BOARDING AND LODGING.

A FEW BOARDERS CAN BE ACCOMMODATED ON reasonable terms at 114 West Fourteenth street. Dinner at six o'clock.

ATTENTION IS CALLED TO THOSE LIVING IN HOTELS and boarding houses to an establishment opened at No. 110 Macdougal street, and furnished with everything necessary for housekeeping, in order that a family may have a complete home and live at a low rate.

AT NO. 20 EAST TWENTY-FIFTH STREET, BETWEEN Madison and Fourth avenues, handsomely furnished Rooms to let, with or without a private table.

A GENTLEMAN AND WIFE, OR GENTLEMEN, CAN obtain nice comfortable Rooms, with Board, in a private family from New England. This is a good opportunity to secure a neat, quiet home at a reasonable price. Apply at 156 East Twenty-third street.

A WIDOW LADY DESIRES TO LET A HANDSOMELY furnished Room, with or without full or partial Board; full Board for lady only. Also, one or two single Rooms, for lone ladies or gentlemen; terms very moderate; house modern, brown stone. Apply at 63 West Fifteenth street.

A LARGE AND ELEGANTLY FURNISHED SUIT OF Rooms to rent, on the second and third floors, at No. 2 West Twenty-fifth street, corner of Broadway, opposite Madison park. Also a few single Rooms. Private tables furnished if preferred. Best reference required.

A HANDSOMELY FURNISHED FRONT PARLOR, ON second floor, to let, with Board; the house contains the modern improvements; a quiet home; reasonable; location eligible. References exchanged. Apply at 23 Grove street, between Bleecker and Hudson.

A LADY AND TWO SONS (A GENTLEMAN AND A Youth) wish to get a suit of Rooms, consisting of Parlor and Bedroom (on second floor for first, the rest of a basement house), and two other Bedrooms, either on the same floor or the next above, unfurnished, with a private table, in a house between Fifteenth and Twenty-third streets and between Fourth and Sixth avenues; a private house preferred. Address, stating terms and describing apartments particularly, L. M. N., Herald office.

A HIGHLY RESPECTABLE GERMAN FAMILY, without children, occupying a first class house, will let a choice of handsomely Furnished Rooms, with full or partial Board; English and French spoken. Apply at No. 48 East Bleecker street, near Broadway.

A WIDOW LADY, WITH A LITTLE DAUGHTER, wants one or two children to Board; the house is occupied by one family only, and is pleasantly situated in the upper part of New York city. Address Mrs. Dodd, box 120 Herald office.

A VERY NICELY FURNISHED PARLOR TO LET, to a single gentleman, in a small private family. Apply at 85 Amity street.

AN ELEGANT SECOND STORY ROOM, WITH extension, and two rooms on fourth floor, to let, with Board, at 118 Second avenue, between Seventh and Eighth streets. House and table first class.

A NICELY FURNISHED ROOM TO LET—WITHOUT Board, to a gentleman; rent $1 75 per week. Apply at 162 Prince street.

A SPLENDID FURNISHED PARLOR, WITH PIANO, to let, to one or two gentlemen; also a large Room and Bedroom, suitable for housekeeping; one single Room, in a private house, with all the modern improvements. 96 Prince street, near Broadway.

A LADY AND GENTLEMAN, OR QUIET LADY, CAN have a back Parlor, without Board, or with Board for lady at $7; all the modern improvements; family small and no moving in May. Apply at 29 Amity street.

A PARTY OF FIVE GENTLEMEN DESIRE THREE large and three small Rooms, with usual Board, in a location to be between Fourth and Twentieth streets and Second and Sixth avenues; house to contain modern improvements. Terms to be moderate; no moving in May. Address, stating terms, including gas and fire, Party, Herald office.

BOARD IN A PRIVATE FAMILY.—ONE OR TWO GENtlemen and their wives can be accommodated with very nice Rooms on second story of house 56 Hammond street, near Fourth street. No other boarders. Terms moderate. J. E. SYMS.

BOARD IN MADISON STREET.—A GENTLEMAN AND his wife can be accommodated with a large, neatly furnished Bedroom, with Board; also, a hall Bedroom for a gentleman, with or without Board. Terms moderate. No moving in May. 191 Madison street, between Pike and Rutgers.

BOARD—AT NO. 27 STUYVESANT STREET (CONtinuation of Astor place), to a gentleman and wife or single gentlemen, with or without Board.

BOARD—116 WEST TWENTY-THIRD STREET.—ONE Set of Rooms, suitable for a gentleman and his wife or two single gentlemen, may be obtained, with Board. References exchanged.

BOARD WANTED—BY A GENTLEMAN AND WIFE with Rooms, furnished or unfurnished, in a highly respectable family living in a quiet and retired manner; house must contain no boarders or intend receiving any, and parties answering will please state location of dwelling, terms, &c.; no boarding house keeper need address J. M., box 4,194 New York Post office.

