SALES OF REAL ESTATE.

A RARE OPPORTUNITY FOR CAPITALISTS OR persons desiring Country Residences.—The subscriber offers for sale his Country Residence, recently surveyed and laid out so that it can be divided into three distinct parcels, each having a water front and most delightful location.

A VALUABLE PROPERTY FOR SALE.—A FARM of 100 acres, consisting of 30 acres of fine meadow, 20 acres of old apple orchard, in a high state of cultivation, balance of fourteen acres of lofty shade trees, pasture and timber land, beautifully situated and stocked with fruit trees, &c. The buildings, including a house nearly new, containing 10 rooms, with all the modern improvements, commanding a view of Long Island Sound, the Narrows, and the entrance, upon Long Island harbor, and a bowling saloon. Staten Island has unequalled advantages for either a private residence or for speculation, having a bold shore on one side of the island, and a beautiful creek and thickly settled shore on the other side by the main road; the lands facing the river gently slope away so that every building site commands fine views of the Sound and surrounding country. Two-thirds of the steamers from Long Island touch at this place, which is perfectly healthy, water excellent and air invigorating. Distance from Twenty Ninth-st. by Ferries and New Haven Railroad; business men can reach the city from this place in less time than from Harlem by the avenue cars. Persons desirous of building can, in this place, avoid the dangers and detentions in crossing the rivers, will do well to give this advertisement their early attention. No estate of equal size within one hundred miles of New York combines the diversified advantages and real elegance of this and residence in every particular and all its appointments. The present distance to railroad stations, two miles. When "Chateau-road" is made a station, now in contemplation (depot already built), the distance will be only half a mile. Apply on the premises to E. K. COLLINS, or to him, at the office of Woodruff & Co., 49 Broad street, Tuesdays, Thursdays and Saturdays, between twelve and two o'clock, where a map can be seen.

If not sold by the 15th inst., will be sold by James M. Miller (See Auction Not ce.)

A GOOD INVESTMENT.—FOR SALE, A THREE story brick House and Lot in Prince street, west of Broadway; would make a good position for any kind of business; a two story brick House and Lot on Wooster street, near Canal; an house on Dominick street, near Varick; a Corner House and Lot in Bleecker street, and a number of private Houses from $6,000 and upwards, and a number of Houses in Brooklyn from $6,000 and upwards.
A. SERGEANT, 15 Wall street.

A HANDSOME COTTAGE BUILT HOUSE FOR SALE—At Maplewood, near South Orange, large garden, lawn, &c. Carriage house and stable. Will be sold low. Apply at 282 Bowery, corner of Fourth street.

A COUNTRY SEAT FOR SALE—AT BLOOMFIELD, N. J., twelve miles from this city by railroad. The property consists of a fine large House in good condition, three acres of Land, &c. For particulars inquire of J. S. SEABURY, 41 Water street.

A STATEN ISLAND COUNTRY SEAT FOR SALE OR exchange—beautiful location, twenty acres ground, fine large and comfortable house, built in best manner, stable, &c., ten minutes walk from Sailors' Snug Harbor; building, cheap for cash. ORRELL & DALTON, 17 Nassau street.

A HOUSE AND LOT FOR SALE—IN COMMONLY cheap elevated situation, near a ferry in Brooklyn; good neighborhood, modern improvements, in good order, and most liberal terms.
SOUTHWICK & WOOD, 8 Nassau street.

A SMALL FARM FOR SALE—CONTAINING 12 ACRES, good built ings; easy of access; about 12 miles from Hoboken; terms easy. Inquire at 83 Washington street.
C. L. ZIMMERMANN.

AN EXCEEDINGLY DESIRABLE AND PRODUCTIVE Farm, at New Brunswick, N. J., for sale very low. For full description see Herald of Saturday, and in New York Times of this date. C. G. PRATT, 32 Pine street, room No. 9.

BROOKLYN NEW HOUSES—PHILADELPHIA BRICK, brown stone trimmings, on Carlton avenue; three stories, 22 and 16 feet in front, 50 feet south from Green avenue; range, water closets, heaters, bathrooms, chandeliers, gas and in two story House gas fixtures. Apply to the owner, at Wm. B. Nicholls', 41 Pine street.

