THE REAL ESTATE MARKET

EAST SIDE LOTS FETCH GOOD PRICES AT AUCTION.

Simon Lind, One of the Buyers, Said to Have in View a Theatre for His $208,500 Purchase in Eldridge Street—Valuable Fifth Avenue House Sold.

An uncommonly well attended auction sale was held yesterday in the Vesey street exchange by Joseph P. Day. The offering comprised twenty-eight pieces of realty on the East Side belonging to the Shrady-Appley estate. The holdings were for the most part on Forsyth, Eldridge and Delancey streets, in the heart of the tenement section.

There has been very little activity in the general neighborhood since the panic. The notably successful outcome of yesterday's sale was therefore regarded as an indication that a revival of trading on the East Side is at hand.

The bulk of the offerings were sites containing antiquated buildings and appealed consequently to operators and builders, of whom a big contingent from the East Side was present. A lively bidding developed and good prices were obtained, the sale realizing a total of $[illegible].

Interest centred in the competition which took place for a large plot at the northeast corner of Eldridge and Delancey streets. This was finally struck down to Gustavus A. Rogers at $203,500, said to be a record figure for the vicinity. Mr. Rogers represented Simon Lind, who, it is understood, will build a playhouse on the site.

Private Sales.

FIFTH AVENUE.—Henry D. Winans & May have sold for the heirs of the late Edward P. Hatch No. 1033 Fifth avenue, a four story and basement dwelling on lot 20x125, about 62 feet north of Eighty-fourth street. The buyer is a resident of Brooklyn, who, it is said, paid about $150,000 for the property. Mr. Hatch purchased the house in 1879 for $46,000.

THIRD STREET.—S. B. Goodale & Son have sold for Mme. Event to a Mr. Wilson No. 134 West Third street, running through to No. 22 Minetta lane, a seven story loft building fronting 25.2 feet on West Third street and 21.5 feet on Minetta lane and 150 feet deep. The building adjoins the repair shop of the fire department and is about 100 feet east of Sixth avenue.

TWENTY-FIFTH STREET.—Mayer S. Auerbach, Irving I. Kempner and Dr. Furman Clayton respectively have sold No. 209 to 217 West Twenty-fifth street, five three story and basement dwellings on a plot 105x88.9, 120 feet west of Seventh avenue. The plot is said to have been bought as a site for a big building by a syndicate of builders.

THIRTY-SEVENTH STREET.—Trustees of the estate of Benjamin S. Wells have sold No. 4 West Thirty-seventh street, a four story dwelling on lot 21.6x100, to the Midville Realty Company, which owns adjoining property.

TWENTY-FOURTH STREET.—S. B. Goodale & Sons have sold for a client to Elmer A. Darling Nos. 123 and 125 West Twenty-fourth street, two five story buildings on plot 50x98.9. The buyer owns Nos. 119 and 121, adjoining, and now controls the four adjoining twelve story buildings will be erected on the site, which has been leased from the plans to a silk house for twenty-one years.

BROADWAY.—T. J. McLaughlin's Sons have resold to Walter Wells No. 3470 Broadway, a three story and basement stone front dwelling on lot 20x70. H. C. Senior & Co. were the brokers. The house, which adjoins the Woodmere apartment house, at the northeast corner of 140th street, built by the McLaughlins and sold by them last fall, was secured to protect the light and air of their building.

LEXINGTON AVENUE.—I. Rubenoff has bought from the Friedman estate and resold to Morris Bloom No. 789 Lexington avenue, a four story dwelling on lot 19x80, between Sixty-first and Sixty-second streets.

LEXINGTON AVENUE.—Froman & Tauber have sold for William I. Jacobs No. 1256 to 1260 Lexington avenue, southwest corner of Eighty-fifth street, three four story flats on plot 62x87. The property is one block south of the proposed Eighty-sixth street subway station.

PARK AVENUE.—E. Sharum has sold to the Armour Realty Company the southwest corner of Park avenue and 109th street, a four story and basement tenement on lot 17x80.10. In part payment for this property, two two story buildings on plot 200x100.4, Nos. 1336 and 1338 Willoughby avenue, Brooklyn, and fifty lots at East Asbury Park Heights, N. J., the buyer gave a tract of fifty acres in Pike county, Pa.

THIRTY-EIGHTH STREET.—J. Arthur Fischer has sold for Harriet S. James No. 209 to 217 West Thirty-eighth street, and for Dr. William Stubenboard No. 219 West Thirty-eighth street, six four story dwellings on plot 120x98.9. The purchasers will put up a fifteen story automobile exchange and storage house during the summer. This is the first large purchase that has been made contiguous to Seventh avenue in this vicinity, and the parties interested are in the main engaged in the automobile business.

