BOARDING AND LODGING.

A PRIVATE FAMILY, RESIDING IN THEIR OWN brown stone House, with all the modern improvements, in West Twenty-fourth street, near Fifth Avenue Hotel, could accommodate one or two single gentlemen with pleasant Rooms and Board, with the comforts of a home. For an interview, please address G. R., box 224 Herald office.

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.

A SUIT OF VERY ELEGANTLY FURNISHED ROOMS to let, on the second floor, with good Board, in the very conveniently located and first class house, 160 West Eleventh street, near Sixth avenue. Family private. References exchanged.

A HIGHLY RESPECTABLE GERMAN FAMILY, without children, occupying a first class house, will let a choice of handsomely furnished Rooms, with Board or private table. English and French spoken. Apply at 48 East Bleecker street, near Broadway.

A LADY AND GENTLEMAN OR TWO GENTLEMEN can be accommodated with furnished Rooms and Board in a private house; terms moderate. Apply at 51 West Twenty-sixth street, between Broadway and Sixth avenue.

A FEW MARRIED OR SINGLE GENTLEMEN CAN have furnished Rooms, with full or partial Board, in a private family; desirable location for business men; convenient to and west of Broadway. References exchanged. Apply at 124 Spring street.

AN AMERICAN LADY, WITH TWO DAUGHTERS, 17 and 19 years of age, wishes to obtain Board in a first class French family; must be between Tenth and Twentieth streets, and Fourth and Sixth avenues. Address S. F. S., Metropolitan Hotel.

A PLEASANT FRONT ROOM TO LET, FURNISHED, containing gas and good closet room; also one large Room, suitable for one or two ladies, with or without Board. Inquire at 131 West Houston street.

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

A SUIT OF ROOMS TO LET—SEPARATE OR TOgether, furnished or unfurnished, to ladies and gentlemen or single gentlemen; full board for ladies only, with a widow lady; house first class; neighborhood unexceptionable. Also, a Basement Office, for a physician, furnished or unfurnished. Apply at 63 West Fifteenth street.

AT NO. 29 CLINTON PLACE—A FURNISHED FRONT Room and Bedroom, on the second floor, to let, with or without Board—fire, gas, hot and cold water—for a reasonable charge.

A GENTLEMAN AND WIFE OR TWO OR THREE single gentlemen can find an elegant and comfortable Home in a small private family. House first class, with modern improvements, and within three minutes' walk of South ferry, or eight minutes' walk of Wall street ferry. Apply at 134 Amity street, Brooklyn.

A LARGE FRONT ROOM, WITH LARGE PANTRIES, to let—with full Board, in the first class house No. 5 West Twenty-fourth street, opposite the Fifth Avenue Hotel; terms reasonable.

A GENTLEMAN AND WIFE OR ONE OR TWO SINGLE gentlemen can be accommodated with pleasant Rooms, with or without Board, at 42 West Fifteenth street, between Fifth and Sixth avenues.

BOARD.—DESIRABLE ROOMS AND COMFORTABLE Board may be obtained at 161 East Fourteenth street.

BOARD—WITH UNFURNISHED ROOMS, IN A MOdern House in South Brooklyn, wanted by a gentleman, wife and three daughters, the youngest nine years; two large or one large and two small Rooms, on the second or third story, and partial Board for the gentleman, except on Sunday, will be required. Terms must be moderate. Reference exchanged. Address, stating location, accommodation and terms, for three days, M. R., box 3,246 New York Post office.

BOARD.—A LARGE ROOM, SUITABLE FOR A GENtleman and wife, or single gentleman, can be obtained at from $7 to $8 per week. Also, Rooms for gentlemen at $3 50 per week. Location pleasant and convenient. Apply at 434 Hudson street, corner of Morton.

BOARD.—A FRONT HALL BEDROOM ON THE THIRD floor to let, with Board; gas in the room; also one room on fourth floor, at No. 30 East Thirteenth street.

BOARD.—WANTED, IN JERSEY CITY, BY A GENTLEman and wife, a nicely furnished Room, in a good location, near the ferry. Address J. C. S., box 1,781 New York Post office, stating terms.

BOARD.—A GENTLEMAN AND WIFE OR TWO SINGLE gentlemen can be comfortably accommodated in Fifty-third street, between Second and Third avenues. Family strictly private. House has all the modern conveniences. Terms moderate. Apply at 66 Liberty street, first floor.

BOARD WANTED—FOR A GENTLEMAN AND HIS wife, in a private family; two rooms on second floor required, with meals served in room; location, between Sixth and Fourth avenues and Tenth and Thirtieth streets; wish to be permanent. Address, stating all particulars and terms, D., box 154 Herald office.

