THE REAL ESTATE MARKET.

BATTLE BETWEEN OPERATORS IN THIRTY-FOURTH STREET.

Speculators Pay High Prices for Lots Required by Their Competition to Straighten Out Building Sites—A Fine Broadway Corner Changes Hands.

The Thirty-fourth street block between Fifth avenue and Broadway contributed several more transactions of a sensational character yesterday, establishing a new high price record and precipitating a real estate war between well known operators.

The five story business building at Nos. 26 and 27 West Thirty-fourth street, occupying a plot, 50x98.9, was sold by Charles E. Johnson for $750,000. The highest price heretofore obtained for property in this block was realized for No. 37 West Thirty-fourth street, a four story and basement building, on a lot 24x98.9, for which Robert S. Smith paid $325,000 a couple of days ago.

In purchasing this parcel Mr. Smith came into conflict with the Bankers' Investing Company, which had just bought No. 39 and was nogotiating for No. 37. His action was followed yesterday by a retaliatory measure on the part of the Bankers' Investing Company, which bought through Albert B. Ashforth and the Albert Booth-Cohn Company No. 54 West Thirty-fifth street, abutting in part the rear of both Nos. 37 and 39 West Thirty-fourth street. Mr. Smith, on the other hand, secured Nos. 56 and 58 West Thirty-fifth street.

As matters now stand, each purchaser has succeeded in frustrating his competitor's effort to obtain a building site of advantageous size and shape. The Bankers' Investing Company, however, has a narrow communication between its Thirty-fourth street and Thirty-fifth street plots, while the Smith plots are completely separated from each other.

Another transaction of importance involved Nos. 13 and 15 West Thirty-fourth street, a vacant plot, 50x126.6, with an easement over a 12 foot alleyway to Thirty-fifth street. This was sold by Robert S. Smith to Bonwit, Teller & Co., now at No. 48 West Twenty-third street, who will erect a building on the site for their own use. The lot at No. 15 is a leasehold, having about twenty years to run, with privilege of renewals. No. 13 is a freehold.

Mr. Smith also purchased from Jacob Nedle No. 34 West Thirty-fifth street, a three story dwelling, on lot 20x75.3, adjoining the Revillion Building.

Private Sales.

BROADWAY.—Samuel Goldsticker has sold for D. & H. Lippmann and B. D. Kaplan No. 401 Broadway, northwest corner of Walker street, a six story iron front office building on plot 28.8x103.4, to Salmon Salmon, Lewis Cantor and Max Sondheim. The property was bought at auction by the present sellers on April 19 for $196,250. It was formerly owned and occupied by the Citizens' National Bank, which some time ago consolidated with the Central National Bank.

WARREN STREET.—Robert Colgate & Co. and Voorhees & Floyd have sold for Isaac N. Seligman and others the four story building at No. 119 Warren street on lot 25x92.9.

TWELFTH STREET.—The Columbian Board of Brokers has sold for a Mr. Milgram to Benjamin Bernstein No. 325 East Twelfth street, a six story new law flat on plot 50x103.3.

NINETEENTH STREET.—Osk & Edelstein have sold to Isaac and Charles Liberman Nos. 410 and 412 West Nineteenth street, two three story brick dwellings on plot 50x92. N. Brigham Hall & Sons were the brokers.

THIRTY-SIXTH STREET.—Oscar D. and Herbert V. Dike have sold to George W. McAdam No. 267 West Thirty-sixth street, a three story and basement dwelling on lot 16.10x98.9.

EIGHTY-NINTH STREET.—The Hudson Realty Company has bought the four five story flats at Nos. 104 to 110 West Eighty-ninth street, on plot 100x100, from Henry S. Miller. Frank Kuhn was the broker.

101ST STREET.—G. Tuoti & Co. have sold for Charles Cohen No. 219 East 101st street, a four story flat on lot 25x100.11.

FIRST AVENUE.—Osk & Edelstein have sold Nos. 2043 and 2045 First avenue, two three story brick and frame buildings on plot 40x95.

142d STREET.—The Ernst-Cahn Realty Company has sold for Frank B. Walton to Hugh Daly No. 633 East 142d street, a four story double flat, on lot 25x100.

MATHILDA STREET.—R. I. Brown's Sons have resold to Henry Brückner the plot 125x100 on the west side of Mathilda street, 200 feet north of 237th street.