BROOKLYN PROPERTY FOR SALE.—THE NEW first class brown stone front House, three story, with basement and under cellar, with all the modern improvements, in a very desirable location, being a half minute's walk from the Sixth or Wall st. ferry. Can be seen in the afternoon. Apply on the premises, No. 123 Schermerhorn street, between Smith and Hoyt streets.

COUNTRY RESIDENCE FOR SALE—AT PLUSHING, L. I., one mile from railroad depot, seven miles from New York via Jackson avenue; large house and commodious barn, carriage house and ice house, with an abundance of fruit, shade, shrubbery, and fifteen acres of cultivated land. For particulars address box 38 Post office, Flushing.

CHAMBERS STREET.—THE DESIRABLY LOCATED House and Lot No. 9 Chambers street, is now offered for sale. Being within half a block of the City Hall and new Court House, it is considered an excellent opportunity for persons desiring to invest, as property in the vicinity is constantly improving. For particulars apply to Dr. JAS. R. CHILTON, 93 Prince street.

DESIRABLE PROPERTY FOR SALE.—PROPERTY on Fifty-fifth street, near Seventh avenue; No. 144 Cherry street; a large Yard, with Dock, in Greenpoint, and No. 73 Ryerson street, Brooklyn. Immediate possession given of 73 Ryerson street.
B. H. TAYLOR, No. 8 Pine street.

DESIRABLE INVESTMENT.—FOR SALE, SINGLY OR together, sixteen Lots, each 25 by 100 feet, on Hudson and River streets, Hoboken, contiguous to the residence of Edwin A. Stevens, Esq. These lots command a fine view of the Hudson river and Bay of New York, and are within 30 minutes of Wall street. For particulars apply to A. J. BLEECKER, SON & CO., No. 12 Pine street.

FARM FOR SALE IN DUTCHESS COUNTY.—A FARM of one hundred and seventy acres, within three miles of Poughkeepsie, on the Hackensack or old plank road to Fishkill. Said farm is in a high state of cultivation, has a brick mansion, large new barn, and all necessary outbuildings. If it should suit a purchaser, sixty or seventy acres, including buildings and orchards, would be sold at a reasonable price. Address C. J. Howell, Jr., box 150 Poughkeepsie Post office, or inquire upon the premises, of C. J. HOWELL, Jr.

FARM FOR SALE—IN WESTCHESTER COUNTY; about 2 acres; a good house, barn, outbuildings and orchard; about four miles from a station. Apply to B. T., 207 Waverley place, New York.

FOR SALE—SUITABLE FOR MANUFACTURERS OF any purpose, a three story brick Building; size 30 feet by 50 feet 6; marble trimmings, 16 feet ceilings, dry basement under ground, new, built by day work; situate in Brooklyn, five minutes' walk from Fulton ferry; price $10,000; half the amount to remain on mortgage.
B. MYERS, 56 John street, New York.

FOR SALE—TWO FOUR STORY ENGLISH BASEment Houses, brown stone fronts, in Thirty-fifth street, between Fourth and Lexington avenues. Apply at 251 and 253 Water street.

FOR SALE—TWO FOUR STORY BRICK HOUSES, substantially built, Nos. 15 and 17 Tompkins street. Houses 22 by 40 feet. No. 15 has an extension, and No. 17 a good brick stable on the rear of the lot. The lots are 25 by 100 feet deep. There is a separate alley way for each house, which makes the property desirable for the erection of rear buildings. They will be sold on reasonable terms, together or separately. Apply to JOHN F. SECORD, 333 Decatur street, or 326 Fifth street.

FOR SALE—THE DESIRABLE, VALUABLE PROPERty 282 and 284 Mulberry street, near St. Patrick's Cathedral, lots each 25x100, building good and rent well. Price low. Will be sold separately or together. Apply to HOMER MORGAN, No. 2 Pine street.

FOR SALE—SIX NEW HOUSES ON FIFTY-SECOND street, one on Lexington avenue, near Third street. Third avenue property, very desirable for investment. Also a very desirable Country Seat at Stamford. Apply to MATTHEW BYRNES, 95 East Thirty third street, or to VAN WINKLE & WINANS, 14 Pine street.