FORTY-THIRD STREET.—William P. Jones & Son have sold the four story brick three family dwelling on No. 462 West Forty-third street, on lot 19x100.5, for Mary Bush to George Whiteside.

FREEMAN STREET.—Harris Ratner has sold No. 908 Freeman street, a six story apartment house with stores, between Simpson street and Southern Boulevard, to Charles Kroetz of Yonkers, who gives in exchange the southeast corner of Cauldwell avenue and 161st street, a four story flat with stores on lot 100x27. The Freeman street house figured in the deal at $58,000 and the Cauldwell avenue corner at $40,000. The trade was negotiated by brokers Brattner, Klein, Steg & Fetzer.

103D STREET.—The Wahlig & Sonsin company has sold the three three family dwellings on plot 77x65, on the north side of 178th street, 83 feet west of Park avenue to Charles Levy, who gives in exchange the plot 100x100, at the southwest corner of Trinity avenue and 149th street, opposite the Morris High school. The plot will be improved with apartment houses.

PROSPECT PLACE.—Charles W. Eidt has sold for Louis Steiger No. 48 Prospect place, a three story and basement dwelling on lot 16x73, to Theodore J. Breitkopf, and has resold the house to a broker for occupancy.

CLAY AVENUE.—Clement H. Smith has sold the northeast corner of Clay avenue and 175th street, a plot 45x95.

[illegible] STREET.—Du Bois & Taylor have sold for Henry Ruschmeyer to an investor a six story apartment house at No. 538 West 143d street, plot 37.6x99.11, 100 feet east of Broadway.

Recent Buyers.

[illegible] & Wolf and Daniel B. Freedman are the buyers of the plot 150x100.5 on the [illegible] side of Sixty-seventh street 100 feet west of Central Park West, sold recently by Russell Sage estate through Francis [illegible].

[illegible] Doelger Brewing Company is the buyer of the five story flat on plot [illegible] x[illegible] at the northwest corner of Cypress avenue and 134th street, sold recently by [illegible] Goodstein.

French Lace Makers Buy Factory Site.

[illegible] & Co. have sold a large plot of land in Kearny, N. J., to Le Bourveau [illegible] Company of France. The company will improve the parcel, which has 500 feet on two streets, with a factory.

Out of Town Deals.

[illegible] have sold for S. C. [illegible] his former home on Dow's lane, Irvington, N. J. The property was [illegible] and consists of two acres, [illegible] house, stable and outbuildings.

[illegible] Real Estate Company [illegible] McLaughlin for the Jackson [illegible] Company, five two story and [illegible] buildings in course of erection [illegible] northwest corner of Bayview and [illegible], Jersey City. The property [illegible] northeast corner of Myrtle and [illegible], which is similar in type, [illegible] bands.

[illegible] has sold for a client of [illegible] Hastings the Walhood residence, including several cottages, stables [illegible] of ground on East avenue, [illegible], Conn.

[illegible] Clark has sold for Jess Dandy [illegible] a portion of the Bennett [illegible] fronting on Sound Beach [illegible] Sound Beach, Conn., in the town [illegible]. The buyer will erect a residence for his own use.

[illegible] Ferguson reports the following [illegible] on Malden avenue, Jamaica [illegible] B. Spafford; two lots on Desmond avenue, Jamaica Hill, to Walter F. Welch; two lots on Norwich avenue, Highland Park, to F. L. Kemlem; two lots on Malden avenue, Jamaica Hill, to J. E. Woodward; four lots on Norwich avenue, Jamaica Hill, to A. W. Kimber; two lots on Malden avenue, Jamaica Hill, to Alma Savo, and a house and two lots on Desmond avenue, Jamaica Hill, to W. Jansen.

Leases.

William Rockefeller has leased the four story dwelling at No. 5 East Fifty-fourth street to Alexander Rubel, who recently sold his residence at No. 10 East Eighty-third street to Bradish Johnson. Mr. Rockefeller, whose home is at the northeast corner of Fifth avenue and Fifty-fourth street, also owns Nos. 3, 7 and 9 West Fifty-fourth street.

Nicholson & Co. have leased for a long term a floor in No. 22 to 26 West Fifteenth street to the Greenwich Inlaid Linoleum Company, Inc., of England and Holland; also leased for Callahan & Morrissy the third loft in Nos. 47 and 49 West Thirteenth street to the Hill Dryer Company for a long term of years.

G. W. Barney has leased, in conjunction with C. Schierloh, for Henry O. Heuer, the entire building at No. 147 Chambers street, running through to No. 429 Reade street, also for the Schlegel Investing Company 10,000 feet in No. 382 to 390 Second avenue, also subleased for S. Rottenberg the store and basement and second loft at No. 183 Duane street, and for A. V. Whiteman the fourth loft at No. 321 Greenwich street.