WAKEFIELD PARK.—The Wakefield Park Realty Company has sold to William Ward lot No. 318, plot 3; to Mrs. William D. Hess lots 480,481 and 482, plot 4; to James F. Hickey lots 478 and 479, plot 4; to Michael J. Brady lot 426, plot 4, and to James Watson lot 474, plot 4, Wakefield Park.

RIVERSIDE DRIVE.—Max Marx, representing a syndicate, has sold to Samuel W. Weiss the plot containing twenty-four lots, having a frontage of 210 feet on Riverside Drive extending to Bluema Vista avenue, about 300 feet south of 181st street.

SEVENTIETH STREET.—Pease & Ellinan have sold for G. W. Betts, Jr., No. 174 East Seventieth street, a three story high stoop brownstone dwelling on lot 18x100.5, to H. Livingston Reeve for occupancy.

SEVENTIETH STREET.—J. Romaine Brown & Co. have sold for Louise Livingston the five story American basement dwelling at No. 219 West Seventieth street on lot 15x100.5.

TWENTY-FOURTH STREET.—Mo. Shwitzer has sold for Catherine Devine No. 45 West Twenty-fourth street, a five story business building, on lot 20.10x98.9.

LAIGHT STREET.—Anna Woerishoffer has sold No. 57 Laight street, southwest corner of Collister street, a six story loft building, on lot 25.3x88.6.

BROADWAY.—Charles M. Rosenthal has sold the plot, 100x99.11, at the northeast corner of Broadway and 149th street. Bernard Smyth & Sons were the brokers.

SEVENTY-FIRST STREET.—The Fitch estate has sold No. 179 East Seventy-first street, a three story frame dwelling, on lot 21x102.2.

AUDUBON AVENUE.—Thomas & Son have resold for Batchlomew & Kelly to a client of Wilcox & Shelton, the five story flat, at No. 189 Audubon avenue, on lot 32x100.

124TH STREET.—Berkman & Covner have sold Nos. 333 to 337 East 124th street, a six story tenement, on plot 50x100.11.

FORTY-FIRST STREET.—J. Arthur Mandeville has sold for C. Wilhelm No. 446 West Forty-first street, four story front and rear tenements, on lot 25x98.9, to Ralph E. Kempner, who recently bought No. 448 adjoining.

FIFTY-EIGHTH STREET.—Harry E. Zittel has sold for the estate of Celia Steiner No. 327 East Fifty-eighth street, a five story flat on lot 25x100.5.

128TH STREET.—I. Kashare has sold for Marcus Rosenthal No. 247 West 128th street, a three story brownstone front dwelling, on lot 16x99.11.

FIFTY-SIXTH STREET.—H. J. Kantrowitz has sold for Lowenfeld & Prager to Hillman & Golding, the southwest corner of Fifty-sixth street and Second avenue, 40x63 also, Nos. 302 and 304 East Fifty-sixth street, adjoining, 37x100.5.

SEVENTEENTH STREET.—Brody, Robinson & Co. have sold for a Mr. Lowe No. 438 East Seventeenth street, a five story tenement on lot 25x92, to Weiss and Schwartz, and have resold the property to a Mr. Turchin.

WATER STREET.—Brody, Robinson & Co. have sold Nos. 653 and 655 Water street, two five story tenements, on plot 50x70.

CLINTON STREET.—Siris, Maizman, Krimsky & Shapiro have bought Nos. 26 to 32 Clinton street, northeast corner of Stanton street, four five story tenements, on plot 100x75, from the estate of Kunigunda Bishoff.

EAST BROADWAY.—Berkman & Kovner have bought No. 158 East Broadway, running through to No. 30 Canal street, two five story tenements, on plot 25x115x, irregular.

AVENUE A.—Joseph Roberts has bought from Harry Horowitz No. 1676 and 1678 Avenue A, two four story tenements, on plot 40x75.

LEXINGTON AVENUE.—Mrs. O. E. Akely has sold the four story dwelling at No. 355 Lexington avenue, northeast corner of Forrisith street, on lot 19.9x85.

116TH STREET.—Mark L. Abrahams and Joseph Dorf have bought No. 360 West 116th street, a seven story apartment house known as the Richmond, on plot 28x100.11.