FOR SALE—TO CLOSE THE ESTATE OF THE LATE Samuel B. Ackerman, the five story marble front store, 19 Mercer street, 25x60 feet; the tenement house and stable, 149 Greene street, 25x100; the three vacant lots, 144 Greene street and 33 and 35 West Houston street, each 25 by 100 feet; also the three story dwelling house, 58 Tenth street, near Fifth avenue, at 35 by 100. The latter can be seen at any time after 1 o'clock P. M., by obtaining a permit from the undersigned. W. T. CUSHING, Executor, 99 East Houston st. ret.

FOR SALE—AT A BARGAIN, A FIRST CLASS FARM in Elizabeth, N. J., near Weatsecok, on the Railway road, about 100 acres. The land is in an excellent state of cultivation. The buildings consist of a two story stone house, 30 by 50 feet, a barn 30 by 100, carriage house, stable, corncrib and other outbuildings, all in good repair. There are five acres white oak and hickory wood land, and about eight acres salt meadow. As a stream of fresh water runs through nearly every lot on the farm. The water is good. First rate orchard of apples, pears and quinces, also cherries, strawberries and blackberries in abundance. It is very healthy and in every respect a splendid location, and is sold on account of the decease of the owner. It is within half a mile of two railroad depots, and 2½ miles from Elizabeth City. If application is made soon it will be sold at a great bargain, and on easy terms of payment. Apply to G. E. LIGHT, Agent Union Glass Works, 73 Hudson street, foot of Worth street, New York.

FOR SALE OR EXCHANGE.—THE THREE STORY high stoop and brown stone basement house, with subcellar and stable in the rear, with wide alley; suitable for any business, at 202 West Nineteenth street. Inquire of C. SCHUMANN, as above.

FOR SALE—A FOUR STORY BROWN STONE FRONT House, complete, with all modern improvements. Inquire of JAMES OWENS, on the premises, 102 East Thirty-fourth street.

FOR SALE—WITH OR WITHOUT THE FURNITURE, the three story high basement brick House, corner of Twenty-seventh street and Lexington avenue. Lot, full size; house, 25 by 60; is in first rate order; elegantly furnished, and has all the modern improvements. For particulars apply at 7 Lexington avenue, or to E. H. LUDLOW & CO., No. 5 Pine street.

FOR SALE—FOR $4,000, A BRICK THREE STORY and basement House, with gas fixtures, situated in Brooklyn, between Hoyt and Smith streets, near the cars, with water, gas, bath and sewer, and large yard all complete; title indisputable. $2,500 may remain for a term of years. Inquire of W. DUDLEY, 25 Cortlandt street, New York.

FOR SALE—A FARM OF TWENTY-NINE ACRES, ON the line of the Northern Railroad of New Jersey, about fifteen minutes walk from Hackensack Junction (Kelly's) station; fruits of all kinds in abundance; will be sold at a bargain. Apply to J. H. BRINKERHOFF, adjoining the premises, or to W. H. BRINKERHOFF, 737 Greenwich street, New York.

FOR SALE—AT A BARGAIN, HOUSE AND LOT No. 131 Thompson street; lot 22x100, house with additions 30x62; first floor (containing 20 rooms); gas, 2 bathrooms, hot and cold water. Inquire on the premises.

FOR SALE—FOUR HOUSES AND LOTS, 390, 392½ and 3 2 Broome street, and 161 Mulberry street, adjoining; also the modern four story brown stone House 48 West Forty-sixth street, between Fifth and Sixth avenues. Inquire at 383 Broome street, New York, from 10 A. M. to 1½ P. M.

FOR SALE—A VERY DESIRABLE THREE STORY high stoop Brick House on West Forty-eighth street, between Sixth and Seventh avenues; location good; price low; terms easy. For particulars apply to JAMES ROWE, 736 Third avenue, from 8 to 12 o'clock A. M.

FOR SALE—IN MELROSE, WESTCHESTER COUNTY, a plot of ground containing about four city lots, situated in close proximity to the Harlem Railroad depot, in an elevated position. For sale cheap for cash. For further particulars apply at 556 Broadway, second floor.

FOR SALE—ONE OF THE BEST FARMS ON LONG Island, 110 acres, fine buildings, abundance of fruit and water, $2,500 cash, balance on mortgage or city property. For particulars see plan.
G. SHEPLEY, 108 Orange street, Brooklyn.