BOARD WANTED—FOR A FAMILY OF SIX; TWO OR three unfurnished Rooms required; location between Eighth and Twenty-third streets, Fifth and Ninth avenues; terms not to exceed $55 per month, fire extra. Address, with full particulars, Price, Herald office.

BOARD WANTED—FOR TWO GENTLEMEN AND their wives and six single gentlemen; location between Bleecker and Tenth streets, and within three or four blocks of Broadway. Terms must be moderate and pay will be prompt. Address Boarders, box 653 New York Post office.

BOARD WANTED—FOR A YOUNG LADY, IN A QUIET family above Twenty-sixth street and west of Broadway; terms not to exceed $4 per week. Address, stating location, M. B. D., Herald office.

BOARD WANTED—BY A GENTLEMAN, FOR HIMself and wife; location between Twentieth and Twenty-second streets and Broadway and Lexington avenue; terms not to exceed $60 per month. Address Board, box 1,163 Post office.

BOARD IN BROOKLYN.—A LADY, LIVING NEAR Fulton ferry, having a handsomely furnished house in a pleasant neighborhood, would like to take three or four genteel gentlemen to Board; the world, appreciate a cheerful home and intellectual society. Address Mrs. Sward, Herald office.

BOARD ON BROOKLYN HEIGHTS.—A VERY pleasant front Parlor and Bedroom on second story, to let, with Board, to a gentleman and wife or single gentlemen. House modern. Apply at No. 5 Poplar street, within three minutes of Fulton and eight of Wall street ferry.

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.

COUNTRY BOARD WANTED.—A SELECT PARTY OF three young married couple wish to engage Board for the summer, in a private family or hotel where there are but few boarders, situated in a healthy country place, near the water and within one hour's ride of this city. Terms must be moderate and possession given by the 1st of June. Address, with full particulars, giving references, &c., B. & G., Herald office.

COUNTRY BOARD WANTED—FOR ONE YEAR FROM May 1, by a middle aged man and wife, with a plain, old fashioned farmer, within three hours' ride of the city. The applicant will furnish a parlor with good furniture and sleeping room with all its fixtures complete, and would like to have room in outhouse to store some sitting room and kitchen furniture. Address J. M. B., 162 Mott street, for one week, stating location and terms.

FULL BOARD WANTED—BY A YOUNG MAN, IN A private family, near the corner of Twenty-ninth street and Eighth avenue, where the comforts of a home may be enjoyed. Best of references given. Address Edwards, station E Post office.

FURNISHED ROOMS TO LET—TO GENTLEMEN only, in a first class location, with all modern improvements. The best of references given and required. No. 9 Washington place.

NAPIER HOUSE, CORNER OF FOURTEENTH STREET and Fourth avenue.—Furnished Rooms to rent, in suits and single; meals at table d'hote or in cafe; house newly papered, painted and furnished; accommodations unsurpassed and terms reasonable.

ORANGE.—BOARD WANTED, IN ORANGE, FOR A gentleman, wife and two young children; must be in a pleasant location and convenient to cars. Unquestionable references will be given and required. Address for one week, with full particulars and terms, which must be moderate, H. H., box 634 New York Post office.

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

PERMANENT BOARD, IN A PRIVATE FAMILY, IN A pleasant location, convenient to the cars or stages, for a gentleman and wife; full Board for the lady, and Board for one only for the gentleman; want a Parlor and Bedroom, or parlor alone, if a good size, furnished; house with modern improvements, &c. Address for three days, stating terms, which must be in accordance with the times, Cleveland, care of Claflin, Mellen & Co.

TO LET—WITH BOARD, A HANDSOMELY FURNISHed second story Room, containing large closet, water, gas, &c.; house and table first class; to a gentleman and wife or two single gentlemen only; references exchanged. Apply at 170 East Fourteenth street.

TO LET—WITH BOARD, ONE LARGE ROOM AND Bedroom, unfurnished; a gentleman and wife having furniture will find it to their advantage to call at once; also a Hall Bedroom to a young gentleman, furnished; house has all the modern improvements. Apply at 38 West Twelfth street, between Fifth and Sixth avenues.

$3 AND $3 50.—GOOD ROOMS AND BOARD AT 54 Sixth avenue, with all the comforts of home.

$8 PER WEEK—FOR A PRETTILY FURNISHED ROOM, with full Board, including gas, to a gentleman and wife, in a first class house; also Rooms for single gentlemen, $4 to $5 per week, at 162 West Twenty-sixth street, near Eighth avenue.