BOARD WANTED—BY A RESPECTABLE YOUNG man, in a private French family. Location between Thirty-ninth and Fiftieth streets and Second and Fifth avenues. Terms moderate. References given. Address Jerome, Herald office.

BOARD WANTED—FOR THE SPRING AND SUMMER, on the outskirts of Brooklyn, convenient to a car route, or in the country within a short ride of and of easy access to the city, for a gentleman, wife and two children; partial Board for the gentleman; the terms must be very low, for which only plain fare and accommodation will be expected; payments weekly, and arrangements made at once. Address, with full particulars, P. O. P., Herald office.

BOARD WANTED.—A YOUNG LADY, OF GOOD EDUcation and refinement, who is engaged professionally, is an excellent linguist and pianist, desires to give instruction to young ladies, two hours each day, in exchange for Board, &c. The highest references can be offered. Address G. S., care of Mr. Hanson, Bookstore, 63 Myrtle avenue, Brooklyn.

BOARD WANTED—FOR A FAMILY OF THREE adults; two bedrooms and a sitting room required, either furnished or unfurnished; terms not over $15 a week; location below Fifteenth street, between Second and Sixth avenues; references exchanged. Address for two days B., box 1,978 Post office.

BOARD WANTED—BY A GENTLEMAN, WIFE, BOY (4½ years old) and nurse; location between Bleecker and Twenty-fifth streets and Second and Sixth avenues; will require sleeping and sitting room; reference exchanged. Address, stating terms, W. C., box 3,222 New York Post office.

BOARDING WANTED—IN A PRIVATE FAMILY, OR where there are but few boarders, for a single gentleman, who desires to be a permanent boarder until he gets married, which he can't see at present; a good sized Room, well lighted, and plenty of ladies and music in the house; location above Fourth, on west side, to Twenty-third street. Best references given. Address F. C. J., box 2,494 Post office.

BOARDING.—ONE OR TWO YOUNG GENTLEMEN can be accommodated with a pleasant Room and partial Board, in a private family, at 290 South Fourth street, Jersey City.

BOARDING.—A PRIVATE FAMILY OF THREE PERsons occupying a nice little house containing all the improvements, have three nicely furnished Rooms to let, with Board, to gentlemen, or gentlemen and their wives. Terms very low. No moving in May. Apply at 145 West Thirty-fourth street.

BOARDING.—A SMALL FAMILY WOULD ACCOMMOdate a gentleman and wife or two single gentlemen, with pleasant Front Rooms and Board; house contains modern improvements; no moving in May. Apply at 183 Bleecker street, near Macdougal street.

BOARD IN TWENTY-THIRD STREET, BETWEEN Eighth and Ninth avenues.—One or two gentlemen who desire a pleasant home can have pleasant accommodations in a private family. Address G. W. C., box 3,307 Post office.

BROOKLYN.—TWO OR THREE SINGLE GENTLEMEN or a gentleman and his wife can be accommodated with a pleasant Room and Board by applying at 32 Willoughby street; terms moderate; house has all the modern improvements; location pleasant and convenient to the cars.

BROOKLYN.—PLEASANT ROOMS WITH GAS AND fire, and single Rooms for gentlemen or gentlemen and wives; board and accommodations first class; terms moderate; dinner half-past six. Apply at 77 State street, opposite Sidney place; near two ferries.

BOARD IN BROOKLYN.—A GENTLEMAN AND LADY or two single gentlemen can obtain Board and Rooms in a private family, 83 State street. House has bath, &c., and is within five minutes' walk of South and Wall street ferries. Dinner at half-past six o'clock.

BOARD IN BROOKLYN.—A LARGE FRONT ROOM ON the second floor, with hall Room adjoining, if desired; are unfurnished, with fire, gas and bath included; will be rented to gentlemen only. Location desirable and convenient to cars and ferries. For further particulars address Degraw Street, Herald office.

BROOKLYN HEIGHTS.—A CHOICE OF ROOMS TO be let, with Board, to a gentleman and lady or single gentlemen; house large, with bath, &c., convenient to ferries. Terms moderate. 84 Willow street.

BROOKLYN HEIGHTS.—TO LET, WITH BOARD, front Parlor and Bedroom on second floor, to a gentleman and wife or single gentlemen, at No. 5 Poplar street, within three minutes' walk of Fulton ferry and eight of Wall street.

BROOKLYN HEIGHTS.—ROOMS, WITH BOARD, AT 36 Willow street, corner of Cranberry, side entrance on Cranberry, one block from Columbia street, three minutes' walk from Fulton or Wall street ferry; bath, gas, &c., in the house.

BOARD IN BROOKLYN.—ROOMS FOR TWO GENTLEmen now vacant at 75 State street, near Wall and South ferries. Board and accommodations superior, at reasonable price. References exchanged.

BROOKLYN HEIGHTS.—PLEASANT ROOMS, WITH Board, at 37 Cranberry street, between Willow and Columbia. Situation desirable, five minutes walk of Wall street and Fulton ferries.