FOR SALE—HIS THREE STORY AND HIGH BASEment brick House, with all the modern improvements, 342 West Thirty fifth street. Inquire on the premises, or at 227 Washington street.

FOR SALE—CHEAP, AN ELEGANT BROWN STONE House, on West Thirty fourth street, built for the owner's use; is in complete order, private stable, &c. Will be sold low for cash, or unfurnished; price $11,000. Apply to EDWIN W. GERBER, 54 William, corner Pine street, room 16.

FOR SALE—AT EAST HILL STONE, N. J., EIGHT miles by rail from New Brunswick, and about 30 cars from New York, a new two story House, place in front and rear, large stable, 1 acre; a desirable country seat, a pretty residence in the city. Apply to A. M. LYON, 23 Wall street.

SALES OF REAL ESTATE.

FOR SALE—TWO LOTS ON LEXINGTON AVENUE, between Fifty second and Fifty third streets. Apply to LOEW BROTHERS, 104 Avenue C, from 7 to 10 A. M. and from 6 to 7 P. M.

FOR SALE—TO CAPITALISTS—THE VALUABLE Piece of Ground on the northwest corner of Ninth avenue and Forty fourth street, consisting of three lots, 100 feet on Ninth avenue, and one hundred feet on Forty fourth street with a good Dwelling House on the corner lot. The above property will be sold on reasonable terms. A portion of the purchase money may remain on bond and mortgage if desired. Inquire of L. WEST, No. 3 Clinton place.

FOR SALE—AN ELEGANT ENGLISH BASEMENT House, on 31st street, near Madison, Murray Hill. Apply to HOMER MORGAN, No. 2 Pine street.

FOR SALE—THE FIVE FOUR STORY HOUSES, 335, 337, 39, 41, 43 West Twenty fifth street, between Eighth and Ninth avenues. They are handsome, substantial, with every modern improvement, gas chandeliers, range, hot water boiler, &c., and in first class order, and conform in appearance as a whole to the row yet remaining on one side. Apply on the premises, or at 119 West Thirty fourth street. Terms easy. Inquire at 37 West Thirty fifth street.

FOR SALE—ONE OF THE FINEST HOUSES IN THE Seventh ward, complete in every respect, and in perfect order. Price 6 ation. Will sell for $12,000 no less. Can be seen by applying to G. B. CURTIS, 508 Sixth avenue.

FOR SALE—A COMPLETE FOUR STORY BROWN stone House, with private stable, two full lots, extending through, within a few doors of Fifth avenue. Price $75,000. Will sell the house and lot for $55,500. Address Merchant, box 4,28 Post office.

FOR SALE—AT HARLEM, DESIRABLE HOUSES AND Lots; localities, prices and terms to suit purchasers. Fifty Houses to let. RANDELL & PORTER, Third avenue, between 125th and 126th streets.

FOR SALE—ON THE BANKS OF THE PASSAIC river, N. J., two acres of Land, having a most beautiful river front, within about one hour of the city by Erie Railroad. It is a delightful spot and in the neighborhood of beautiful improvements, also from twenty to sixty acres adjoining the above, very elegantly located, with improvements, &c. Inquire on the premises of JAMES SIMMONS, between Passaic and Paterson, or address Paterson, N. J. Sixty per cent can remain on mortgage.

FOR SALE—A FARM, OF 42¼ ACRES, SITUATED IN the State of New Jersey three miles from Hackensack Railroad depot, and fifteen miles from Hoboken. The buildings are in good order and sound in a good state of cultivation. Price $3,500. For information apply to ALBERT G. BOGART, 23 Barrow street, from 6 to 9 o'clock in the evening.

FOR SALE—A FARM IN WESTCHESTER COUNTY, containing 40 acres, within 15 minutes drive of the depot at White Plains. The farm is on a ridge of land commanding a view of Long Island Sound; is well supplied with fruit and suitably divided into wood, meadow and pasture land. The house and outbuildings are in first rate order. Two thirds of the purchase money can remain on mortgage. Apply to MILLS & COCHRAN, White Plains, or JOHN VANDERBILT, 24 Fulton street, New York.

FOR SALE—A COUNTRY RESIDENCE IN SOUTH Norwalk, Conn.; five minutes' walk from the depot; situated on a hill, commanding a view of the harbor and sound. House large and convenient; two acres of land, containing a succession of fine fruit trees, in their prime. For particulars inquire of A. THOMPSON, Bull's Head Bank, N. Y.; A. ARCHER, Bank of State of New York, or of BURR NASH, on the premises.