22 UNION SQUARE.—A SUIT OF FURNISHED Rooms to let, with Board, overlooking the square. Also, single Rooms.

48 CLINTON PLACE, WEST OF BROADWAY—TO LET, with Board, together or separate, two front Rooms on second floor. Also, three Rooms on the third floor, with pantries, bath and gas.

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.

97 ST. MARK'S PLACE.—GOOD BOARD AND WELL furnished Rooms for gentlemen and their wives, or single gentlemen, at from $3 to $4 per week. All modern improvements. Dinner at six o'clock.

125 EAST TWELFTH STREET.—AN ENTIRE FLOOR or Suits of Rooms will be let, with Board, to parties of single gentlemen, or gentlemen and their wives; rooms vacated 1st of April. References exchanged.

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.

165 BLEECKER STREET, OPPOSITE DEPAU ROW.—A handsome Front Room, furnished, with Board, on the third floor. Hot and cold water, gas, large closets. Also, other Rooms. No moving in May. References exchanged.

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

264 EAST TENTH STREET.—A FEW GENTLEMEN can have Board for $3 50 per week. Also a gentleman and wife can have a small Parlor, with Bedroom, for $7. Gas and bathroom included. Room, furnished or unfurnished, with Board.

SALES OF REAL ESTATE.

AN ELEGANT FOUR STORY NOVA SCOTIA BRAB sione 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 HOUSE, STABLE AND LOT, ON HOUSTON STREET, for sale or to let. The House is four stories, brick, 25x60, with extension, in fine order, with modern improvements; there is a fine brick Stable in the rear, with entrance from Mercer street; Lot 25x105. Terms easy. Apply to CHAS. E. MILLS, 34 Cedar street.

A FIRST CLASS FURNISHED HOUSE FOR SALE.—It is four stories, brown stone, 25x60, situated on a wide street, and contains all modern improvements; the furniture is all very handsome and nearly new; the whole as it stands will be sold for less than the value of the house alone. Apply to C. E. MILLS, 34 Cedar street.

AT PRIVATE SALE, FOR EXCHANGE OR TO LET—Three of the five Houses (20x45—100 feet lots) on the north side of Fifty-fifth street, 100 feet east of Third avenue; gas, water closets, baths, &c.
JAMES ACKERMAN, 101 Nassau street.

A VERY DESIRABLE LEASEHOLD PROPERTY FOR sale—On East Broadway, near Market street, a four story brick House, 25 by 65 feet; well rented. Terms easy. Will be sold at a bargain. Apply to CHARLES E. MILLS, 34 Cedar street.

A LOT, 21.10X95 FEET, ON TENTH STREET, BETtween Fifth and Sixth avenues, together with a very comfortable two story and attic House, 21.10x40 feet. Price low and terms easy. Apply to CHAS. E. MILLS, 34 Cedar street.

BROOKLYN.—FOR SALE OR TO LET, THE BROWN stone front House 416 Henry street, near First place; two years built; furnace, range, hot and cold water, bathroom, gas fixtures, &c., all complete. Apply on the premises.

BROOKLYN.—HOUSE FOR SALE (BARGAIN), 237 State street, 25 feet east of Hoyt; lot 25x90; House two story brick, with fine arbors, vines, &c. Also Carpets, Mirrors, &c., if desired. Apply on the premises, or to WM. B. NICHOLS, owner, 41 Pine street, New York.

BROOKLYN.—HOUSE FOR SALE AT A SACRIFICE. A neat, moderate sized, three story, high stoop brick House; deep lot, with nice garden; sub-cellar, basement, kitchen with range, two parlors, six bedrooms, gas, &c., will be sold for fifteen hundred dollars less than cost—one-half on bond and mortgage for five years; street respectable and quiet. Inquire at 176 Adams street, near Concord, between the hours of 10 and 2 o'clock.

BROOKLYN.—CLINTON AVENUE PROPERTY FOR sale: Six Lots, with first class House, 40 by 40, with piazza, furnace, range, gas, bath and closet; stable in rear. Garden has peaches, cherries, pears and two kinds of grapes, which are not surpassed in size or quality. Apply on the premises, third house southwest from Myrtle avenue, or at 31 Spruce street, New York.

BROOKLYN PROPERTY.—FOR SALE, TO LET OR lease, two Houses and Stables, with garden, and a number of Lots. Also four brown stone Houses and 500 vacant Lots. Apply corner of Myrtle and Lewis avenues.
WM. T. MILLS.

CHEAP FARM—76 ACRES GOOD LAND; GOOD House, Barn, yoke Oxen, 3 Cows, Farming Utensils and Furniture; on Erie Railroad, 120 miles from New York; price $1,250; $500 cash. J. MARTINE,
76 Nassau street, or 203 West Twenty-eighth street.