BOARD ON BROOKLYN HEIGHTS.—GENTLEMEN with their wives, and single gentlemen, can be accommodated with pleasant Rooms, with Board, in a New England family, by applying at No. 4 Willow street. Terms moderate.

DUTMOUT HOUSE—(ON EUROPEAN PLAN), CORNER of Hudson and Leight streets, opposite St. John's Park. This house is well suited for gentlemen doing business down town. Rooms let very reasonable.

ELEGANTLY FURNISHED ROOMS TO LET—EITHER together or separate, with first class Board, in the very desirable and conveniently located house 160 West Eleventh street, near Sixth avenue. Family private. The best of references given and required.

FURNISHED ROOMS WANTED.—A GENTLEMAN AND his wife wish two Furnished Rooms, suitable for housekeeping; situation west of Broadway, below Twelfth street preferred; terms low. Address, stating terms, &c., A. K., box 182 Herald office.

GENTLEMEN WILL FIND ELEGANTLY FURNISHED Rooms at the Clinton House, 645 and 647 Broadway, possessing all the advantages and comforts of a first class home, at moderate charges.

PLEASANT ROOMS, WITH BOARD, MAY BE OBtained by applying at 51 West Twenty-fourth street, between Fifth and Sixth avenues.

TO GENTLEMEN.—A PRIVATE FAMILY DESIRES to let to a gentleman, without Board, a neatly furnished front Room and Pantry, with use of bath room adjoining. Apply at 148 West Houston street, corner of Macdougal.

TO LET, WITHOUT BOARD—A VERY NICELY FURnished Parlor and Bedroom in the private house No. 5 Great Jones street. Gas, closets and every convenience; bath room on same floor. Very suitable for one or two single gentlemen.

BOARDING AND LODGING.

TWO VERY DESIRABLE ROOMS, FOR THREE OR four young gentlemen; also one for a gentleman and wife, with first class Board, may be had in Clinton place, north side, between Fifth and Sixth avenues; house has all the modern improvements. Dinner at 6. No charge for 1st of May. Address, with reference, C. B. G., box 839 Post office.

TO LET—WITH BOARD, AT 89 CLINTON PLACE (Eighth street), a very desirable suit of Furnished Rooms, on the second floor, to a gentleman and his wife or party of gentlemen.

TO GENTLEMEN.—VERY NEATLY FURNISHED Rooms, at low prices. Apply at 99 Prince street, one block west of Broadway.

WANTED—IN SOUTH BROOKLYN, NEAR THE FERries, furnished Rooms, with Board for a lady and child, (6 years of age), with a small family where there are no other boarders, in a quiet, respectable neighborhood; terms must be moderate; references given and required; boarding house keepers need not answer. Address, stating location, &c., James, box 164 Herald office.

WANTED—BOARD FOR A LADY AND GENTLEMAN (board for lady only), a handsome Room, with modern improvements, between Fourteenth and Twenty-fifth streets and Fourth and Sixth avenues. Address Mrs. A. H. Livingston, Union square Post office, for three days.

WANTED—BOARD FOR TWO OR THREE GENTLEmen; location between Fourth and Twentieth streets, in a house containing all the modern improvements. Address, stating terms, with fire and gas included, Friend, Herald office.

$2 50.—CHEAPEST BOARD.—NICE ROOMS, WITH good Board, $2 50 to $3 a week, and upwards. Families and ladies suited for less than at any other house. Nice parlors, with pianos, 48 Lispenard street, near Broadway and Canal street. Also a waiter man. Lodgings cheap.

$8 PER WEEK, FOR A PRETTY, FURNISHED ROOM, with full Board, to a gentleman and wife, in a first class house, including gas; also a room for a gentleman, $4. 152 West Twenty-sixth street, near Eighth avenue.

37 WEST THIRTIETH STREET, BETWEEN BROADway and Fifth avenue.—One or two select families and two or three gentlemen can now be accommodated with a nice Suit of Rooms on second floor. The house is first class, and in one of the most delightful locations in the city. References exchanged.

41 EAST BROADWAY.—ONE LARGE, SQUARE Room on third floor, with Bedroom attached, furnished or unfurnished, suitable for a gentleman and wife or single gentleman. Also one single Room. References exchanged.

93 GREENE STREET, ABOVE SPRING.—ALSTON House. Elegantly furnished suits of Rooms, gas, Croton and every convenience for housekeeping economically; particularly suitable for small, respectable families or single gentlemen. Rent low to permanent tenants.

133 WEST TWENTY-THIRD STREET, NEAR SIXTH avenue.—One nice Room, furnished, to let, in a French family; gas and bath on same floor; dinner at 6 o'clock; very desirable location; convenient to stages and cars. References exchanged. Good opportunity for those wishing to improve themselves in the French language. Terms moderate.

156 PRINCE STREET.—ST. CLAIR HOUSE.—ELEgantly furnished Rooms, with Bedrooms attached, with all the conveniences for housekeeping complete, including gas and Croton water, to let to respectable families or single gentlemen.