SIXTY-FOURTH STREET.—Mark L. Abrahams and Joseph Dorf have bought No. 152 West Sixty-fourth street, a five story flat, on plot 60x100.5.

FIFTH AVENUE.—T. Langenbach has bought the northeast corner of Fifth avenue and 134th street, a five story tenement, on lot 25x75.

121ST STREET.—Mark Blumenthal has bought from Mary McGrotty No. 232 East 121st street, a four story double flat, with store, on lot 25x100.11.

EIGHTY-SECOND STREET.—T. Greenbaum has sold to Agnes McCahill No. 120 East Eighty-second street, a five story flat, on lot 25x102.2

SECOND AVENUE.—Joseph Baum has sold to Haber, Dworkowitz & Haber No. 2306 Second avenue, a five story tenement, on plot 27x80.

THIRD AVENUE.—Julius Miller has sold the northwest corner of Third avenue and Ninety-seventh street, a five story tenement, on lot 25x100, to Henry Kalchheim.

103D STREET.—Jacob Robbins and Charles Gerst have bought No. 59 East 103d street, a five story flat, on lot 25x100.11. The building will be altered and stores put in.

119TH STREET.—H. Cohn and E. Levy have sold to L. Syrop the six story tenement, with stores, at Nos. 302 and 304 East 119th street, on plot 50x60.10.

FIRST AVENUE.—Morris Freundlich has bought through A. M. Baumann Nos. 1685 and 1687 First avenue, a six story new law flat, with stores, on plot 40.4x102.

AVENUE A.—Morris Freundlich has bought through Benedict & Co. No. 1663 Avenue A, a five story flat, on lot 25x77.

SEVENTY-THIRD STREET.—Isaac Goldberg has bought No. 424 East Seventy-third street, a five story tenement, on lot 25x102.2.

SEVENTY-FOURTH STREET.—Isaac Goldberg has sold No. 345 East Seventy-fourth street, a five story tenement, on lot 25x98.

EAST END AVENUE.—M. Kite has sold the five story tenement at No. 67 East End avenue, on lot 20x102.2.

EIGHTY-FOURTH STREET.—Morris Kite has sold No. 418 East Eighty-fourth street, a four story tenement, on lot 20x102.2.

THIRTY-FOURTH STREET.—Jacob Appell has sold No. 312 West Thirty-fourth street, a four story building, on lot 25x98.9, for Mrs. Helene E. Bachmann to William Sauter.

SECOND AVENUE.—The Rosehill Realty Company has sold to Kay & Martin Nos. 552 and 554 Second avenue, two four story buildings, on plot 32.9x100.

TWENTY-SEVENTH STREET.—Martin Engel has bought from Frieda Hart the six story flat at Nos. 361 and 363 West Twenty-seventh street, on plot 42.6x98.9.

ELEVENTH AVENUE.—Samuel Blumenstock and Henry Nichols have sold to H. Muldoon the four story tenement at No. 624 Eleventh avenue, on lot 25x76.

FORTY-NINTH STREET.—John Merz has sold to William Marionho No. 548 West Forty-ninth street, a four story tenement, on lot 25x100.5.

THIRTEENTH STREET.—Halprin & Federman have sold to Levine & Nitkin Nos. 544 and 546 East Thirteenth street, a six story tenement, on plot 35.4x70.

FIFTEENTH STREET.—Milton B. Franklin has bought from Haber, Dworkowitz & Haber the five story tenement at No. 610 East Fifteenth street, on lot 25x103.3.

THIRTY-EIGHTH STREET.—Bach & Dryhoff have sold to Heller & Sollander No. 409 West Thirty-eighth street, a five story tenement, on lot 25x98.9.

JACKSON STREET.—Shapiro, Levy & Starr have resold to Goldberg & Greenberg the northwest corner of Jackson and Front streets, frame buildings, on plot 70x80.

SEVENTY-FOURTH STREET.—Samuel Silverman has sold No. 421 to 425 East Seventy-fourth street, three five story tenements, on plot 62.4x75x irregular.

ELDRIDGE STREET.—Simkowitz & Barnett have sold Nos. 210 and 212 Eldridge street, two six story tenements, on plot 44.10x88.6.