DESIRABLE RESIDENCE FOR SALE AT MAMARONECK—Convenient to boat and cars. $3,000. Terms to suit. If not sold by Wednesday, March 19, it will be sold on that or the first fair day at auction. Apply to A. RANDAL, 146 Clinton street.

EAST BROADWAY.—FOR SALE, THE HANDSOME and thoroughbuilt two story, attic, high basement and sub-cellar brick House and Lot No. 273 East Broadway, 21x78, with Extension containing four rooms; has all the modern improvements, and in complete order; price $7,000; terms easy. C. G. PRATT, 32 Pine street, room 9.

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.

FARM WANTED—OF FROM THIRTY TO SIXTY ACRES; near a lake and up the North river preferred; in exchange for a good brick Dwelling House and Lot, well located in Brooklyn. Address, giving price, &c., for three days, W. B. C., Herald office.

FARM WANTED—TO WORK ON SHARES, BY A PRACtical farmer, of from fifty to seventy-five acres. Address Farmer, Herald office, for one week. No objections to go West.

FOR SALE—FOUR NEW BROWN STONE FRONT Houses, two 25x60 feet, in Thirty-eighth street, between Madison and Third 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—TWO AND THREE STORY HOUSES, brown stone basements, stoops and trimmings, with modern improvements, in Sixty-fifth street, between First and Second avenues. Also new tenement Houses in Nineteenth ward. Inquire of WM. A. JUCK, Second avenue, between Sixty-fourth and Sixty-fifth streets.

FOR SALE—THE THREE STORY AND ATTIC, HIGH stoop House (20 by 50 feet), No. 12 Boorman place—Thirty-third street, between Eighth and Ninth avenues. Apply to Wm. L. TAYLOR, 76 Wall street.

FOR SALE—ON EASY TERMS, A THREE STORY AND basement brick House, 96 Eldridge street, near Grand. Apply at the Boston Oyster House, 103 Forsyth street, or at 94 Eldridge street.

FOR SALE—THE THREE STORY ENGLISH BASEment brick House No. 254 Dean street, between Powers and Nevins streets, Brooklyn. Situated in a good neighborhood, near the cars, which run to all the ferries; gas and water in the house; fruit trees and grapevines in the yard. Price $4,000, of which one-half can remain on bond and mortgage. The house is in good repair, and will be sold either with or without the furniture. Apply as above, or to E. ROBY, 37 and 38 Park row, New York.

FOR SALE—A THREE STORY HIGH STOOP AND Basement House, in Thirty-first street, between Lexington and Fourth avenues, in thorough repair and the best order. For terms and cards of admission, apply to W. H. DE LOMCEY, Jr., 10 Pine street.

FOR SALE—A FINE COUNTRY SEAT AND FARM OF 100 acres, beautifully located within a mile and a quarter of the depot at New Brunswick, N. J., with all the requisite outbuildings and Farmer's Cottage; also stock, implements, &c., and, if desired, the Furniture will be sold low. This is a fine residence for a gentleman doing business in the city. Most of the purchase money can remain on bond and mortgage at 6 per cent and part payment will be taken in city property. Address Edward Flash, 52 Broad street, N. Y.

FOR SALE—A FARM OF 216 ACRES OF LAND, situated in Pike county, Pennsylvania, of which thirty acres is now improved and under cultivation, the balance timber land with houses and stables on it. For further particulars inquire of JAMES PASTENS, 163 Duane street.

FOR SALE—IN EAST NEW YORK, A COTTAGE House, 25x30, and kitchen 18x18; two stories, with gas; 75 feet from Broadway Railroad, 125 from Atlantic Avenue Railroad; the best location in the place. For particulars call on the owner, living in the house. AUGUSTUS IVINS.

FOR SALE—ON LONG ISLAND, ONE MILE WEST OF Babylon, 115 acres, in fine state of cultivation; large house, with wing, two barns, carriage, cow, ice houses, &c., all new; dock in front. OSCAR JOHNSON, 54 William street, room 12.

FOR SALE—A DESIRABLE COUNTRY RESIDENCE, five minutes' walk from depot, at Newmarket, on the New Jersey Central Railroad, three miles from Plainfield. The place consists of forty-two acres of fine soil; good, new, modern buildings; large and good selection of fruit; the house well shaded with locust, evergreen and other trees. Apply to H. WATERMAN, 239 Cherry street.

FOR SALE—A SUPERIOR NEW FOUR STORY HIGH stoop brown stone House, of full width and 65 feet deep, with an extension, in the most desirable location in the city. Sixty per cent may remain on bond and mortgage. Apply on the premises, 143 Madison avenue.

