 per cent. We invite inspection of our plans, and make no charge for preliminary sketches with cubical contents of each house. 1 Madison Av., Middle of Madison Av.

FOR SALE—Lots in Bergenfields, N. J., on West Shore R. R. in the Jewelled Cottage. 7 rooms; lot 60x150; price $2,200; terms easy. Inquire of STEVENS, 171 Broadway, room 15.

Lots for sale at

BENSONHURST-BY-THE-SEA.

THE CHOICE OF NEW UTRECHT.

Perfectly developed. Restricted against nuisances.

SEWERS, WATER, GAS.

Sidewalks, Fences and Park on Beach.
45 minutes from Battery, New York.
Fare, 10 cents.
85 minutes from Brooklyn City Hall.
Fare, 10 cents.
New Ferry.
New Electric R. R.
Illustrated circulars sent.
G. B. F. RANDOLPH, 41 Wall st., New York.

WRITE TO

RUSSELL H. POTTER,

54 NIAGARA ST.,

BUFFALO, N. Y.,

For particulars in regard to NIAGARA FALLS TUNNEL LANDS.

FOR SALE—A good farm of 50 acres in the town of Killingworth, Conn., 45 miles from Clinton, Shore Line R. R.; nicely located and suitably divided into improving pasture and wood land; good fences; good fruit; plenty water; a good two-story house of 12 rooms with L; large barn, carriage house, stalls, sheds, with other outbuildings almost as good as new; price $3,000; half can remain; stock, hay, farming implements; 40 acres of land a few rods away can be had if wanted. For further information address W. H. HARRIS, Killingworth, Conn.

BRIDGEPORT, CONN.; 12 miles north; 200-acre farm; 40 tillable; substantial old-fashioned buildings; plenty fruit; well watered; high, healthy, convenient location; offered only $5,000; genuine bargain. PERRY, 57 East 106th st.

LOTS for sale, Williamsbridge, on 4th av.; 10 minutes from station. CARPENTER, 245 Willis av.

ROCHELLE PARK,

at New Rochelle, is beginning to put on a spring suit. The best of the half-acre lots, (100x200,) are being taken up by homeseekers who know a good thing when they see it. When you consider the advantages of residence in a town of established reputation with all the improvements of sewers, water, electric lights, churches, stores, schoolhouses, clubs, and an opera house, and compare our terms and prices with mushroom developments in other sections, you will decide in favor of New Rochelle on the Sound. Incidentally, the Park has 100-foot boulevards macadamized, with board sidewalks and plenty of elbow room; a three-acre lawn for outdoor sports reserved for the use of the residents all of which are kept in perfect order. If you are interested send for my illustrated book of Rochelle Park or call on

FREDERICK JENKINS,

WORLD BUILDING (ROOM 83) NEW YORK.

Post Office Building, New Rochelle.

BELLEVUE, KY.

FOR SALE—New houses on line of street cars; terms $100 cash, balance $3.12 per week. M. M. MORAN, Bellevue, Ky., Newport P. O.

A BOULEVARD CORNER LIQUOR STORE and flats; must sell; bargain. T. S. ATWATER, 39 Nassau st.

BEDFORD PARK—New house, 9 rooms, $2,600, all improvements; $300 cash, balance installments. 218 Villa av.

CONNECTICUT FARM; 85 acres; very productive; 8 miles south of Danbury; 60 miles out; large, fine, fine buildings; altitude 650 feet; healthy; nightly; close to Post Office, stores, schools; a bargain; property offered cheap; photograph. "FARM," 57 East 106th st.

DOUBLE FLAT, all occupied. 19 East 106th st. Apply on premises or at 490 6th av.; agents need not apply. F. POWERS.

HOMESTEAD FARM; 50 acres good land, good old-fashioned buildings; 12 miles north Bridgeport, Conn.; abundance of fruit; well watered; high, pleasant; close to Post Office, schools; $2,000. G. P., 57 East 106th st.

$7,000, $500 CASH, balance $25 monthly; stylish dwelling, near 123d; seen Sunday. McKEEVER, 27 West 124th.

Cooperative Finance. | Cooperative Finance. | Cooperative Finance.

Order of Ægis

MASSACHUSETTS' OLDEST AND MOST RELIABLE FRATERNAL BENEFICIAL ORDER.