DELANCEY STREET.—H. D. Baker & Bro. have sold for Kleinfeld & Rothfeld to L. & A. Pincus the northeast corner of Delancey and Chrystie streets, old buildings, on plot 50x100.

FRONT STREET.—Emanuel Ehrenfeld has bought from Michael Schiarone the six story tenement at No. 359 Front street, running through to South street, on lot 25x140.

CANNON STREET.—M. Harold Hochdorf, as attorney, has sold to Samuel Lazerowitz, No. 33 Cannon street, a five story tenement, on lot 25x100.

HENRY STREET.—Jonas Bros. have sold to Ludwig Kohn No. 56 Henry street, a six story tenement, on lot 25x100.

BARROW STREET.—Partick O'Shayne has sold the five story tenement at No. 22 Barrow street, on lot 25x90.

THIRD AVENUE.—Adolph Hollander has bought from the Reliance Construction Company No. 3750 Third avenue, a new five story apartment house, with stores, lot 40x100.

TRINITY AVENUE.—The Mishkind-Feinberg Realty Company has sold to Brown & Lapin for improvement the southwest corner of Trinity avenue and 160th street, a plot 206x102x irregular.

140TH STREET.—The Mishkind-Feinberg Realty Company has bought the two new five story flats at No. 789 to 795 East 140th street, on plot 50x100, and has resold the easterly house to Greenberg & Rosenthal.

FULTON AVENUE.—The Ernest-Cahn Realty Company has sold for Henry Brown & Sons the northwest corner of Fulton avenue and 168th street, a new six story apartment house with stores, on plot 59x72x irregular.

CATHERINE STREET.—The Sound Realty Company has sold to William F. Casey the southwest corner of Catherine street and 242d street, a plot 33.12x100x25x107.

WOODYCREST AVENUE.—Alexander D. Duff has bought from Nelson Smith, Jr., the plot 50x112x irregular, at the northwest corner of Woodycrest avenue and 167th street. Walter S. Auld was the broker.

165TH STREET.—Harry Goodstein has sold No. 778 East 165th street, a five story double flat, on lot 22x100, to William Sussdorf.

164TH STREET.—Harry Goodstein has also sold to a builder the plot 85x128.6, at the northeast corner of 164th street and Prospect avenue.

WOODYCREST AVENUE.—Louis Meckes has sold for Sidney Rosenbaum the southeast corner of Woodycrest avenue and 165th street, a plot 50x100.

ALEXANDER AVENUE.—The Breslauer Realty Company has bought the southwest corner of Alexander avenue and 141st street, a five story flat, with store, on lot 25x75.

BRONX.—M. A. Shepland & Co. have sold for the Sound Realty Company the plot at the northeast corner of Fourth avenue and Twenty-sixth street, and owned by the Elbert B. Roosevelt estate. New floors, staircases and partitions are to be built, a new plumbing plant installed and the front partially remodelled, at a total cost of $45,000. Some time ago plans were filed for the enlargement of the modern annex at the north of the old building by the addition of a four story loft and store adjoining at the north.

The new building plans include five six story flats to be built on the Broadway block from 138th to 139th street for Moses Crystal at a cost of $210,000.

The Bronx plans comprise four three story flats to be built for Robinson & Reynolds on Crotona avenue north of 175th street at a cost of $40,000; four two story dwellings for Hattie Costigan on 227th street west of Fifth avenue to cost $16,000; two three story dwellings at Maple avenue and 213th street for Cæsar Palmieri, $7,000; two two story dwellings on Edwards avenue north of Latting street for Francis Trainer, $6,500; a six story flat on Longwood avenue, $46,000; a two story dwelling, $4,500, and a two story stable, $1,500.

Yesterday's Auction Sales.

[At 14 Vesey street.]

BY JOSEPH P. DAY.

134th street, No. 207, north side, 100 feet west of Seventh avenue, 17x99.11; three story brick dwelling; executors' sale; to Leo Hutter $9,750

BY JAMES L. WELLS.

103d street, Nos. 18 and 20, south side, 275 feet east of Fifth avenue, 75x100.9; two six story brick tenements; Leopold Ehrmann vs. Joseph Greenstein, et al; amount due, $14,021.10; taxes, &c., $35.60; to the plaintiff 107,950

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THOMPSON-STARRETT COMPANY.

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51 Wall St. New York

CITY REAL ESTATE. BOROUGH OF QUEENS. FOR SALE.