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

FOR SALE—THE HOUSE AND LOT NO. 222 THIRD avenue, near Twenty-fourth street; one of the best business locations on the avenue; the store is fitted up in the most complete manner; terms very easy. Apply to ROBT. JOHNSON, 27 East Thirty-eighth street, near Madison avenue.

FOR SALE.—$350 ONLY FOR BUILDING LOTS IN St. Paul's avenue, opposite the Episcopal church, Hudson City, N. J., only three blocks from the Jersey City horse car railroad. Inquire on the premises, or of HENRY LEFCHILD, 31 Washington market (West street sidewalk), New York.

FOR SALE—A SHORE FRONT FARM OF TEN OR more acres, twenty-nine miles on Long Island; good view of the ocean; good soil, new House and barn, some fruit; near steamboat, schools, stores, Post office, &c.; healthy location. Will be sold at a bargain; terms easy.
R. BLAKE, 14 Chambers street.

FOR SALE—AT A BARGAIN, A BROWN STONE front House, in Forty-fourth street, east of Broadway; neighborhood first class; 21x55 feet; four stories, basement and cellar. Would exchange for good lots. Inquire of J. M. GRENELL, northwest corner of Broadway and Forty-fifth 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—OPPOSITE CENTRAL MORRISANIA STATION, a House and Lot, on a corner, 30, 40, 50 or 60 by 100 feet; cars stop opposite five times a day. Call at No. 5 Tryon row, room 16.

FOR SALE—THE VERY DESIRABLE BROWN STONE front four story House and Lot, 58 West Twenty-seventh street, between Fifth and Sixth avenues; lot about 22 feet; possession may be had immediately, and Furniture, if required. Apply on the premises, or at 447 Broome street.

FOR SALE—PRICE $2,500, $500 CASH, $2,000 ON BOND and mortgage, neat two story frame House, containing seven rooms; lot 25 feet front on Fifteenth street and 28 on Sixteenth street; the grounds tastefully laid out and abundance of choice fruit; one block from cars to all ferries. For further particulars inquire of WM. WORTS, 20 Cedar street, N. Y., or of the owner at 182 Fulton street, Brooklyn.

FOR SALE—A VALUABLE FARM, NEAR NEW Brunswick, N. J., in high state of cultivation, with good buildings, abundance of fruit and one hundred acres land. Also one Farm of eighty acres. Price $4,000. Inquire of WARREN HARDENBERGH, 58 Wall street.

FOR SALE—A FINE SELECTION OF FARMS, DIFferent sizes, locations, &c. Now seems to be the time to select and purchase cheap. Also a great variety of City and Country Residences; some for exchange.
F. D. RICHARDSON & CO., 82 and 84 Nassau street.

FOR SALE—ON GUILFORD PLACE (FORTY-FIFTH street, between Lexington and Third avenues), two new three story high stoop brown stone front Houses; built by days' work, with all the modern improvements; known as Nos. 2 and 9. Terms easy. Inquire of J. D. WELCH, No. 13 Guilford place.

FOR SALE IN MORRISTOWN, N. J.—A BEAUTIFUL Country Seat, 20 acres; large House, in Elizabethan style, bath, furnace, &c.; elevated situation, lawn 300 feet in front, large shade trees, tastefully arranged, abundance of all varieties of fruit and a very pleasant place; near depot.
SOUTHWICK & WOOD, 82 Nassau street.

FOR SALE CHEAP—THREE MODERN BRICK Houses, Nos. 274, 276, 278, Forty-fourth street, between Ninth and Tenth avenues; or would trade one or all for a first rate farm or tract of first class Western land. Apply on the premises or to the owner, MILES COLLINS, 636 Eighth avenue, N. Y.

FOR SALE OR EXCHANGE—A SPLENDID COUNTRY Seat and Farm of about 125 acres; large house, tenant house, barn, carriage house, ice house, &c.; splendidly situated, abundance of fruit, well watered; 1½ hour from the city; price $22,000; unencumbered. Apply to P. L. VAN DEVENTER, 195 Fulton street, N. Y.

SALES OF REAL ESTATE.

FOR SALE OR EXCHANGE FOR A FARM—THAT valuable property formerly occupied by the Falls Hotel, in the village of Niagara Falls; it is situated on the corner of Main and Falls streets, 100 feet on Main street, 225 feet on Falls street, and 100 feet on Mechanic street. This is without exception the most valuable property in Niagara Falls, either for the erection of a first class hotel or a block of stores. The property now being clear of buildings, parties wishing to build a hotel or a business block will find this the most desirable property in Western New York. There is no better place for a first class hotel or a business block than this valuable corner. It will be sold at a low figure or exchanged for a good Farm of moderate size in New York, New Jersey or Pennsylvania. For further information address D. H Hanes, Niagara Falls, New York.