Brill Bros. have leased to the National Lunch Room Company the northerly store in the building at the northwest corner of Broadway and Forty-ninth street. Brill Bros. leased the property last October from Archibald D. Russell for a term of 999 years.

The Charles F. Noyes Company has leased for Daniel E. Seybel the fourth floor in Nos. 82 and 84 Fulton street to D. O. Haynes & Co., the third floor in No. 45 Warren street for H. I. Lowenstein to Cashmer Tag and the fourth floor in No. 391 to 395 Washington street, southeast corner of Hubert street, for the Connolly Auction Company to H. O. Weeks & Co.

Long Island Landmark Sold.

A Manhattan syndicate has purchased the old Stratton homestead at College Point, L. I., and contemplates laying it out into building lots and erecting a half hundred two story cottages. The old Stratton homestead is on an embankment east of Thirteenth street, just as one enters College Point from Flushing, and is a landmark in that part of the island.

Miscellaneous.

The West Side Taxpayers Association will meet at No. 267 West Thirty-fourth street to-morrow evening. A report will be made by Frank Demuth on conferences with the Tenement House Commissioner. Louis Schragg, chairman of the water supply committee, and John J. Phelan, chairman of the committee on law and legislation, will report upon matters of interest to property owners.

Lawrence A. Wolff have been appointed agents for the Biltmore-Blenheim apartment houses at No. 56 to 62 West Fifty-eighth street.

Building News.

Plans have been filed with Building Superintendent Miller for an eight story warehouse of ornamental brick, 60.7 feet front and 70 feet deep, from designs by William H. Dewar as architect, with R. E. Moss as associate, to be built at Nos. 156 and 160 Leonard street for James H. Cruikshank, as owner, at a cost of $125,000, and for a two story stable for Patrick McGrath on 111th street, 150 feet east of Seventh avenue, from designs by Moore & Landsiedel as architects, at a cost of $8,000.

Plans have been filed for modernizing the four story brick residence at No. 46 East Seventy-ninth street and installing a new heating, plumbing and electrical plant, the improvements to be made from designs by D. P. Appell as architect for the Madison Avenue and Seventy-ninth Street Company as owner, and for installing stores in the basement of the dwelling house at the southeast corner of Seventh avenue and 126th street, owned by Arthur and Jane Wilson, the improvements being designed by George H. Griebel, a former Building Department attache, as architect.

Plans have been filed for making over the three story old fashioned dwellings at Nos. 11 and 13 Division street into a loft building with stores, the change of occupancy being made in connection with the Manhattan Bridge change of grade, for Louis Levinski as owner, from designs by Seymour Shampan as architect, and for making over the annex to the three story hotel at No. 44 Third avenue into a loft and store building, the change of occupancy being made for Charles E. Annet from drawings by David A. Lucas as architect.

The Bronx plans for new buildings comprise two five story flats for the Valentine Construction Company on Lafontaine avenue south of 173d street, to cost $80,000; a two story and attic dwelling on Popham avenue north of 176th street, to cost $5,000; a three story dwelling with store on Holland avenue north of 214th street, to cost $5,000; a two story dwelling at the corner of Grand Boulevard and 174th street, to cost $12,000; two one story dwellings on Cox street north of Longwood avenue for the Winnie Construction Company, to cost $2,000; a five story flat for the Streeter Construction Company at the corner of Elton avenue and 158th street, to cost $45,000; a two story factory on Faile street south of Seneca avenue for the Union Woodworking Company, to cost $25,000; two four story flats for the O'Leary Realty Company on Tiffany street south of 167th street, to cost $40,000; a five story flat for Thomas F. Devine at the corner of Crotona avenue and 179th street, to cost $25,000, and two five story flats for the Melrose Building Company on 162d street east of Morris avenue, to cost $70,000.

Yesterday's Auction Sales.

At 14 Vesey Street:

BY JOSEPH P. DAY.