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NOTHING IN THE MARKET COMPARES WITH THIS PROPERTY EITHER IN LOCATION, PRICE OR FOR INCREASE IN VALUES THAT ARE ALREADY IN SIGHT.

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BANKERS LAND CORPORATION, 887 MANHATTAN AVENUE, BROOKLYN, N. Y.

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Sole Manufacturers.

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at Flushing, L. I. R. R., two stations adjoining, a highly restricted park, the Garden Spot of Queens, will be shortly opened. The property will be fully improved with sidewalks, curbs and gutters, paved streets, sewers and all city improvements.

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HOLLIS TERRACE, right at Hollis Station, 12 minutes from N. Y. City Hall, on main line L. I. R. R.; just beyond Jamaica; lots $300 up; easy terms. N. Y. & PITTSBURG REALTY CO., 356-358 Fulton st., Brooklyn. Office on property.

WRITE FOR BOOKLET on suburban lots. MAIN LINE TUNNEL REALTY CO., 150 Nassau st., New York.

LOTS, plots, for sale to lease; money advanced to tenants to build. REMINGTON VERNAM, Arverne, Long Island.

600 DESIRABLE LOTS, best section Long Island City. H. P. WILLIAMS, 62 Jackson av., Long Island City.

COTTAGES, 6, 7 and 8 rooms, North Corona. THOMPSON BROTHERS, Jackson av., corner Grant st., Corona, L. I.

HOLLIS HEIGHTS—Improved lots, $500, at Hollis, Long Island. SCUTT & NOSTRAND, 336 Fulton st., Jamaica.

15 ACRES, $1,800 per acre, adjoining Ormonde Park. The WM. NAGLE COMPANY, 384 Fulton st., Jamaica, L. I.

25 ACRES for sale; heart of Jamaica; owner, BENJAMIN H. SWEET, 352 Fulton st., Jamaica, L. I.

HOUSES FOR SALE at Flushing. C. W. COPP, owner, Flushing, L. I.; telephone, Flushing, 79 or 479.

HOUSES and property for sale, Flushing. RYAN & WATSON, 97 Main st., Flushing, N. Y.

THE FINEST residence section of Far Rockaway is Crestwood; houses and home sites for sale; few left.

ELMHURST, L. I. Lots 25x100, $400 and up. FRANK KREVORUCK, 149 Broadway.

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COTTAGES TO LET at Far Rockaway, Edgemere, Ocean Crest. WATKIN W. JONES, opposite post office, Far Rockaway.

FAR ROCKAWAY, Lawrence, Cedarhurst and Edgemere cottages to rent. A. C. HAYNES, Far Rockaway, N. Y.

T. Barney and Oakleigh Thorne were elected members of the executive and finance committee. Clarke G. Dailey was appointed assistant secretary.

Plans have been filed with Building Superintendent Murphy for a new eleven story fireproof mercantile building to be erected for the Van Beuren estate on the old Van Beuren property at the southeast corner of Fifth avenue and Fifteenth street. It is to be 76½ feet front and 150 feet deep, with a facade of brick and Indiana limestone trimmed with terra cotta and is to cost $325,000. The architect is Charles Volz.

Plans have been filed also for a five story residence to be erected for Marie V. Mester at the northwest corner of West End avenue and Eighty-first street. It is to be of ornamental brick, trimmed with stone, of Colonial design, with the entrance at the side, adorned with a second story balcony. There will be a granolithic sidewalk, with an ornamental railing and the building will have a passenger elevator. It is to cost $45,000, according to the estimate of the architect, Lyman J. Ford.

The Manhattan alterations include the general renovation and modernizing of the original four story Punam House, built in the '50s, at the northeast corner of Fourth avenue and Twenty-sixth street, and owned by the Elbert B. Roosevelt estate. New floors, staircases and partitions are to be built, a new plumbing plant installed and the front partially remodelled, at a total cost of $45,000. Some time ago plans were filed for the enlargement of the modern annex at the north of the old building by the addition of a four story loft and store adjoining at the north.

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MORTGAGE LOANS.

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CUTCHOGUE HARBOR—Building lots and furnished cottages for sale or rent. FRANK R. FLEET, box 19, Cutchogue, L. I., N. Y.