FOR SALE OR EXCHANGE—THE NEW FOUR STORY House, 308 Lexington avenue; brown stone and high stoop. Apply to W. CLARK, 96 East Twenty-sixth, or before 10 A. M., or from 3 to 7 P. M. Would exchange for a less priced house in the city.

FOR SALE OR EXCHANGE—A SPLENDID FARM, three miles from Red Bank, seven from Long Branch, N. J., with fine House, ten rooms, two barns, all in fine order. Inquire of C. MALCOLM, 623 Greenwich street.

FOR SALE OR EXCHANGE—A FINE LARGE LADIES and Gents' Saloon. Also one smaller. Both fully furnished for operation and for the family. Also two Groceries; one quite large and one smaller. Horse, Wagon, &c., with both. F. D. RICHARDSON & CO., 82 and 84 Nassau street.

FOR SALE OR EXCHANGE FOR COUNTRY PROperty—Four First avenue Lots (unincumbered), near Harlem; even with grade, and sandy; if sold, $750 each; if exchanged, more will be required. Address H. D. G., Herald office.

FOR SALE OR TO LET—TWO THREE STORY AND basement Houses on Lee avenue, near Ross street, Williamsburg; modern improvements; rent $450 to a responsible tenant; or for sale at war prices. For keys, &c., apply to A. OWEN, cottage house, Ross street, corner of Lee avenue, Williamsburg.

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 LET—NO. 158 WEST FORTY-THIRD street, near Ninth avenue; house three story and basement; replete with all modern improvements; price $6,000; rent $550; may be leased for a term of years. Inquire of L. BETTIS, 294 same street.

FOR SALE OR TO LET—A FIRST CLASS BROWN stone front House, 29 Murray Hill Park, lot 105 by 25 feet, house 70 feet deep; location best in the city. Will be sold low and most of the money remain on bond and mortgage; or will be rented to a very responsible tenant. Can be seen at all hours by applying on the premises.

FOR SALE OR TO LET—AT SOUTH MELROSE, NINE miles from New York, on the Harlem railroad, a good House, containing eleven fine rooms, well finished; a very fine, large garden, with an abundance of choice fruit. Apply to S. P. FOWLER, 280 Grand street.

FOR SALE OR TO LET—FOUR LOTS, WITH BUILDings thereon, situate on Westchester avenue and Mafilda st., in the village of Washingtonville, town of Eastchester, Westchester county. Apply to FREDERICK WESSELS, 220 Monroe street, New York.

FOR SALE OR TO LET FOR A TERM OF YEARS—A first class high stoop four story brown stone House, elegantly furnished, on the Fifth avenue, near Twenty-ninth street. Brokers need not apply. Inquire of L. SPRING, 15 Nassau street.

FOR SALE OR TO LEASE—A CHURCH, TOGETHER with three Lots of Ground, suitable for manufacturing purposes, &c.; central location, situated between Broome and Grand streets. For particulars apply to P. WEILER, 177 Hester street.

FOR SALE OR TO RENT—A HOTEL AND ONE ACRE of Ground, at Jamaica, L. I. Inquire of HOWARD PEARSALL, Tammany Hotel, New York.

HUDSON RIVER LOTS.—TO LEASE, THIRTEEN Lots and Bulkhead on the south side of Fourteenth street, corner of Eleventh avenue, fronting the Hudson river, suitable for any business requiring space and wharfage. Apply to R. H. LUDLOW, No. 3 Pine street, or to JOHN C. WHITE, 13 West Twenty-first street.

HOUSE AND LOT FOR SALE IN JERSEY CITY.—A small two story, basement and attic Cottage, in a good neighborhood; one of a row, with all the modern improvements, including bath and gas fixtures; will be sold cheap. Inquire on the premises, 341½ South Fifth street.

HOUSE AND LOT FOR SALE CHEAP.—A GOOD INvestment for occupation or rental; three story, high stone stoop, basement and subcellar brick House; marble mantels, gas, &c.; good healthy location; valued at $4,000; terms to suit purchaser. Apply at 18 Green avenue, Brooklyn.

LARGE AND SMALL HOUSES FOR SALE OR TO LET in the village of Astoria. Apply at J. M. Whitney's office, near the steamboat landing, Astoria, L. I.

PENNSYLVANIA LANDS.—500 ACRES VALUABLE heavily timbered and good farming Lands, on line of New York and Erie Railroad, near sawmills and a village and improving neighborhood, for sale cheap or to exchange for any desirable property in this vicinity.
SOUTHWICK & WOOD, 82 Nassau street.