Eighth avenue, No. 2020, southeast corner of 142d street, 25.1x75, four story tenement and store, S. A. Tanenbaum vs. B. F. Carpenter et al.; due on judgment, $8,369.62; subject to taxes, &c. $352.36; subject to a first mortgage of $38,000. Adjourned to April 14

Lexington avenue, No. 288, west side, 49.5 feet south of Thirty-seventh street, 24.6x84, four story dwelling, G. F. Martens et al., executors, &c., vs. Mildred Doris et al.; due on judgment, $11,307.91; subject to taxes, &c. $1,254.61; subject to a prior mortgage of $35,000. Withdrawn

119th street, No. 118, south side, 215 feet east of Park avenue, 25x100.10, five story tenement and store, William Graeber vs. Saft Realty Company et al.; due on judgment, $4,584.47; subject to taxes, &c. $444.88; subject to a first mortgage of $19,000; to the plaintiff. $20,211

132d street, No. 5, north side, 155 feet west of Fifth avenue, 25x99.11, five story tenement, Reinhold Kuehn vs. Gertrude Leve et al.; due on judgment, $7,743.26; subject to taxes, &c. $520; subject to a first mortgage of $15,000; to the plaintiff. 21,312

Eleventh avenue, No. 781, west side, 75.5 feet south of Fifty-fifth street, 25.1x65.10x16.3x75, four story tenement and stores, Eliza Dean vs. Esther Reshower et al.; due on judgment, $9,185.10; subject to taxes, &c. $626.55; to Moses Allisch. 12,000

Allen street, No. 117, west side, 50.1 feet north of Delancey street, 25.5x88.5, one story stable, also Allen street, No. 119, west side, 75.1 feet north of Delancey street, 25.3x88.5, two story tenement, to Simon Lind. 36,600

Eldridge street, Nos. 154 and 156, northeast corner of Delancey street, Nos. 80 and 82, 47.1x88.5x47.1x88.4, three three story tenements, also Eldridge street, No. 158, east side, 47.1 feet north of Delancey street, 21.10x88.5, two story tenement and part of one and three story stable in rear, also Eldridge street, No. 160, east side, 46.11 feet north of Delancey street, 21.1x88.5, three story tenement and part of one and three story stable in rear, to Simon Lind. 203,500

Eldridge street, No. 206, east side, 176.6 feet north of Rivington street, 23.11x88.5, one story building and apartment, also Eldridge street, No. 208, east side, 200.5 feet north of Rivington street, 25.6x88.6, two story tenement, to Samuel Aaronson. 40,800

Forsyth street, No. 178, east side, 175.4 feet north of Rivington street, 25x100.2, three story tenement, also Forsyth street, No. 180, east side, 200.5 feet north of Rivington street, 25x100.2, two story tenement, to Samuel Aaronson. 42,175

Forsyth street, No. 15, east side, 80 feet north of Broome street, 25.2x50x25x50, three story tenement, to Dr. Benedict Weissman. 17,000

Chrystie street, No. 91, west side, 171.2 feet south of Grand street, 16.9x100.2x16.3x100.2, three story tenement, also Chrystie street, No. 93, west side, 150.5 feet south of Grand street, 20x99.10x20.10x100.2, three story tenement, to Archibald M. Shrady. 32,000

Chrystie street, No. 99, west side, 75 feet south of Grand street, 25.2x49.8x25.2x49.10, three story tenement and stable, to Wolf Karnis. 16,250

Chrystie street, No. 67, west side, 50.4 feet south of Hester street, 25.2x84.3x25.1x84.5, three story tenement, to Anne C. Hiles. 21,000

First street, No. 19, south side, 85.9 feet west of Second avenue, 18.2x86.7x18.1x85.7, two story tenement, also First street, No. 25, south side, 56.7 feet east of Second avenue, 17.1x85.7x17.1x81.8, two story tenement, to John A. Eagleson. 15,200

Second avenue, No. 11, west side, 37.9 feet south of First street, 17.8x36.10x24.8x39.2, two story tenement, to Ernest Plath. 13,500

Second avenue, No. 15, west side, 17.7 feet south of First street, 17.6x39.2x17.3x39.2, two story tenement, to Ernest Plath. 13,100

Forsyth street, No. 108, northeast corner of Broome street, 20.5x92.4x49.1, three story tenement, also Forsyth street, No. 110, east side, 20 feet north of Broome street, 19.11x90, three story tenement, also Forsyth street, No. 112, east side, 40 feet north of Broome street, 19.11x90, three story tenement, also Forsyth street, No. 114, east side, 59.11 feet north of Broome street, 20x90, three story tenement, also Forsyth street, No. 116, east side, 80 feet north of Broome street, 19.11x80x20.1x90, three story tenement, to Morris Pine. 87,375

Forsyth street, No. 118, east side, 100 feet north of Broome street, 20x100.1x irregular, three story tenement, to Lieder & Silverman. 24,000

Delancey street, No. 14, north side, 50 feet west of Chrystie street, 20.4x80x19.11x80, three story building, to Martha L. Shrady. 20,700

Bayard street, No. 62, north side, 25 feet west of Elizabeth street, 24.9x74.11, three story tenement; also Bayard street, No. 64, north side, 47.8 feet west of Elizabeth street, 23.6x75x23.8x74.11, four story tenement and three story tenement in rear, to Samuel Roseberg. 46,775

Bayard street, No. 81, south side, 50.3 feet west of Mott street, 25.1x75x24.11x75, three story tenement, Archibald M. Shrady et al. vs. Charles N. Appley et al.; partition, to Moses Aronson and Alexander Baum. 52,525

BY BRYAN L. KENNELLY.