210 ELM STREET, NEAR SPRING.—FURNISHED Apartments for immediate occupancy. The lowest rents in the city, considering the convenience of economy in housekeeping. Best bedding and furniture, with range, cooking utensils and linen complete; gas and Croton.

648 BROADWAY—PLANTERS' HOTEL.—PERSONS in want of permanent or transient Board will find at this house elegantly furnished rooms, for families or single gentlemen, with a liberal table, and at reasonable prices. House first class. Location unsurpassed.

916 BROADWAY, BETWEEN TWENTIETH AND Twenty-first streets.—Two furnished Rooms to let to gentlemen. Price $1 25 a $1 50 per week. Inquire in the dressmaking establishment, 916 Broadway.

SALES OF REAL ESTATE.

AN ELEGANT FOUR STORY NOVA SCOTIA DRAB stone House, now occupied by the owner, for sale, furnished or unfurnished, at a sacrifice and on liberal terms. Apply on the premises, 32 West Forty-sixth street, near Fifth avenue.

A GARDENER'S COTTAGE AND MANSION GROUNDS for sale, to let or exchange for a city house, three miles out east, on high ground, with fruit, &c. Railroads near. Inquire at No. 24, east of Broadway, third house in Twentieth street, or ISAAC PECK, 36 Pine street.

A STORE AND DWELLING FOR SALE OR EXCHANGE for an improved Western Farm. The store is fitted up expressly for plumbing and gas fixtures. For further particulars apply to JOHN WITTS, 189 East Houston street.

A MOST BEAUTIFUL COUNTRY SEAT, IN EVERY respect, embracing 100 acres choice Garden Land, with all the requisite out buildings, and in perfect order. Situated adjacent to a large town, one hour and a quarter from the city. Part of purchase money can remain on Bond and Mortgage at six per cent; balance taken in good city property. Stock, Implements and Furniture embraced if desired. SEYMOUR & WHITON, 132 Broadway.

A FIRST CLASS FARM—80 ACRES, CHOICE FRUITS, large and good Buildings, 17 miles in New Jersey, opposite Yonkers, near a depot, for $8,000; 200 acres, near Sing Sing, $8,000; 27 acres, in Rockland county, $2,000. W. H. MELICK, 407 Broadway.

A BEAUTIFUL FARM OF 165 ACRES, 30 MILES IN New Jersey, $8,000; 82 do. in Rockland county, near Nyack, $7,000; 60 do. near Saratoga Springs, $2,000; 100 do. near the Delaware river, $1,600. These farms have choice Fruits and good Buildings. Would exchange for Brooklyn or city Property. W. H. MELICK, 407 Broadway.

AT WEST MORRISANIA—$300 CASH, REMAINDER on mortgage, a neat country residence, handsomely located; barn, four lots, fruits, &c.; easy of access to city. Apply to G. W. DITCHETT, Westchester Land Office, corner Chatham and Chambers street.

A COTTAGE FOR $725—NEAT AND WELL LOCATED in Central Morrisania, near depot, easy of access to city. All business connected with Westchester real estate attended to by G. W. DITCHETT, corner of Chatham and Chambers streets, brown stone building.

A THREE STORY BROWN STONE HOUSE WANTED—for cash; price not to exceed $10,000. Also, House wanted in exchange for an unincumbered farm of 200 acres, well located, near the city. Apply at 453 Pearl street. Agents need not apply.

BROOKLYN.—HOUSE FOR SALE (BARGAIN), 227 State street, twenty-five feet east of Hoyt; lot 25x99; House two story brick, with fine arbors, vines, &c. Also carpets, Mirrors, &c., if desired. Apply on the premises, or to WM. P. NICHOLS, owner, 41 Pine street, New York.

COST $8,000 EACH (CASH).—THREE OF THE FIVE modern built three story high basement Houses on the north side of Fifty-fifth street, 140 feet east of Third avenue. They have gas, water closets, baths, &c.; are entirely finished, plastered, cemented and drained. Will be sold cheap, lot, or exchanged for property in the Eighth, Ninth or Sixteenth wards. JAMES ACKERMAN, 101 Nassau street.

DENTAL PRACTICE AND RESIDENCE FOR SALE—Twenty miles from New York; location healthy; house large; gas, water, furnace and stable. Business established twenty years and first class. Price $10,000 and no less. Address Jas. B. Rutledge, Herald office.

CENTRAL PARK LOTS.—A LARGE AND BEAUTIFUL piece of ground on Fifth avenue for sale or exchange for good improved property. Address box 3,551 Post office, stating particulars.

EXCELLENT GRAIN AND DAIRY FARM—100 ACRES, finely fruited, watered and timbered, good and ample farm buildings, well located, near depot, churches, schools, &c., in Rockland county, 32 hours from city, for sale cheap. Terms easy. SEYMOUR & WHITON, 132 Broadway.

FOR SALE—A FIRST CLASS BROWN STONE HOUSE with all the modern improvements, 27 Forty-sixth street. Will be sold low. Inquire on the premises, or at 31 West Twenty-sixth street.