FOR SALE—THE DESIRABLE FOUR STORY BROWN stone front House, No. 129 West Forty-second street, between Fifth avenue and Sixth avenue. For particulars apply to M. DIEFENDORF, No. 9 Nassau street.

FOR SALE—BROWN STONE HOUSE AND LOT, OPPOSITE Stuyvesant square. Also, double Tenement Property, paying over 12 per cent, near New Canal street; a good investment. Also, vacant corner Lots in Brooklyn, well situated. J. EDWARD IRELAND, 63 Nassau street.

FOR SALE—A THREE STORY HIGH STOOP PHILADELphia brick Dwelling House, containing all the modern improvements. House, 21x50; lot, half the block. Location excellent. Apply to or address THORNDIKE SAUNDERS, 16 Wall street, room 24, between 10 and 12 A. M.

FOR SALE—A TWO STORY FRAME HOUSE, 20x40, IN good repair, Lot 25x100, No. 224 Ewen street, Williamsburg, 1.5 feet from Grand street. For terms apply on the premises, or at 125 Madison street, New York. Price $2,000.

FOR SALE—A PRETTY GOTHIC COTTAGE AT CLIFTON, Staten Island, and half an acre of land. Very reasonable. Price $7,500. Address, with offer, Clifton, Herald office.

FOR SALE—THE ENGLISH BASEMENT HOUSE, with all the modern improvements, No. 215½ West Twenty-sixth street, will be sold at the low price of $8,500; only $3,000 in cash required, the balance may remain on bond and mortgage. Can be seen between the hours of 2 and 4 o'clock P. M.

FOR SALE—THE FIRST CLASS AND HIGHLY FINished high stoop and basement, with under cellar, brick dwelling House, No. 60 West Twenty fifth street, one hundred and forty feet west of Sixth avenue. The house is twenty feet front by forty-four feet deep. It contains all the modern improvements, was built by the owner for his own use, by days' work, and is in all respects one of the most complete and substantially built houses in the city. For particulars apply to G. GOODWIN, No. 56 West Twenty-fifth street, or D. C. BACKUS, No. 102 Broadway, third floor, room No. 5.

FOR SALE—A TWO STORY BROWN STONE BASEment brick House, on Lee avenue, Williamsburg; bath, gas and connected with sewer. Price $3,800. Apply to or address Geo. Cantield, Herald office.

FOR SALE—AN EXTRA LARGE AND VALUABLE Corner, well located, near the Post office.
Also, two extra large Stores, west of Broadway and below Walker street.
Also, a single Store in Leonard street, near Broadway.
Also, two Lots, unimproved, in Walker street, near Broadway, and one in White street.
Apply to E. H. LUDLOW & CO., No. 5 Pine street.

FOR SALE—FIVE BROWN STONE STORES, IN THE Eighth avenue, corner Fifty-third street, a fine property for an investment, or will trade for part cash and city lots; also a brown stone House, 20x50 feet; three Stores and Basement on Fifty-third street; three brown stone four story Houses on Forty-seventh street, between Ninth and Tenth avenues; also, small Houses in other localities. Apply to S. W. CRONK, 746 Eighth avenue.

FOR SALE—THE FRAME BUILT COTTAGE, NO. 43 Prince street, Brooklyn, a few doors from Myrtle avenue, one and a half stories, seven rooms, gas and water; lot 19x90. Price $2,400; $800 of the amount can remain on bond and mortgage. Inquire on the premises.

FOR SALE—THE NEW TWO STORY, HIGH STOOP, modern built House, No. 181 East Fifty second street; house 18x32, lot 20x1 0.5 feet, with seven feet entry way on the side, suitable for a carriage house on the rear of the lot. Inquire of JOHN COAR, 38 Charlton street, in the evening.

FOR SALE—A FARM, OF 350 ACRES, IN SUFFOLK county, one fourth of a mile from the Long Island Railroad. Superior soil for grass and grain; 100 acres large growth oak, chestnut and hickory timber. Good buildings. Apply at the office of WEEKS & CO., 58 Wall street.