Cannon street, No. 98, east side, 75 feet south of Stanton street, 34.4x100, six story tenement and stores, Gustav Lange vs. Phillip Sollow et al.; due on judgment, $10,725.41; subject to taxes, &c., $945.02; subject to a first mortgage of $37,000; to Lipman & Gold. $45,466

BY SAMUEL MARX.

Monroe street, Nos. 212 and 214, southeast corner of Gouverneur street, 50.5x89.10x50.2x86.2, two five story tenements and stores, Julius Rosenstein vs. Myron Hilter et al.; due on judgment, $14,921.76; subject to two prior mortgages aggregating $39,000; to the plaintiff. $51,606

$30,000,000 OF CERTIFICATES.

New York Central Authorized to Issue Them to Purchase Equipment.

ALBANY, March 31.—The up-State Public Service Commission after a hearing to-day authorized the New York Central and Hudson River Railroad Company and the Lake Shore and Michigan Southern Railway Company to enter into and execute the New York Central Lines equipment trust of 1910, dated January 1, 1910, with Edward V. W. Rossiter, John Carstenson, Alfred H. Smith and John F. Deams and the Guaranty Trust Company of New York.

The trust agreement provides for the issuing of certificates to the amount of $30,000,000, to represent 90 per cent. of the cost of equipment which it proposes to purchase. With the proceeds the company proposes to purchase 214 locomotives, 105 passenger cars and 20,850 freight cars, costing $26,467,831. Additional locomotives, freight and passenger cars will be purchased to bring the amount expended up to $40,000,000.

The $26,467,831 will be divided as follows: New York Central and Hudson River Railroad Company, $4,583,833; Lake Shore and Michigan Southern Railway Company, $13,152,210; Michigan Central, $4,785,859; Big Four, $2,627,853, and Chicago, Indiana and Southern, $1,318,076.

The additions to the equipment of the New York Central and Hudson River Railroad will consist of 12 Pacific type locomotives, 5 double end locomotives, 3 dining cars and 4,000 box cars; the Lake Shore and Michigan Southern, 100 locomotives, 5 dining cars, 40 passenger coaches, 10 steel baggage cars, 5 steel postal cars and 10,750 freight cars; the Michigan Central, 36 locomotives, 1 cafe car, 4 dining cars, 15 passenger coaches, 2 combination smoking and baggage cars, 2 steel buffet cars, 10 steel baggage cars and 8,300 freight cars; Big Four, 45 locomotives, 1 café coach, 1 steel mail and baggage 1 smoking and baggage car, 3 dining cars and 1,600 freight cars. Chicago and Indiana Southern, 6 locomotives, 2 passenger cars and 1,000 freight cars.

Vice-President Rossiter says in the petition that the certificates to be issued under the trust would be sold at not less than 97 per cent.

The certificates are to bear 4½ per cent. interest.

LESS SUNDAY LABOR ON STEEL.

A Continuous 24 Hour Interval in Producing Ingots Aimed At.

Elbert H. Gary, chairman of the board of directors of the United States Steel Corporation, has sent a telegram to the presidents of all subsidiary companies instructing them to use their efforts toward minimizing Sunday labor in the mills. The telegram reads as follows:

"Mr. Corey, Mr. Dickson and I have lately given much serious thought to the subject matter of the resolution passed by the finance committee on April 23, 1907, concerning Sunday or seventh day labor. Mr. Corey has written you on the subject within a day or two. The object of this telegram is to say that all of us expect and insist that hereafter the spirit of the resolution will be observed and carried into effect. There should and must be no unnecessary deviation without first taking up the question with our finance committee and asking for a change of the views of the committee, which probably will not under any circumstances be secured. I emphasize the fact that there should be at least twenty-four continuous hours interval during each week in the production of ingots."

The previous action to which Judge Gary's telegram refers was taken by the finance committee on April 23, 1907. The committee then voted to recommend to all subsidiary companies that Sunday labor be reduced to a minimum. Owing to the pressure of business in 1907 it was difficult to carry out the resolution.

MISCELLANEOUS MARKETS.

Coffee Dull and Easier—Provisions Lower.

Coffee was dull with slight changes in prices. Some months wound up at a small decline owing to bearish European cables and further liquidation by tired holders. There was some switching from September to December at a difference of 5 points. It is estimated that the world's visible supply will show a decrease for the last month of about 300,000 bags.