FOR SALE OR EXCHANGE FOR A FARM.—TO LET, a brick House in Seventieth street, with two adjoining Lots; Croton water and gas in the house; it commands a fine view of the city, Central Park and surrounding country. Also a handsome Residence to let on Third avenue and Seventy-second street, with three or ten Lots, more or less, as the parties may agree. Handsome House in Seventy-third street, with adjoining Lot, to let. Apply at Third avenue and Seventy-second street. J. CALLAGHAN.

FOR SALE OR TO LET—IN THE VILLAGE OF Stamford, a fine House with all the modern improvements, carriage house, fruit of all kinds and one acre of land; five minutes' walk from the New Haven depot. Inquire of S. W. A., 39 West Forty-third street, New York.

FOR SALE OR TO RENT—A THREE STORY AND basement brown stone House, high stoop, on the south side of Thirty-fourth street, No. 206, next to the corner of Tenth avenue, finished in the very best manner. Also two Lots in the rear, fronting on Tenth avenue, twenty feet each by 100 feet. Also for sale a three story high stoop brick House, on the south side of Thirty-eighth street, No. 142, between Seventh and Eighth avenues. Will be sold at a great sacrifice. Apply to JAMES McLAUGHLIN, No. 627 Sixth avenue, corner of Thirty-seventh street.

FARM FOR SALE OR TO LET.—A FARM OF 500 acres for sale or to let, on Eaton's Neck, Huntington, L. I. Inquire of the owner, on the farm, or at his residence, corner of Ainslie and Leonard streets, Brooklyn, E. D. JOHN CASSIDY.

FARMS, COUNTRY SEATS AND RESIDENCES, CONvenient to the city, near depots, schools, churches and villages, of various sizes, prices qualities and locations, city and Brooklyn property. Western Farms and unimproved Lands, &c., for sale cheap or exchanged for the different varieties of property. SOUTHWICK & WOOD, 82 Nassau street.

FARM WANTED—IN EXCHANGE FOR A FIRST CLASS Residence, worth $10,000; mortgage, $2,000. One at $8,000, and one at $22,000, or for Store Property in Brooklyn, worth $12,000 or $17,000. Apply to H. FOWLER, 82 Cedar street.

FOR SALE—IN BROOKLYN, A NEAT THREE STORY and basement brick House, with all conveniences and in excellent order. No. 64 Lafayette avenue, corner of Elliott place; possession can be had immediately. For particulars apply to WILLIAM MACKEY, 93 Fulton avenue.

FOR SALE—IN HOBOKEN, A THREE STORY AND basement brick House, corner of Hudson and Fourth streets. Also the three story and basement brick House 123 Hudson street. Both in complete order. Terms easy. DEMAREST & JORALEMON, 109 Barclay street, N. Y.

FOR SALE—A GREAT BARGAIN, ON BROOKLYN Heights, if applied for at once—a large double three story brick House, in complete order; all the modern improvements. Terms easy. Apply to G. B. ELKINS, Fulton street, corner of Clermont avenue.

FOR SALE—A HOUSE AND LOT IN HOBOKEN, 7 minutes' walk from ferry; house built two years, three story and basement, first class; gas, water, &c.; lot 18x100 feet; sold very low if applied for soon. Terms accommodating. Apply on the premises, 214 Garden street, between Sixth and Seventh streets.

FOR SALE—IN BROOKLYN, THE THREE STORY Brick Store No. 14 Flatbush avenue, near Fulton avenue. Price $3,750. If sold immediately. Apply to JOHN J. STUDWELL, No. 7 Court street.

FOR SALE—IN TWENTY-FIRST STREET, BETWEEN Ninth and Tenth avenues, opposite the Theological Seminary, a very desirable House, containing all the modern improvements; price $9,000. Terms very easy. Also, a neat three story Brick House in Forty-eighth street, between Broadway and Eighth avenue. Price $7,000. Apply to FITTON & JONES, 25 Wall street.

FOR SALE—ONE OF THOSE BEAUTIFUL TWO story and basement brown stone Houses in Forty-seventh street, between Sixth and Seventh avenues, frescoed and finished in the very best manner. Apply to W. H. KENNELLY, 98 West Forty-seventh street, or 38 Pine street.

SALES OF REAL ESTATE.

FOR SALE—FOUR BROWN STONE FRONT FOUR story Houses, corner of Lexington avenue, Murray Hill. These houses were built by day's work, replete and complete in every particular; will be finished and possession given by the first of April next. Will be sold at a great sacrifice or exchanged for good property in the Seventh, Tenth or Thirteenth ward. Also other first class Houses for sale or to let. For further particulars inquire of F. B. BALDWIN or of CHARLES FOX, 70 and 72 Bowery.

FOR SALE—A COUNTRY SEAT AT HACKENSACK, N. J., twelve miles by railroad from foot of Chambers street, containing four acres, well shaded with ornamental trees and shrubs; fruits of every description in abundance. The house is commodious, with a wing attached. Barn, poultry house and other outbuildings new. Terms easy. Also for sale or to let—one modern built House, with ornamental grounds and garden. Also a Cottage, with carriage house. Inquire of SAMUEL MUNN, SON & CO., 122 Pearl street.