REAL ESTATE, WORTH $15,000.—A PURCHASE OF A large amount of Real Estate can be effected which pays interest now, and within five years will realize a fortune to the purchaser. This is no humbug. Bona fide parties can address Capitalist, Herald office.

STATEN ISLAND.—FOR SALE OR TO LET, NEAR Port Richmond, a Farm House nearly new, containing ten rooms, pump in the kitchen, with one acre of garden ground, or four acres if preferred, with barn, &c. Apply to N. KELLY, 30 Cedar street.

TO CITY TAXPAYERS.—FOR SALE, THE SPLENDID Country Site of E. K. Collins, consisting of 300 acres; a fine, substantial old mansion, in a lawn of 14 acres of lofty shade trees, native and imported, of innumerable varieties; a garden of four acres, tastefully designed and stocked with fruit and flowers; all necessary outbuildings, including farm house, bowling alley and yachtman's cottage, fronting on a fine harbor. The situation has unequalled advantages for either private residence or for speculation, having a bold shore on the Sound one mile in extent; two sides belted by creek and inlets and one side by main road; the lands tracing the river gently slope either way, so that a hundred building sites can be commanded splendid views of the Sound and surrounding country, leaving in the centre, if desired, a fine park; two-thirds of the sites will have water fronts; the place is perfectly healthy, water excellent and the air invigorating; distance eighteen miles by New Haven Railroad; accessible almost hourly; business men can reach the City Hall from this place in less time than those from Harlem by the avenue cars. Persons desirous of avoiding city taxes, and the detention and dangers of ice and fogs, in crossing the rivers, will do well to give this advertisement attention. No estate within a hundred miles of New York, of equal quantity, combines the diversified rural beauties and regal elegance of this. The grounds are nobly planned, abounding in groves and splendid trees. A property in every particular and all its appointments, luxuriant and grand. For terms apply to the owner at J. S. Caldwell's office, 21 Pine street, or his residence, 71 West Thirty-eighth street, N. Y.

WANTED—TO PURCHASE A GOOD HOUSE, IN A good locality, brown stone high stoop; preferred on the west side of town; price about $8,000; small amount in cash. Address House, 2 2 Fulton street, third story.

150 HOUSES, LOTS, FARMS AND COUNTRY SEATS for sale or exchange; also every description of Real Estate for sale. If you wish to purchase a House, Farm or Country Seat, apply to A. SERGEANT, 15 Wall street.

$200.—FOR SALE, A NEAT TWO STORY AND basement Cottage, only a few minutes' walk from the Harlem steamboat landing and Third Avenue Railroad; this is a good chance for any one wishing a comfortable place near the city; price $1,200; terms, $200 cash, the balance to suit the purchaser. Apply on the premises, Garden street, between College and Railroad avenues, Mott Haven, or at 40 Elizabeth street, New York.
PHILIP E. HEISER.

$3,700 FOR A FARM OF SEVENTY-FIVE ACRES; any under good cultivation, thirty miles on Long Island, near railroad; good soil, good fruit, good buildings; two story House, painted white; good barn, &c. Will exchange for good City Property.
R. BLAKE, 14 Chambers street.

$10,000 IN MERCHANDISE TO EXCHANGE for a Farm or a small House with a few acres of Land near a depot, near New York; or for city or Brooklyn property, lots, &c. N. S., A-1 farm preferred.
C. E. CORDTS, 77 Cedar street, New York.

FOR SALE.

AN OPPORTUNITY SELDOM OFFERED.—THE GOOD will, Lease and Fixtures, and everything complete, of a Restaurant and Dining Saloon down town; has been in the hands of the present proprietor for eleven years, and will be sold at a great sacrifice. Apply at 115 John street.

A GOOD CHANCE.—FOR SALE, A GROCERY, LIquor and Feed Store; rent moderate; or property for sale if required. A good reason given for selling. Inquire of JOHN KOSTER, 39 Warren street, N. Y.

BUTCHER'S SHOP FOR SALE—OR THE FIXTURES, cheap; also an Express Wagon. Apply at 781 Third av.

COUNTRY DRY GOODS STORE FOR SALE. On the line of the Hudson River, within 30 miles of New York city, a well established, central location, low rent and well selected stock of about $7,000 to $8,000. Terms will be made easy to a responsible party. Address, with name and reference, box 251 Post office.

DRUG STORE FOR SALE—DOING A GOOD AND fast increasing business. Established two years. Will be sold cheap for cash, or part on good security. Address Pharmacy, station D, Post office.

DRUG STORE FOR SALE—308 HUDSON STREET, CORner of Spring; an old established store belonging to the estate of the late Dr. R. B. Newman; rent of the premises low. M. B. NEWMAN, Executrix.