Spot coffee was quiet. Rio No. 7, 8¼@8¼c. Futures closed dull and unchanged to 5 points lower. Sales, 7,250 bags. Havre was unchanged. Hamburg declined ¼ pfg. Rio was unchanged, exchange unchanged at 15½d. receipts, 3,000 bags, stock, 325,000. Santos was unchanged, receipts, 12,000 bags, stock, 1,487,000. Sao Paulo receipts, 7,000 bags. Jundiahy, 3,000. Prices as follows:

	Opening.	High-est.	Low-est.	Closing.	Prev. close
May	6 80	6 80	6 80@6 85		6 80@6 85
July	6 95	6 95	6 95@7 00		6 95@7 00
Sept	7 05	7 05	7 00@7 05		7 00@7 05
Dec	7 05	7 05	7 00@7 10		7 00@7 10
Jan			7 11@7 12		7 13@7 15

Provisions.—Lard dull. May futures closed at 14.17@14.22c.; July, 14@14.05c.; September, 13.90@13.95c. Prime Western, $14.60; refined Continent, $14.80. South American, $15.50. Pork firm; mess, $27.50@$28. Beef firm; family $19@$19.50. Butter—Creamery extras, 33½c. Cheese—State, f. c. fall make, fancy, 17½c. Eggs—Western firsts, 21½@22c. Chicago, March 31.—Provisions had a sharp decline on rather aggressive selling led by a prominent local operator thought to be for short account. There was also some miscellaneous selling. The principal buying was on outside orders, though most of the purchases of May deliveries were for packing interests. The shipping demand for salt meats was somewhat improved. Prices were as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
Lard:					
May	13 80	13 85	13.70	13.82½	13.87½
July	13 72½	13 72½	13.57½	13.62½	13.70
Sept	13 57½	13 57½	13 45	13.50	13.57½
Ribs:					
May	13 67½	13 72½	13 62½	13.67½	13.72½
July	13 47½	13 47½	13 27½	13.35	13.45
Sept	13 22½	13 25	13 20	13 22½	13 32½
Pork:					
May	25 80	25 92½	25 70	25.80	25.95
July	25 65	25 77½	25.52½	25.57½	25.75
Sept	25 25	25 25	25.07½	25 10	25 27½

Sugar.—Raw quiet. Centrifugal, 96 test, 4.56c.; Muscovados, 89 test, 3.88c. Refined was quiet. Granulated, 5.25@5.35c.

Naval Stores.—Spirits of turpentine, 62@65c. Common to good strained rosin, $4.60.

$500,000 Factory for Lodi, N. J.

The Bergen Realty Company of Hackensack, N. J., sold yesterday fifty acres of land in Lodi borough, near the Hackensack boundary line, to the Gregg Company, Limited, of Newburgh, N. Y., upon which the latter expects to build at once a plant to cost $500,000. This concern has outgrown its plant in Newburgh, where it manufactured sugar refining machinery and sugar cane car equipment. The Gregg Company will employ about 500 hands, for whom homes will be erected on land adjoining the plant, owned by the realty company.

ON Sunday, April 3rd, THE SUN will publish an article on Westchester Real Estate. There will also be a number of Real Estate advertisements which will be of interest owing to the improved transit facilities to all parts of Westchester.

CITY REAL ESTATE. | CITY REAL ESTATE.

SAFETY
and income best combined in the
4% or 4½% TAX EXEMPT
Guaranteed Mortgages on New York City Real Estate
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RICHARD M. HURD, President
CAPITAL & SURPLUS - $6,000,000
59 Liberty St., Manhattan 184 Montague St., Brooklyn

THE GRAIN MARKETS.

Wheat Advances, Then Reacts—No Rain in Kansas and None Predicted—Cash Prices Firm Though Quiet—Crop News Conflicting—Corn and Oats Easier.

Wheat closed irregular. Early in the day prices advanced. No rain fell in Kansas and none was predicted. Dry weather prevailed over many other parts of the winter wheat belt. Crop reports from various sources were in many cases very bullish. The worst reports continued to be received from Kansas, and bulls consider that the situation in that State at least is fully as bad as reported. Some Missouri advices said the yield would be one-half to two-thirds below the average. A Kansas City despatch quoted the Missouri State Secretary of Agriculture as saying that the State would produce only half a crop and added that the State report will be out on Saturday and will be very bad. Kansas City reported an increased cash demand, with Southwestern mills paying $1.13 for No. 2 hard. The winter wheat receipts were only 58,633 bush., against 167,550 last year. The estimated Argentine shipments for the week were only 2,000,000 bush., against 3,808,000 for the same week last year. All this caused brisk buying for a time. Commission houses took the new crop months. Cash houses bought May in some cases and July in others. Armour brokers bought May. Peavey, Bartlett, Barrell and Logan were buyers. On the rise many took profits, however, and prices reacted. Good rains fell in the far Southwest and also in the Mississippi Valley, where they were needed. Some of the crop reports were favorable, notably from Illinois. Snow stated the condition in Missouri at 75 per cent., which was better than many had expected. He put the general condition of the crop at 81.3, against 81 last year. The *Prices Current* said in effect that there are still prospects of a good yield of winter wheat if rains occur at an early date. Spring wheat receipts were 398,000 bush., or roughly 75,000 more than on the same day last year. Cash wheat was generally reported quiet. The stock at Minneapolis has increased 400,000 bush. thus far this week. Liverpool was disappointing, being ¼d. higher to ⅛d. lower.