NASSAU POINT—500 acres, with 5 mile shore front, $250,000; 40 acre farm, Cutchogue, L. I., $20,000. FRANK R. FLEET, 125 Myrtle av., Brooklyn, N. Y.

LOTS, $240; $10 down; $5 per month; at Massapequa. QUEENS LAND TITLE COMPANY, Times Building, N. Y.

NEW HOUSE, 8 rooms and bath; all improvements; price only $4,500. REEVES & COMPANY, Hollis, N. Y.

10 ROOM House, lot 100x100, 5 minutes from trolley and railroad. J. H. ABRAMS, Valley Stream, N. Y.

PLOTS from 15 to 388 acres, St. Albans and Jamaica, 218 shore front acres. J. HERSER, Jr., St. Albans, N. Y.

AUCTION SALE—147 lots, 24 houses, Saturday May 19. S. M. VAN ALLEN, Jamaica, N. Y.

HOUSES For Sale—All improvements. D. MASTER & CO., 69 Main st., Flushing, L. I.

PROPERTY at Freeport, L. I., can be bought reasonable through any real estate agent in Freeport.

NEW JERSEY.

FOR SALE.

FINE Country Residence, Tenafly; seven acres, more or less, as desired; high ground; view of Palisades; 16 rooms; modern improvements; hardwood floors; stable, coachman's cottage; lawn, shade, fruit trees; eight minutes from station; 45 minutes to Manhattan; $22,000; easy terms. WILLIAM C. CLARKE, 200 West 56th st.

FOR SALE—Short Hills, N. J.; fully equipped new house; price $15,000. Agent, Summit, Short Hills. F. A. WRIGHT, 110 East 23d st.

IDEAL country home; 12 rooms; 3 acres; lawn, garden, tennis court, fine trees; Teaneck. Particulars, K. MOORE, 41 Park row, Manhattan.

FOR RENT.

FOR RENT—Summit, N. J., exceptionally high and healthy, attractive modern house and stable; seven bedrooms, three baths; $150 month; $200 month furnished to October 1; sale $30,000; Summit and Short Hills agents. F. A. WRIGHT, 110 East 23d st., New York.

FURNISHED double house, with grounds, for summer, 69 Hillyer st., Orange, N. J.; twelve rooms and bathroom; open plumbing; all improvements; occupancy May 1; rent $75. Agent, G. D. PEELE, 25 Astor place, Jersey City.

GENTLEMAN'S PLACE, Metuchen, N. J., 130 acres; large house; bath; spring water; two barns; orchard. Owner, ALBERT J. POTTER, 1003 Potter Building.

AT CRESSKILL, N. J., 45 minutes Erie Railroad, houses for rent with all improvements; advantageous location. L. F. RIEGEL, Cresskill.

To Real Estate Operators and Dealers.

A Great Opportunity to Make Large Profits.

FOR SALE—At Rocky Point, L. I., including Sound frontage, 4,000 acres of fine agricultural lands, with considerable timber; price $75 per acre; terms very liberal. Might divide. 60 days contract given.

D. & M. Chauncey R. E. Co., Ltd.

207 Montague St., Brooklyn.

WESTCHESTER COUNTY.

FOR SALE.

EIGHT ACRES, White Plains; price, $8,500. J. HOWELL PRICE, 242 Main st., New Rochelle, N. Y.

MISCELLANEOUS.

FOR SALE.

FOR SALE—A CONNECTICUT FARM. Five acres, nine room house and barn; fruit trees; large shade maples; five mile view; 60 miles out on N. Y., N. H. & H.; ½ mile from station; $2,500 before May 1. JOHN C. GABLER, 84 Cortlandt st. Tel. 8145—Cortlandt.

FOR SALE—A fine fifteen room furnished cottage, boathouse and dock at Frontenac, Round Island, St. Lawrence River; also a gasolene launch, with boathouse on main shore. Inquire at 122 Kirk Bldg., Syracuse, N. Y.

TEXAS RANCH FOR SALE—66,300 acres, $4.00 per acre. WINTERS DANIEL REALTY COMPANY, Fort Worth, Tex.

ABANDONED FARM, $3.60 AN ACRE. $300 down; grand view; deer, quail, trout; 1,200 cords wood; house 40 rooms, barn, stable, fruit; details post free. Box 1314, Boston, Mass.