FOR SALE—A MODERN THREE STORY BRICK House, 24 Clinton street, Brooklyn. Apply at the house, or to J. WALKER, at no. 2 Clinton Hall, Astor place, N. Y.

FOR SALE—FOUR NEW BROWN STONE FRONT Houses, two 20x60 feet, in Thirty-eighth street, between Madison and Fourth avenues; two, 41 and 47 East Thirty-seventh street, between Park and Lexington avenues, with all the modern improvements, built by day's work. Inquire on the premises.

FOR SALE—$3,500 CASH, AND ONLY $1,500 CASH down, the two story and basement first class House 165 East Thirty-first street, second door west of Second avenue; contains all the modern improvements. Apply to W. KENNELLY, 28 Pine street.

FOR SALE—IN BROOKLYN, A THREE STORY AND basement high stoop House, with all the modern improvements; house in day's work. Inquire of J. P. SEELEY, on the premises, 74 Fort Greene place.

FOR SALE—THE TWO STORY AND BASEMENT House and Lot, 35 Bergen street, Brooklyn, will be sold very low. Terms easy. Apply at the candle factory, 218 Delancey street, from 4 to 6 P. M.

FOR SALE—VERY LOW, THE FIRST CLASS FOUR story brown stone House, elegantly situated, 203 West Thirty-fourth street; built by day's work; all the modern improvements on improved plans, extra stairs, &c. Lot in good order, and will be sold at a bargain. Apply on the premises.

FOR SALE—A NICE LITTLE FARM OF 18 ACRES, with plenty of fruit of all sorts. Price $1,500; part cash, balance at 6 per cent. Inquire 623 Greenwich street. C. MALCOLM.

FOR SALE—A SPLENDID FARM OF COUNTRY SEAT of 20 Acres, near Rail Road, 7 miles from Long Branch, 2 from railroad; would exchange for Brooklyn or city property. Inquire 623 Greenwich street. C. MALCOLM.

FOR SALE—FARMS, ON STATEN ISLAND, ONE OF forty and one of twenty acres, bordering on Prince's Bay, several and a half miles from Vanderbilt's Landing, and within half a mile of the Eltingville depot, on the Staten Island Railroad. The view from either place is equal to any on the shore. Apply to JOURNEAY, 373 Broadway, N. Y.

FOR SALE CHEAP—TWO FIRST CLASS FOUR STORY and Basement Houses, at nos. 55 East Twelfth street, near fourth avenue; houses 20 by 58, on lot 16 feet, in first rate condition, and will be sold or exchanged for one larger house above Fourteenth street, between Fourth and Sixth avenues. The houses are mortgaged for $5,500 each. Apply to F. A. LEONHARD, 55 Park place.

FOR SALE—AT CENTRAL MORRISANIA STATION, corner of Tenth street and Railroad avenue, a double House and Lot, 25 by 100 feet, with ten rooms, including stores. Cars stop opposite five times a day. Price $9,000. Address Cash, box 228 Herald office.

FOR SALE OR TO LET—ON LONG ISLAND.

Houses. Stores.	Cottages. Shops.

ISAAC PECK, 36 Pine street. Hours—9 to 10, 12 to 1 and 4 to 5.

FOR SALE—ONE OF THE BEST LOCATED CORNER Liquor Stores on the principal avenue up town, fitted up in a first class style; the owner cannot attend to it; will sell without stock. Apply to T. GAFFNEY, 140 Chatham street.

FOR SALE—A FINE CHANCE—IN A COUNTRY VILlage, on the banks of the Neversink and on plank road, 36 miles west of Newburg, a place containing 3½ acres, 2 acres of meadow and orchard and 1½ acres of fruit and shrubbery; a neat new dwelling, suitable for a store. A merchant needed in the place. Address for one week Mrs. M. Coleman, Bridgeville, Sullivan county, N. Y.

FOR SALE—AT A SACRIFICE, TWO NEW FIRST class Houses at Mott Haven, ten minutes' walk from foot of Third avenue cars. Each house contains 12 rooms, with all the modern improvements, four marble mantels, well and cistern water and waste, dumb waiter. Will be sold for $2,500; only $1,000 in cash required. Must be seen to be appreciated. Apply to THOS. OVERINGTON, Concord street, Mott Haven.

FOR SALE—OR WILL EXCHANGE FOR A FARM OR personal property, three valuable Patent Rights, of great utility, with some machines on hand, and all facilities for manufacturing and carrying on the business. A rare chance. Apply to J. CLIFT & CO., 349 Canal street.

FOR SALE OR TO LET—A LARGE BRICK LIVERY Stable, containing thirty stalls, gas, water, &c., in a good business neighborhood. Apply to C. D. WILLETS, corner of Fulton and Clermont avenues, Brooklyn.