FOR SALE—CHEAP, HOUSE AND LEASE OF LOT 197 East Twenty first street, near Second avenue; brick House, two story, basement and cellar, with water, bath, gas and fixtures; a neat, quiet residence. Price $2,000, cash. Apply to E. H. BROWN, 121 Nassau street, from 1 to 3 P. M.

FOR SALE LOW—A THREE STORY PHILADELPHIA brick front House, with all the modern improvements; 61 Third street, near Second avenue. Inquire on the premises.

FOR SALE AT A BARGAIN—THE FIVE FOUR STORY Brick Houses Nos. 66, 68, 70, 72 and 74 East Thirty-second street, now rented to good paying tenants at the rate of 12 per cent. $10,000 can remain on mortgage. Apply to H. D. MILDEBERGER, 80 Chrystie street, from 9 to 10 A. M., or at 146 West Twenty fifth street after 5 o'clock P. M.

FOR SALE CHEAP—SEVERAL NEW BRICK PRIvate and Tenement Houses, with and without Stores, in the Nineteenth ward. Inquire of WILLIAM A. JUCH, First avenue, between Sixty-fifth and Sixty-sixth streets.

FOR SALE CHEAP—IN A FLOURISHING VILLAGE, on the Hudson river, within two and a half hours' ride of New York, a two story and attic Frame House and Lot; house 25x40, suitable for boarding. Also the Stock and Fixtures of a furniture and undertaking store, in the same place; will be sold low for cash. The reasons for selling. Apply to J. P. NELSON, 192 West street.

FOR SALE CHEAP—OR TO LEASE FOR A TERM OF years, in South Brooklyn, a handsome residence for either summer or winter; a large sized three story stone front House, thirteen rooms, pantries, subcellar, &c.; now occupied by the owner and in good condition; from 20 to 30 minutes from all the ferries by three lines of cars; house inclosed with six lots of ground, well fenced, and laid out in flower and vegetable gardens, with
FINE GRAPES, APPLES, PEARS AND SMALL SHRUBBERY.
CARRIAGE HOUSE AND STABLES
on rear.
The site commands a splendid view of bay and surrounding country; neighborhood good and perfectly healthy. To a genteel, careful family the place will be leased for $550 per year. One parcel of the grounds, with dwelling, for less.
For particulars apply to W. H. MITCHELL, 77 Cedar street, or L. A. BIGGS, 73 Nassau street, N. Y.

FOR SALE OR TO LET AT FORDHAM—A NEAT and convenient Cottage, and five Lots of Ground, stocked with choice fruit, in full bearing, eight minutes walk from depot on Harlem Railroad. Apply to JOSEPH S. JONES, 232 South street, New York, or to MR. BURLEY, Ticket Agent, Fordham.

FOR SALE OR TO LET—THE HOUSE 68 ST. MARK'S place; brown stone front; full size; lot 25x100; will be leased or sold at a bargain, and terms made easy. Apply to R. W. HOWES, at the Park Bank, No. 5 Beekman street.

FOR SALE OR TO RENT—WASHINGTON HALL, Saratoga Springs; the large private boarding house known as Washington Hall, containing accommodations for eighty guests. This house for a number of years past has been under the supervision of the late Mrs. M. P. Mason, and has been considered one of the most genteel boarding houses in Saratoga. It is pleasantly situated on Broadway, with attractive surroundings, and only a short distance from the Empire Spring. Furniture will be sold with the house if desired. Price low and terms easy. If not sold before the 25th of March, then it will be for rent. For further particulars apply to P. DURKEE, Esq., administrator, Saratoga Springs, or to WILLIAM S. HASCALL, Esq., office over the Broadway Bank, New York.

FOR SALE OR EXCHANGE—WESTERN LANDS, free and clear, near railroad. Inquire of A. L. NORTHROP, 15 Bond street.

FOR SALE OR EXCHANGE—A CHOICE GRAIN farm, of 200 acres, 20 of wood and timber, balance plough and meadow land, with two good dwelling houses, barns, &c., large apple orchards in full bearing. The farm is well watered and fenced, with a valuable mill or factory site, on a never failing stream; there are also some 25 to 30 acres winter grain, well seeded for meadow. The farm adjoins a populous village, which is the county seat, with all the county public buildings, post office, churches, railroad depot, &c.; good schools and hotels; a good market for all the products of the farm. This farm is 80 miles from New York, on the New Jersey Central Railroad; mails and New York papers daily. Price $25,000; one quarter cash or mortgage, balance in New York City or Brooklyn property, if not too heavily encumbered; tenement property will do if well rented. For further particulars address Samuel Perry, box 1,925 New York Post office, with real name and description and location of property to exchange. No communication considered except from principals. P. S.—Will include stock, farm utensils, horses, carriages, wagons, &c. Please of everything to carry on the business of the farm.