CITY REAL ESTATE.

BOROUGH OF BROOKLYN.

FOR SALE.

12% TO 15% INVESTMENT.

Three and four story Apartment Houses, brick and stone, with and without steam heat; all modern improvements. FIFTY built and sold within a year in this high and beautiful location. Four blocks to Prospect Park and Museum of Arts and Sciences. Best transit facilities of any section in the borough; 18 minutes to New York by the Kings County Elevated R. R. (Brighton Beach Branch), Park Place station, Franklin Avenue, St. John's Place, Bergen Street, Marcy Avenue, Nostrand Avenue and Lorimer Street car lines. Property in this vicinity has doubled in value in the last year and material has advanced 25 per cent. since contracts were made for these buildings, and the purchaser gets the advantage.

OTTO SINGER, Builder.

Franklin Ave. and St. John's Place, Brooklyn.

DYKER HEIGHTS

OVERLOOKING LOWER BAY.

Houses, with hard wood trim, parquet floors, handsomely decorated.

$5,000 to $9,000.

WALTER L. JOHNSON,

86TH ST. & 13TH AV., BROOKLYN.

TAKE FIFTH AV. BAY RIDGE L.

Flatbush and Kensington.

One and two family houses, any part of Flatbush; prices, $3,850 to $10,000, according to location; also lots, plots or corner properties. PHILIP F. LOHMAN, Room 701, 44 Court st., Brooklyn.

FOR SALE—Three story and basement brick house, limestone front, eleven rooms and bath, parquet flooring, open plumbing, hardwood trim throughout, in first class condition, beautiful neighborhood, 25 minutes to City Hall, New York. Price $11,500; easy terms. Apply to OWNER, 66 Midwood st., Flatbush.

10 Three Story Brick Houses, six families, six room apartments; $11,500. MATHEWS, Bleecker st. and Cypress av., Brooklyn.

FOR LOTS Ocean av., and Av. T, inquire NEW YORK & FLATBUSH REALTY CO., 350 Fulton st., Brooklyn.

BARGAIN—Price $5,250, mortgage $4,100; elegant 2 family brick, 11 rooms. ENDERS, 26 Court st., Brooklyn.

FLATBUSH LOTS, $5 and $10 monthly; all improvements; near Flatbush and Nostrand aves. J. L. MURPHY, 2015 Nostrand av., Brooklyn.

HANDSOME 2 family houses in Flatbush; 35 minutes to Manhattan. M. GAIR, 394 East 5th st., Flatbush.

FLATBUSH—Winthrop st., 10 rooms; all improvements; 70x100; asking $13,500; cost $15,000; make offer. MUNNICH & LOOKER, 44 Court st., Bklyn.

MONEY to loan 1st mortgage, 4½ and 5 per cent., reasonable charges. McMAHON, 188 Montague st., Brooklyn.

FLATBUSH—2 family houses, rent from upper floor pays all expenses. BROWN, 162 E. 114th st., Flatbush.

SEMI-DETACHED one family brick houses, $4,600 to $4,900. G. J. HERMANN, 65th st. and 16th av.

TWO family brick and stone houses. Apply 883 Knickerbocker av., Bklyn. Price $7,850; liberal terms.

WRITE for booklet "How They Got Rich." VANDERVEER CROSSINGS, 277 Broadway, N. Y.

BOARDERS WANTED.

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81ST ST., 116 WEST—Neatly furnished large room, strictly high class table; highest references required.

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In New Importers and Traders Building.

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Financial district near Broad st.; view in every direction of surrounding country; direct light. Ready May 1st; Reasonable Rent. F. S. WILLARD & CO., Agents. Tel. 5087 John. 45 Pine St., N. Y.

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DIRECT LIGHT IN ALL ROOMS. WILL DIVIDE TO SUIT TENANT. FRED'K ZITTEL, Agent, premises.

Fine Factory Lofts and Building; all modern improvements. CONRAD HUBERT, 394 Hudson st.

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$30, $35, $50 PER MONTH

For the finest selection of

Apartments in Brooklyn.

Steam, heat, hot water supply, 2 bath rooms, electric lights, janitor service, finished in choice hardwood, parquet floors, lavishly decorated and every conceivable up-to-date improvement. All rooms light and have a Southern exposure.

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