THE CORN SITUATION.

There was no trading in corn here. Prices at the West advanced early, reflecting wheat's early strength, but the cash market was dull and weak, cash interests sold, pit traders hammered and prices weakened. Primary receipts were 369,232 bush., against 319,340 last year. The Argentine shipments were estimated at 80,000 bush., against 122,000 last week and 97,000 last year. Chicago reported that the country was not selling and that the shipments from that market are larger than the arrivals. Crop news continues favorable.

THE OATS FEATURES.

Oats at the West opened firmer with wheat, but soon weakened under selling by cash interests and liquidation. The cash market was dull and easier. Chicago wired: One half the crowd trying to bull market on strength in wheat, other half trying to bear it with corn. The *Price Current* says that seeding is far advanced toward completion, that in the Southwest it has already made a showing of growth and that the acreage appears likely to show an increase. The favorable crop prospects and the large country holdings make present prices look high to some.

THE SPOT MARKETS.

Wheat was steady. Sales, 112,000 bush. of Manitoba c. i. f. Buffalo for export. No. 2 red, $1.26½ f. o. b. afloat for export. No. 1 Northern Duluth, opening of navigation, $1.26½. Futures closed ⅛c higher to ⅛c lower. Corn steady. No sales. Spot, 65½c f. o. b. afloat for export. Futures closed ⅛ to ⅛c lower. Oats quiet. Natural white, on track, 49@51c, white clipped, 50½@53c. Rye dull. No. 2 Western to arrive, 90½c. f. o. b. New York. Barley nominal.

Futures were as follows:

Wheat:	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
May	124⅛	124⅞	123⅝	124	123⅞
July	117⅛	117⅝	116⅞	117	117
Sept				112⅝	112⅞
Corn					
May	--			71⅛	71⅝
July	--			74	74¼

CHICAGO, March 31.—Prices were as follows:

Wheat.	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
May	114⅝@⅝	115¼	114⅝	114⅞	114¼
July	108⅞@⅞	109⅞	108	108½	108⅝
September	105⅝@⅞	106	105⅛	105⅝	105⅝
Corn					
May	63@⅛	63⅛	62⅛	62¼	62⅞
July	65@⅛	65⅛	64½	64½	64⅞
September	66@⅝	66	65⅝	65½	65⅞
Oats					
May	43⅝	43½	43¼	43⅛	43⅝
July	41⅞	41⅞	41⅛	41⅛	41⅝
September	39½	39⅝	39⅛	39⅛	39⅝

OTHER MARKETS.

Wheat:		Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
Minneapolis	May	114⅛@⅝	114⅝	114¼	114⅛	114
	July	114⅞	115¼	114¼	114⅝	114⅝
Duluth	May	114⅝	115¼	114⅝	114⅝	114⅝
	July	115⅛	116¼	114⅝	115¼	114⅝
Winnipeg	May (dur.)	97⅛	97⅝	97¼	97⅝	97⅛
	May	100⅝	100⅞	100⅛	100⅛	100⅛
	July	107⅝	107⅝	107⅛	107⅛	107⅛
Toledo	May	118⅝	119	118⅝	118⅞	118
	July	119	119⅛	118⅝	119⅛	119⅛
Kansas City	May	109⅛@⅝	109⅛	108⅞	108⅞	109⅛
	July	104⅝	104⅝	103⅞	103⅞	104
St. Louis	May	112⅝	112⅝	112	112⅛	111⅞
	July	108⅞@⅞	107⅞	108⅛	108⅛	108⅝
Corn						
Kansas City	May	62⅝	62⅝	62⅛	62⅛	62⅝
St. Louis	May	63⅞	63⅞	63⅛	63⅛	63⅞

THE COTTON MARKET.

Further Rains in Texas Cause Another Decline—Liverpool Active on the Spot, Though Futures Weak—Continental Spinners Said to Be Poorly Supplied With Raw Cotton—Spot Markets Dull.