IT OFFERS TWO CLASSES OF CERTIFICATES. Class No. 1 Pays from $5.00 to $25.00 per week in Case of Sickness or Accident. It Pays from $200.00 to $1,000.00 in 7 years. Class No. 2 Pays from $500.00 to $5,000.00 at death, and from $250.00 to $2,500.00 in case of Total Disability.

LIVE ORGANIZERS WANTED.

Address JOHN M. DOBSON, Supreme President, or CHARLES H. ROBINSON, Supreme Secretary.

Exchange Building, State Street, Boston, Mass., Rooms 626 to 628.

BIG PAY. WANTED, ACTIVE AGENTS for a Massachusetts (duly incorporated) Endowment Order, with Sick, Accident, and Death Benefits. Address AGENT, 303 Exchange Building, Boston, Mass. BIG PAY.

INCREASE YOUR SAVINGS

IF YOU WANT TO BE A MILLIONAIRE

by joining THE ONLY ORDER IN THE UNITED STATES that pays ENDOWMENTS IN FIVE YEARS, with LOANS after twelve payments; also DEATH and ACCIDENT classes.

☞ Do not be misled by an organization with a similar name. ☜

Big pay to workers.

Address AMERICAN PROTECTIVE LEAGUE OF BALTIMORE, MD. (Incorporated in 1886.)

Real Estate For Sale. | Real Estate For Sale.

SHERMAN PARK

ON THE HARLEM RAILROAD.

WHEN LOOKING FOR A DESIRABLE SPOT FOR A HOME OR FOR A SAFE INVESTMENT GIVE THEM BOTH A WIDE BERTH—SHUN THEM—AVOID THEM ALTOGETHER. PROPERTIES ACROSS OUR EAST AND NORTH RIVERS ARE REALLY BEYOND THE GREAT POSSIBILITIES OF OUR GROWING METROPOLIS AND ARE THEREFORE OUTCLASSED AS ACTIVE AND PROFIT-BEARING INVESTMENTS. SHERMAN PARK, HOWEVER, IS FAR DIFFERENTLY FAVORED. IT LIES IN THE VERY HEART OF WESTCHESTER COUNTY, JUST NORTH OF US, ALONG THE DIRECT LINE OF THE HARLEM R. R. IT IS ACCESSIBLE, BOUNTIFULLY ENDOWED BY NATURE, AND FIRMLY ESTABLISHED AS A HEALTHFUL ALL-YEAR-ROUND SUBURBAN TOWN. WE WOULD LIKE TO HAVE YOU EXPERIENCE THE DELIGHT OF SEEING OUR MERITORIOUS PROPERTY AND HAVE YOU GIVE IT YOUR SUBSTANTIAL SUPPORT, BUT NOT UNTIL YOU HAVE FIRST CONVINCED YOURSELF OF THE UTTER UNDESIRABILITY OF MANY OTHER OF THE SO-CALLED SUBURBAN HOME SITES.

CHOICE LOTS $100 TO $250 $1.00 TO $2.00 WEEKLY $5.00 TO $10.00 MONTHLY • TITLES GUARANTEED BY THE GERMAN AMERICAN REAL ESTATE, TITLE GRNT CO. • ANY DAY TAKEN TO PROPERTY AND PROSPECTUS, PARTIES SEND OR CALL FOR FREE PASSES

WE GIVE NO LOTS AWAY, BUT WE DO GIVE VALUE FOR VALUE.

RAPID TRANSIT REAL ESTATE CO.,

165-167 BROADWAY, 3D FLOOR.

CITY BRANCH OFFICES:

EAST.	EAST.	WEST.
108 E. 14TH ST.	25 AV. A, cor. 2d st.	159 W. 4TH ST.
230 E. 84TH ST.	34 2D AV., cor. 2d st.	334 W. 42D ST.
17 E. 42D ST.	971 3D AV., cor. 58th st.	83 AND 81 W. 125TH ST.
339 E. 86TH ST.	2,009 3D AV., near 110th st.	1,430 BROADWAY, near 40th st.
101 E. 92D ST.	2,400 3D AV., near 130th st.	2,494 8TH AV., near 135d st.
206 E. 117TH ST.	3,030 3D AV., near 156th st.	891 9TH AV., near 57th st.
115 E. 125TH ST.	1,123 PARK AV., near 90th st.	427 COLUMBUS AV., near 100th st.
481 BROADWAY, near Grand st.	449 GRAND ST., near Ridge st.	