FOR SALE OR TO RENT—A COUNTRY SEAT, WITH about two acres of ground, in West Bloomfield, N. J., within a few minutes' walk of the railroad depot. House in good order and has every convenience. Apply to DRAPER & DEVLIN, 100 Front street, New York.

FOR SALE—THE THREE STORY BROWN STONE front House, No. 15 Second place, Brooklyn, containing all the modern improvements; lot 20 feet 1½ inches by 133 feet 5½ inches; price $7,000; terms from $1,200 to $1,500 cash, the balance can remain on bond and mortgage for a term of years if desired. Apply to E. R. KELLOGG, executor, 50 Beaver street, New York.

FURNISHED HOUSE FOR SALE—A FOUR STORY high stoop brown stone front House, 50 West Forty-seventh street, between Fifth and Sixth avenues, complete with all the modern improvements. The furniture is all new; a very desirable opportunity to any person desiring to purchase a first class house. Inquire on the premises from 10 to 5 o'clock P. M., or of E. H. LUDLOW & CO., No. 3 Pine street.

HOUSE FOR SALE—NO. 273 FOURTH STREET, NEAR Lafayette place. House 21.6x68; lot 21.6x137.9; high stoop, brick house, &c.; terms low. Apply to HERBERT B. TURNER, No. 5 Wall street.

PENNSYLVANIA LANDS.—FIVE HUNDRED ACRES of very superior farming and valuable timbered Lands, near a village, saw mills, good neighborhood, rapidly improving, for sale very cheap, in parcels, or exchanged for any kind of desirable property. SOUTHWICK & WOOD, 82 Nassau street.

TO EXCHANGE—FOR MEDIUM PRICED IMPROVED Property in New York or Brooklyn, a handsome cottage House, with carriage house and 4½ acres of ground, in the suburbs of Poughkeepsie; Fruit, &c.; free from encumbrance. CLARK & GODDARD, 85 Cedar street.

TO BE SOLD CHEAP—IN LOTS TO SUIT BUYERS, A retail stock of Fancy Goods, Toys and Willow Ware, at 218 Sixth avenue, between Fourteenth and Fifteenth streets. Call immediately.

TO REAL ESTATE OWNERS.—A CASH BONUS WILL be paid to any real estate owner willing to sign a bond (with two others) to the State. It is a merely nominal matter, and references as to the legitimate objects in view will be given. Address E. D. H., Herald office.

WESTERN FARMS FOR SALE AT LOW PRICES.—200 acres in Pennsylvania, 75 in Ohio, 160 in Michigan, 30 in Wisconsin and 120 in Iowa. Inquire of JOURNEAY, 373 Broadway, N. Y.

WANTED TO PURCHASE—WITH IMMEDIATE POSsession, a small, neat, English basement House, situated on Fifth avenue, between Madison square and Thirty-sixth street. None but owners need address, with particulars, R. M. H., box 4,080 Post office.

WANTED TO PURCHASE—A FARM, WITHIN ONE mile and a half from Elizabethtown, N. J., containing from 40 to 75 acres, with suitable improvements. Address C. L., Herald office, giving full particulars, with the lowest cash price.

WANTED—TO PURCHASE, FOR CASH, A MODErate sized House, with modern improvements, situated between Twelfth and Twenty-third streets and Fifth and Seventh avenues. Address, with price and full particulars, box 3,701 Post office.

$1,500 ONLY.—WILL BE SOLD FOR THIS LOW price, a snug little House, unincumbered, in Brooklyn, twenty minutes' ride from Fulton ferry, near Myrtle avenue cars. Good neighborhood. House in fine order. Apply to WM. W. HEBBERD, No. 4 William street, up stairs.

THE BALL SEASON.

PURIM BALL.—AN ADVERTISEMENT APPEARING in the Herald of Sunday, the 9th inst., to the effect that tickets for the Purim Ball were to be had at 401 Broome street, we hereby announce that the advertisement was inserted without the knowledge of the committee; that it is an Invitation Fancy Dress Ball, and that no person whatever is authorized to sell tickets for the same. By order,

L. DAVIES, Chairman for Committee.

LOST AND FOUND.

DOG LOST.—A BLACK NEWFOUNDLAND DOG, named Captain; had on a large brass collar, with owner's name in full. Strayed from the Senate, No 21 West Houston street, yesterday. The person returning him there to will be suitably rewarded.

LOST—ON FRIDAY LAST, A PAIR OF GOLD MOUNT ed Spectacles (concave glasses), in a dark leather case. The finder will please return them to Nos. 67 and 69 Front street, and receive $3 reward.

LOST—A SABLE COLLAR, IN GOING FROM SECOND place, Brooklyn, to Fulton ferry, New York, on Wednesday evening, February 26. A reward will be given on returning it to 19 Fifth avenue.

LOST—ON SUNDAY MORNING, ABOUT 3 O'CLOCK, IN going to the fire in Sixth district, by a fireman, a black Overcoat, going through First avenue, Allen, Grand and Gouverneur streets. The finder will receive a suitable reward by returning it to the house of Hose Company No. 17, Fifth street and First avenue.