DRUG STORE FOR SALE.—THREE YEARS ESTABlished; choice stock, long lease, low rent. No agents need apply, at the store, Fourth avenue, near East Fifty-third street.

DINING SALOON.—FOR SALE, THE STOCK, FIXtures and Lease of a Saloon, now doing a good paying business; location good; will be sold at a bargain. Apply to ISAAC A. BIGGS, 73 Nassau street.

FOR SALE—PACKING BOX FACTORY, THE LEASE of building No. 45 Leonard street, 25x100, with steam engine boiler and all machinery put up new for the above business. Inquire at TAYLOR & WILSON'S, corner of Reade and Hudson streets, or at 224 West Thirty-seventh street.

FOR SALE—THE SCHOONER BELLE, SEVENTYthree tons burthen, draws 6½ feet of water, now lying in Huntington harbor, Long Island. Apply to Capt. GEO. R. JOHNSON, Huntington, L. I., or to J. W. CANNIGTON, lumber yard, Eighty-sixth street and First avenue, Yorkville.

FOR SALE—A MILK, BREAD, BUTTER, AND Cheese Depot, located down town, doing a good business. The proprietor, having other business, cannot attend to it. For particulars address Depot, Herald office, for two days.

FOR SALE—BOOK, STATIONERY, NEWSPAPER, CIRculating Library and Fancy Goods Store, of seven years' standing; locality good. Reason for selling, going to Europe. Apply at 124 South Sixth street, Williamsburg.

FOR SALE—THE LEASE, FIXTURES AND FURNIture of the first class House known as the Club, 15 East Houston street, near Broadway; the lease to run three years from next May. For full particulars enquire on the premises.
GEO. R. BROWN.

FOR SALE—FOUR YEARS' LEASE AND FIXTURES of a large corner Liquor Store, situated in the best business avenue, well fitted up, showy appearance; good business stand. Apply to WM. ABBOTT, No. 4 East Broadway.

FOR SALE—A SEGAR STORE AND FIXTURES cheap, together with a Porter House attached. Inquire at 125 Third avenue.

FOR SALE—ONE FRENCH PLATE PIER GLASS, MARble top Stand, Cornices, complete; size of Plate, 36x112 inches; also Chandeliers and Gas Brackets; all to be sold low at auction, for immediate sale, at 25 W. 27 street, corner Seventh avenue.

FOR SALE.

FOR SALE.—ONE OF THE BEST BROADWAY CONcert Saloons; terms easy. Inquire at 563 Broadway (basement), from 11 A. M. to 2 P. M.

FOR SALE—A WHOLESALE AND RETAIL LIQUOR Store down town, or a business man, having some capital, will be taken as partner, as the owner has two, and cannot attend to both. Apply to T. GAFFNEY, 170 Chatham street.

FOR SALE, CHEAP—A SINGER'S NO. 2 SEWING MAchine, in perfect order. Would exchange for some carpeting. Apply at 118 First street.

HOTEL FOR SALE—MOST DESIRABLY LOCATED ON the principal street, near the ferry, in Jersey City, with a favorable lease, at low rent; fully furnished and fitted up; in successful operation. For further particulars address J. W. M., Jersey City Post office.

LEASE, STOCK AND FIXTURES OF A GROCERY and Liquor Store, together with a licensed Emigrant Boarding House, cheap for cash. Apply on the premises, No. 11 Washington street.

TO BUTCHERS AND OTHERS.—FOR SALE, ONE OF the best Business Stands in Brooklyn, with Fixtures complete; patent icehouse, smokehouse and stables on the premises; horse power sausage machine, &c. This is one of the best chances for any one wanting to go in the business ever offered. Will be sold with or without horses, wagons and carts. The reason for selling is, the present proprietor is going to retire from the business. Payment will be taken in a good mortgage on city property or stocks, or trade for a house and lot, giving or receiving the difference. Apply on the premises, to CHAS. SYMONS, 103 Fulton street.

TO BREWERS.—FOR SALE, A COPPER KETTLE about forty-five barrels capacity, in good order and has been used for brewing purposes; also a Steam Engine and Boiler. Apply at Allen's brewery, 340 West Forty-ninth st.

TO TAILORS.—FOR SALE ($7 EACH), TWO SPLENdid walnut top Cutting Tables, 6 feet 8 inches by 4 feet 6 inches, drawers all around; also, Counter Table, same make, 10 feet 8 inches by 4 feet, same price. Apply at C. Kennedy's furniture store, 259 Bowery.

$150.—A PHOTOGRAPH AND AMBROTYPE GALlery for sale; will sell for $150