BROOKLYN: 15 WILLOUGHBY ST., 29 TEN EYCK ST., 108 BROADWAY.

COMING INTO A KINGDOM!

SUPERIOR, WISCONSIN,

I am the owner of the polar lights,
Of the constant star in the Northern heights,
Owner of husbandry, shipping, and trade,
Forestry, mining, and all things made.
Minister, I, to the wide world's want,
My messengers, engines and vessels of steel.

The Great and Growing METROPOLIS at the HEAD of Lake Superior.

For Investments in Real Estate,
For Manufacturing, For Loaning Money, For Merchandising,
FOR EVERYTHING—The Best Place in America.

Superior Real Estate will advance 500 per cent. in the next ten years.

Call on or Write to LAND AND RIVER IMPROVEMENT CO.,

West Superior, Wisconsin.

Real Estate For Sale—Staten Island. | Real Estate For Sale—Staten Island.

PROMPTNESS PAYS.

Equally true in Buying Lots as in Settling Bills.

Low prices rule in the early season. More lots to select from.
If you build this season you have no time to lose.

The best place to locate or invest in is Oakwood, S. I.

Good lots here for $100. Careful restrictions.
In the line of the same rapid development that has taken place at New Dorp, also under our management.
Send for circular.

HUCHES & ROSS, 47 Broadway.

TOWN PLOT

At a great sacrifice. Chance of the season for capitalist or syndicate. Staten Island, 45 minutes from city; 200 acres overlooking ocean; $400 an acre. H. B. KING & BRO., 202 Broadway.

AT STATEN ISLAND.—Houses, lots, farms, water fronts for sale; bargains. KEUTGEN BROS., 322 Broadway.

Westchester Co. Property For Sale.

AT PARKHILL, YONKERS, Northern R. R. from 155th st.; half-hourly trains, within one hour of Rector st.; no tunnels or ferry; large, roomy unfurnished brick mansion, known as 11 Cedar place, convenient to Parkhill Depot, and in perfect order; rent $1,200 or can also be rented elegantly furnished, by the season or year; always open; permit unnecessary. OWNER, room 50, 70 Cedar st., New York; 2 until 3.

AT NEW ROCHELLE.—For sale, desirable new dwellings, all improvements; exceptionally fine lots in best portion of town; convenient to station and water; choice water frontages on Sound. For rent, attractive dwellings, furnished and unfurnished, convenient to station, at reasonable rates. JOSEPH LAMBDEN & SON, Main st., New Rochelle.

CHOICE LOTS for small investors in Mt. Vernon and Williamsbridge; very easy terms. Apply to OGDEN & CLARK, 11 Pine st.

FOR SALE or to let at WHITE PLAINS, house, stables, and 80 acres; price $30,000; rent $2,000; also house, stables, and 12 lots cor. or Broadway and Hamilton av.; price $10,000; rent $900. Address EMILY C. UNDERHILL, White Plains, N. Y.

MOUNT VERNON.—Nearly new, 6-room house; attic and concreted cellar; this house is first-class, and will be sold or rented at a bargain; good location and near New Haven depot; also choice building plot, chance to subdivide; Parkhill plans of W. W. HOWLAND, cor. Mount Vernon, N. Y.

---

343 BUILDING LOTS in Mt. Vernon, 25x100. Price $200 or exchange. BUILDER, 170 Broadway.

$2,750 FOR A TWO STORY and attic dwelling on lot 30x40, Mt. Vernon; but 30 minutes from New York on the New Haven or Harlem road; but $800 cash required. Apply to OGDEN & CLARK, 11 Pine st.

NOTICE.—If you desire to buy, rent, or build a home on Staten Island you can be suited by HORATIO J. SHAMUT, Real Estate and Insurance, Fort Richmond, N. Y.

Real Estate for Sale or Exchange.

BUILDERS, ATTENTION!!

WILL SELL OR EXCHANGE FOR PRIVATE HOUSES, the northwest corner 100th st. and Central Park, West (8th av.), 50x100, all excavated, with buildings thereon. For particulars apply to JAMES I. LIBBY & SON, 79 Cedar st.