FOR SALE OR EXCHANGE FOR CITY PROPERTY—A beautiful Farm of 55 acres, eight miles from city, good buildings, choice fruit, and well watered. Also 120 choice lots in Brooklyn; all unincumbered. Apply at 435 Pearl street.

FOR SALE OR EXCHANGE—A LARGE HOUSE, nearly new and five acres of well fruited and beautifully laid out land; thirty one minutes from Forty second street by cars, and four minutes' walk from depot. Inquire of A. L. NORTHROP, 15 Bond street.

SALES OF REAL ESTATE.

FOR SALE OR EXCHANGE—150 ACRES TIMBER Land, in Cheyenne county, N. Y., adjoining one lot is a very good chopping lot, and the other portions are in same county, with one of the largest land mines in the county. Address Johnston, box 101 Herald office.

FACTORY IN BROOKLYN FOR SALE—A THREE story and basement Factory, adjacent to the Atlantic dock and Hamilton ferry, corner of Van Brunt and Pioneer streets, 50 feet front, 250 in depth; building 25x70 feet, 25 horse power, Boiler, &c., completely will be sold 70 feet front, close on estate. For further particulars, apply to L. ROSKA & CO., 48 Cedar street.

HOUSES FOR SALE—No. 3 Vandewater street. E. H. LUDLOW & CO., 5 Pine street.

HOUSES FOR SALE—No. 3 Vandewater street. Fifth avenue—Handsome Brown Stone Front Basement House, Murray Hill, in fine order.
Also in Twenty third street, opposite Fifth Avenue Hotel, first class House, 25x65 feet.
Also, opposite Madison square, an extra sized superior House, in Fourteenth street.
Also in Twenty ninth street, near Fifth avenue, an extra large and elegant House, built with great care and in fine order.
Also in Thirty second street, near Fifth avenue, four first class Houses, full size.
Apply as above.

HOUSES FOR SALE.—ONE IN CHARLTON STREET, one in Barrow street, one in Grove street, one in Cleveland place, Perry street; one in Warren place, Charles street; one in West Eighteenth street; all first class; one small House in Broome street, near Thompson. Apply at ROE & WILSON'S office 240 Varick street.

HOUSE FOR SALE—IN BROOKLYN; A BROWN stone front, three stories high and basement, 22.6x41.6; modern improvements; 195 Union street, near Clinton. Inquire on the premises or at 23 Old slip, up stairs. Terms easy.

LANDS.—TO ALL WANTING FARMS—LARGE AND thriving settlement of Vineland, mild climate, 30 miles south of Philadelphia by railroad; rich soil; produces large crops; twenty a re tracts, at from $15 to $20 per acre, payable within four years; good business openings; good society. Hundreds are settling and making improvements. Apply to CHAS. K. LANDIS, Postmaster, Vineland, Cumberland county, N. J. Letters answered. Papers containing full information will be sent free.

MILLS AND WATER POWER FOR SALE.—A FOUR engine Paper Mill, with copper dryers and a paste board machine, and a Grist Mill, with two run of stones, two Dwelling Houses and a Store House, with 25 Acres of Land, situated on the Passaic river, in Chatham, N. J., within half a mile of the depot of the Morris and Essex Railroad, and within 20 miles of New York; or a partner would be taken to purchase one-half of the paper mill would be sold separate. Apply to JOSIAH F. MUIR, Chatham, N. J., or to TAYLOR & GEOGHEGAN, 55 Leonard street, N. Y.