Rains in Texas caused a decline, especially in the new crop months. Around 13 cents for October, however, there was good buying, and there are those who think that Texas has not yet had enough rain. They think that that State needs a week or ten days of steady rains to give anything like adequate relief to the droughty conditions which have prevailed there for some time. Last season's rainfall was notably deficient. Moreover, the prediction for Texas for the ensuing thirty-six hours was for fair weather, with lower temperatures and frost in the northeastern part of the State and similar conditions in Arkansas and Oklahoma. Philadelphia despatches reported yarns firmer. A Wall Street house which has been bearish in its convictions had a cable despatch stating that spinners in Germany, Alsace, Holland, Switzerland, Austria, Russia, Italy and Spain hold only about six weeks supply of raw cotton and must buy soon. The despatch added that while supplies of yarns in Europe are large they are decreasing, with everybody bullish. Some are looking for a gradual improvement in trade in this country as the year advances. Wages are being raised by some railroad and iron interests. Bulls think the state of trade in the cotton goods industry is not so bad as some imagine.

Within the last five or six years cotton mills have made a good deal of money. A New Bedford mill with a capitalization of only $600,000 had a profit and loss account last year of $520,000. That was somewhat narrow escape from 100 per cent. Southern mills, though they do not in all cases increase the dividends, in some instances are building new mills out of earnings made in the last few years. Yet spinners always talk poverty. Boll weevil is another bull argument. Mississippi in the past has raised as much as 1,750,000 bales, but during the last season it is supposed to have produced not over 1,250,000. Arkansas, which has raised a maximum crop in the past of 1,100,000 bales, during the last season is supposed to have had a yield of not over 750,000 bales. Louisiana's high water mark in recent years is 1,100,000 bales, but its yield this year is stated by the Government at under 300,000. Put it at 350,000 and the three States of Mississippi, Arkansas and Louisiana have produced during the last season only 2,350,000, against a maximum for those States in the past of 3,950,000, a decrease of 1,600,000 bales. It is also argued by some that not only will boll weevil keep down acreage, but the refusal of factors to lend money on the same scale as formerly in districts known to be infested will contribute noticeably to the same result.

Bears were heartened, however, by the fact that Texas got some rain. The map showed 44 at Palestine and 10 at Corpus Christi. Later reports showed additional rains. Private reports were to the effect that heavy rains had fallen over pretty much the entire State, it being stated that the precipitation had ranged in some sections from 4 to 12 inches. Showers were predicted for Oklahoma and Texas. Cotton certificated stock here increased 600 bales. It is argued that the effect of the rains in Texas may be more pronounced among spinners than it was among speculators. The decline was considered no more than natural in the existing circumstances. That is to say, Texas drought had helped to put prices up, and rains in that State could not have the temporarily depressing effect. Bulls argue, however, that the world needs a very large crop of cotton in this country, and, owing to the boll weevil and other causes it is far from clear that it is going to be raised. Liverpool's spot and call business yesterday was 15,000 bales.

Sellers reported were Messrs. Springs, Carpenter, Hubbard, Hutton, Schill, Norden, Riordan, Craig, Weld, Lehman; buyers, Messrs. Shearson, O'Dell, McFadden, Moyse, Brown, Gwathmey, Wilson, Frederickson. The Texas rainfall, as officially reported, was as follows: Kerrville, 5 inches, Waco, 1.70, Dallas, 1.36; Austin, 1.22; Greenville, 1.20; Brownwood, 1.05; Long Lake, .72; of an inch; Columbus, .60; Palestine, .44; Ballinger, .26; Valley Junction, .20; Corpus Christi, .10; Riverside, a trace. Hayden, Stone & Co. said: "We shall not be surprised to see some further recession in fall and winter months should advices of the next few days confirm the belief now prevalent in regard to the improved Texas situation, but it must not be overlooked that the world needs a bumper crop the coming year and that the spinner, remembering last year's experience, is likely to come in as a buyer on every break of consequence." Edward Moyse & Co. said: "Operations in May attracted considerable attention, as some big long interest is undoubtedly slipping out and probably concentrating holdings in July and August."

Futures closed weak at a decline of 15 to 23 points. Estimated sales, 250,000 bales. Prices as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
May	14 98	14.98	14 84	14 84@85	15.00
July	14 77	14 83	14 64	14 66@70	14.84
September	13 49	13 49	13 30	13 35@39	13.55
October	13 09	13 14	12 98	12.97	13.19
December	12 87	12 97	12 79	12 80@81	13 02

New Orleans futures were as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
May	14 54	14 75	14 58	14 61	14 75
July	14 70	14 89	14 71	14 75