A BARGAIN.—Three splendid five-story double flats; all rented; magnificent location; A1 built; no reasonable offer refused; will exchange for private house. PERLMANN, 171 Broadway, 11 to 2, or 379 Amsterdam av., corner 76th st.

ELIZABETH, N. J.—Desirable dwelling, 13 rooms; all improvements, convenient to depot. C. C. STEVENSON, 55 Liberty st.

ELEGANT MANSIONS, east and west sides, to exchange; possession May. Particulars J. S. ROBINSON, 145 Broadway.

For Sale or To Let—City.

A DELIGHTFUL HOUSE—High Bridge; 9 rooms; all improvements; lawn, flowers; rent $40 month. ATWATER, 39 Nassau st.

FOR SALE OR TO LET.—18-foot 4-story brown-stone, high stoop house on Park av., near 40th st.; butler's pantry extension. Apply 29 Broadway, room 217.

PROPERTY OF ALL KINDS for sale and to rent; light loft, with or without power. H. GILB, 37 Frankfort st.

7TH AV., 51—25 rooms, $2,000; 44th st., near 7th av., $1,300; 24th st., 8th av., $1,200; furniture for sale, $800. SMITH & PRALEY, 103 West 14th st.

---

719 ST. NICHOLAS AV., 20x60x100; first-class house; rent moderate; 8 rooms deep; one block from elevated station and cable cars. Agent on premises all day Sunday.

Real Estate at Auction.

EXECUTORS' SALE

TO CLOSE THE ESTATE OF

RICHARD ARNOLD, Dec'd.

L. J. PHILLIPS & CO.

WILL SELL AT AUCTION ON

TUESDAY, April 5, 1892,

At 12 o'clock noon, at the Real Estate Exchange and Auction Rooms, 59 Liberty St., N. Y. City.

143 Choice Lots,

SITUATED ON

Lenox Av., cor. 128th st.
133d St., bet. Lenox and 7th avs.
134th St. bet. 5th and Lenox avs.
Madison Av. 87th and 88th sts.
90th St. east of Madison av.
5th and Mad. Avs. 94th and 95th sts.
5th Av. S. E. cor. 97th St.
5th Av. cor. 102d St.
133d, 134th Sts. between Lenox and 7th avs.
134th St. east of 7th av.
135th St. west of Lenox av.
136 th St. west of Lenox av.
137th and 138th Sts. bet. 5th & Lenox avs.
Lenox Av. 138th to 139th st.
139th St. bet. 5th and Lenox avs.

These lots are all below the Harlem River, in improved districts, and located among the finest residential streets and avenues of the upper part of the city.

Sixty-five per cent. may remain on Bond and Mortgage at 5 per cent.

For book maps and further particulars apply to TOWNSEND WANDELL, Esq., Executor, 51 Chambers st., or to the Auctioneer, 149 Broadway.

PETER F. MEYER, Auctioneer.

By order of J. Hood Wright, Edmund S. Whitman, Edward P. Grifin, and Judson M. Wilde, Executors of the

ESTATE OF JAMES MONTEITH, DEC'D.

ADRIAN H. MULLER & SON

WILL SELL AT AUCTION ON

THURSDAY, March 31, 1892,

At 12 o'clock, at the Real Estate Exchange, 59 Liberty st.,

57 Choice and Valuable Lots on St. Nicholas and Edgecombe Aves., St. Nicholas Place, AND 150TH, 151ST, 152D, AND 154TH STREETS.

Also the 2½-story stone and frame house No. 14 ST. NICHOLAS PLACE, North of 150th st., and adjoining the residence of James A. Bailey.

The above property is in the choicest and most desirable residence locality in the city of New York.

70 per cent. may remain on bond and mortgage for 5 or 6 years at 5 per cent. Book maps, &c., at the office of HOWARD PAYSON WILDE, Esq., Atty for the Executors, 55 Liberty st., and the Auctioneers', 1 Pine st.

PETER F. MEYER, Auctioneer.

EXECUTORS' AND TRUSTEES' SALE.

By order of Charles C. Goodrich and William H. Langley, Executors and Trustees of William C. Langley, deceased.