LOST—ON SATURDAY EVENING, ABOUT NINE o'clock, a lady's Fur Collar, either on Fifth avenue, between Eighth and Thirteenth streets, or on Thirteenth street, between Fifth avenue and Broadway. The finder will receive a liberal reward and the thanks of the owner by calling at 49 East Thirteenth street, a few doors west of Broadway.

REWARDS.

$3 REWARD.—LOST, EITHER IN BROADWAY, Twelfth street or Sixth avenue, a coral Scarf Pin, imitation of a cherry, with a fly on it. The above reward will be paid by leaving it at Dr. Champlin's, No. 62½ King street.

$5 REWARD.—THE FINDER OF A MINK VICTORINE, lost between Carlton avenue and Nevins street, Brooklyn, by the way of Lafayette avenue, Powers and Pacific streets, will receive the above reward by returning the same to the owner, at 239 Carlton avenue, Brooklyn.

$5 REWARD.—LOST, ON FRIDAY, 7TH INST., IN the Fulton avenue cars at or near Carlton avenue, a lady's Mink Victorine. The finder will receive the above reward by leaving it at 28 Green avenue, Brooklyn.

$5 REWARD.—STRAYED, YESTERDAY AFTERnoon, from 111 Chatham street, a small black and tan Slut. Whoever will return the same will receive the above reward and thanks of the owner.

$20 REWARD.—LOST, A DIAMOND RING, SINGLE stone, set in black enamel. By leaving it at No. 123 Bowery the above reward will be paid and no questions asked.

$20 REWARD.—LOST, ON WEDNESDAY EVENING, 5th inst., between the hours of 5 and 7 o'clock, in going from 48th street, Meyer's to Taylor's saloon, thence in a 8th avenue car to Twenty-seventh street, a gold Porte-monnaie, containing $67 and some change, and a receipt for $125. Any person returning the same to 305 Broadway, U. S. Collector, shall be rewarded.

HOUSES, ROOMS, &c., TO LET.

A NEW BROWN STONE HIGH STOOP HOUSE FOR rent—$350—82 East Twenty-seventh street, near Lexington avenue; all improvements; furnace, hot and cold water throughout, washbowls, range, bath, &c.; dumb waiter from kitchen to drying room, on top floor; no yard; four stories and basement. A very nice house, all in perfect order. May be seen from 12 to 3. Rent to a good tenant $350. JOHN FOLEY, 163 Broadway or 88 Lexington avenue.

A FOUNDRY TO LET, FOR SALE OR EXCHANGE—at Sing Sing, N. Y., with Steam Engine, &c.; will be let for other business; will be rented very low, or sold at a bargain, or exchanged for city property. Address Foundry, Herald office.

AN ELEGANT COUNTRY SEAT TO LET, FOR SALE or exchange—at Sing Sing, N. Y., five minutes' walk from depot; splendid mansion, with six acres; will be let for a first class hotel or boarding house (private family preferred), or will be sold much below its value, or exchanged for first class city property. Address W. A. P., Herald office.

AN FURNISHED HOUSE TO LET IN BROOKLYN.—A large and well furnished House will be let from the first of May, for one year, or less time. For particulars address O. F. Oatman, 11 Frankfort street, N. Y.

A NEAT THREE STORY AND BASEMENT HIGH stoop House, No. 86 Lexington avenue, to rent; a very desirable house, with modern improvements and in good order. Rent low to a good tenant. May be seen from 3 to 5 o'clock. Apply to JOHN FOLEY, 163 Broadway, during the day, or at 88 Lexington avenue, after 6 P. M.

BROOKLYN.—TO LET—THE BROWN STONE FRONT House 416 Henry street, near First place; furnace, range, hot and cold water, bathroom, &c., all complete. Rent $650. Apply on the premises.

COUNTRY RESIDENCE TO LET—FROM 1ST APRIL; ten minutes' walk from Fordham depot; a large House, furnished or unfurnished, 40 feet square, containing sixteen rooms in perfect order, newly painted and papered throughout; $68 water, range, furnace, &c.; together with two acres of ground, under the highest cultivation, one fruit of every variety; a fine garden; chicken house (adjoining for three horses), chicken and cow houses, situated on very high ground, and commanding a beautiful view; for health the location is unsurpassed; in the country, furnished, of $650 per annum. For further particulars inquire of BURGESS & PIRSSON, architects, 72 East Twenty-sixth street.

COUNTRY SEAT TO LET—ON THE SOUTH BAY, Long Island.—Large two story House, with Ice House, Barn, Boat House, &c.; Garden and Fruit Trees; fine sea bathing; station Naphtak. Apply to DR. DELAFIELD, No. 2 East Seventeenth street, or CHAS. TRACY, 45 Williams st.

COAL YARD TO LEASE—CORNER JANE AND WEST streets; $3,225, long established, doing large business; the premises are also well adapted for a lumber yard, or for any purpose requiring considerable vacant ground. Inquire of HENRY REEVE, corner of Canal