ADRIAN H. MULLER & SON

will sell at auction on

Thursday, April 7, 1892,

at 12:30 o'clock, at the Real Estate Exchange, 59 Liberty st., New York city,

393 CHOICE AND VALUABLE LOTS,

LOCATED ON

157, 2D, 3D, 4TH, 5TH, 6TH, AND 7TH AVS., 58TH AND 59TH STS.

8TH WARD, CITY OF BROOKLYN.

70 PER CENT. CAN REMAIN ON BOND AND MORTGAGE FOR THREE OR FIVE YEARS AT 5 PER CENT.

TITLES GUARANTEED FREE OF CHARGE TO EACH PURCHASER BY THE TITLE GUARANTEE AND TRUST COMPANY.

THE SECOND AVENUE HAS BEEN OPENED, GRADED, AND SEWERED, AND THE ASSESSMENT HAS BEEN PAID BY THE ESTATE.

Access to the property is had by the ferries from Pier 2 East River, New York, to foot of 39th st., Brooklyn, and to Bay Ridge; from foot of Whitehall st., and by the Brooklyn City Railroad from the Bridge and from Fulton and Hamilton ferries; also by the Fifth avenue branch Union Elevated Railroad from Bridge to 36th st. Book maps, &c., of ABRAHAMS & SONS, corner 3d av. and 49th st., Brooklyn, or of DUNNING & FOWLER, Attorneys, 67 Wall st., and at the Auctioneer's, 1 Pine st.

RICHARD V. HARNETT & CO.

AUCTIONEERS, WILL SELL AT AUCTION

THIS MONDAY, MARCH 31,

At 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 63 Liberty st.,

EXECUTORS' SALE.

Estate of James G. Burchell, dec'd.

By order of Henry J. and John J. Burchell, Executors.

206, 208, and 210 EAST 86TH ST.,

5-story brick buildings, with store and lots, 25x102.5 each.

555 WEST 42D ST.,

4-story brick building, with store and lot, 25x100.5.

548 and 550 WEST 44TH ST.,

5-story brick buildings and lots, 25x100.5 each.

139 and 141 WEST 86TH ST.,

5-story brick buildings, 25 ft. front each. Store in 139.

536 SECOND AVENUE,

4-story brick store building, 17.10x76x29.7.

503 and 505 EAST 80TH ST.,

4-story buildings and lots.

526, 528, and 546 EAST 9TH ST.,

5-story brick buildings and lots, 25x98.11 each; store in No. 528 and in No. 546; good paying properties.

414 and 416 EAST 18TH ST. (Leasehold),

4-story brick buildings and plot, 50x108.9; stable on rear; small ground rent; profitable lease; buildings to be paid for.

☞ 70 per cent. may remain on mortgage at 5 per cent.

Trans. STITT & PHILLIPS, Attorneys, 118 Fulton st. Maps at Auctioneers', 71 and 73 Liberty st.

SUPREME COURT FORECLOSURE SALE.—JAMES S. McQUILLAN, auctioneer for D. PHŒNIX INGRAHAM & CO., 73 Cedar st., city, will sell at auction on March 30, 1892, at the Real Estate Auction Rooms, 59 Liberty st.,

THE ELEGANT FIVE-STORY FLAT HOUSES AND LOTS,

16 and 18 East 120th st., near 5th av., opposite Mount Morris Park, each 35x90x100, more or less; bay-window fronts, steam heated, all improvements.

Each house sold subject to a first mortgage for $20,000 at 4½ per cent., held by the New York Savings Bank, due June 1, 1892.

GEO. GARDINER FRY, Referee, 16 Exchange place.

E. F. & A. C. HASSEY, Plaintiff's Attorneys, 11 Av. A, New York.

Real Estate Wanted.

WE HAVE ON OUR BOOKS a large number of country dwellings for sale and for rent at all prices. Parties desiring property of this sort and city houses from May 1 would do well to communicate with us.

REGISTRATION FREE.

Livingston & Judson,

CITY AND SUBURBAN REAL ESTATE BROKERS,

71 Broadway (Arcade), N. Y.

WANTED—To lease houses in Sullivan, Thompson, and south 5th av., for one or more years. Apply WILSON & ALBERTSON, 136 Varick st.