RARE CHANCE FOR MANUFACTURERS.—WATER Power for sale or rent; now ready for any kind of machinery. The building is of brick, with stone foundation, four stories high, 30x125 feet, overshot wheel all iron, will drive any machinery the building will hold, on a never failing stream; about 15 acres of land and houses to accommodate from 30 to 40 families; also, a good stockhouse; all in complete order and now ready for use; situated in the town of Cornwall, Orange county, 60 miles from New York, and within 20 minutes' drive of the dock on the Hudson river, and one half mile from the Erie Branch Railroad. Parties wanting water power and everything ready to put in machinery, will find it to their interest to examine this property. For further particulars apply to WM. DEPEW, 85 Cedar st., or to JOHN ORR & CO., Cornwall, Orange county, N. Y.

TWO NEW FOUR STORY AND BASEMENT BROWN stone front Tenement Houses, with modern improvements, will be sold cheap for cash. Address Owner, box 3,125 Post office, N. Y.

TO LET OR LEASE—THE FIVE STORY BUILDING, 394 Hudson street, 25 feet front, 90 feet deep, occupied for fifteen years as a furniture store; suitable for a carpet store or pianoforte factory. Possession immediate. To let entire or in part. Inquire on the premises, or of JOHN LLOYD & SONS, 15 Nassau street.

TENANT HOUSES AND STORES FOR SALE.—SIX new Stores and Tenant Houses for sale, separately or together, on the southerly side of Forty first street, between Ninth and Tenth avenues. Times of payment for any amount will be made to suit parties who can give security. Inquire of the owner, ELIAS G. BROWN, 192 Broadway, corner of John street.

TO EXCHANGE, SELL OR TO LET—A HANDSOME gentleman's Country Seat, with extra large house and barns. The house is handsomely frescoed and coat, with ground, $20,000. A liberal bargain will be made to purchasers. For particulars inquire of JOHN H. BIRD, 237 Broadway, rooms 17 and 18.

TO CAPITALISTS OR DEALERS IN PETROLEUM oil.—One of the largest and most valuable Oil Properties for sale, consisting in Oil Lands, Oil Wells, Engines, Tools, &c. The party owning the same must raise immediately twelve to fifteen thousand dollars. It is offered at one-fourth its estimated value for cash, or will hypothecate and pay good interest. None but principals need apply. Address box 4,907 Post office.

VALUABLE FARM FOR SALE OF ABOUT THIRTY-seven acres, situated in Godwinville, Bergen county, New Jersey, on the line of the Erie Railroad, one mile from the depot, five miles from the city of Paterson and twenty miles from New York. On said Farm is a good House, Barn and other outbuildings, and has fruit of various kinds, including two apple orchards in full bearing; on the farm are two splendid building sites, and it is well calculated to be divided into two small places. For sale at private sale before the 3d of March it will on that day be sold at public auction, at 12 o'clock, on the premises; should the above day prove stormy it will take place the next fair day. Ten per cent of the purchase money to be paid down, the balance on the 1st of April. For further particulars apply to WILLIAM MOTT, on the premises; SOLOMON MOTT, near the farm, or to J. A. MOTT, 62 West Tenth street, New York.

WILLIAMSBURG LOTS FOR SALE OR LEASE—400 on easy terms. Also several Houses. Apply to S. J. HUNT, 112 Fourth avenue, N. Y., or to C. FOWLER, agent, corner of Third and North Ninth streets, Williamsburg.

WANTED—ABOUT TWENTY ACRES OF LAND, within twenty miles of the city and on a railroad route; land without buildings preferred. Address W. T. Cushing, 99 East Houston st.

WANTED—TO PURCHASE FOR CASH, A NEAT three story Dwelling, of from $5,000 to $7,000, between Fourteenth and Forrith streets, on the west side of the city, in a good neighborhood. Must be without incumbrance and cheap. Address, with full particulars, L. M. N., box 214 Herald office.

WANTED TO PURCHASE—A SMALL EXTENSION lot 4 House and Lot, with all the modern improvements; if in the city or out of it, it must be of easy access to the cars; the title must be perfect and the property free of all incumbrances. Address, with full particulars and lowest money down price, Index, box 3,774 N. Y. Post office.

WANTED TO PURCHASE—A GOOD PLAIN MODern built three or four story high stoop brown stone front house, not less than 20 to 22 feet wide; location west 4th and Madison avenues, and Twenty-fifth and Forty-sixth streets. Apply to JEENS & WYANT, boys' clothing store, 323 Canal street.

WANTED—CAPITALISTS, TO JOIN THE OWNER OF a very desirable site in the erection of a first class, large and genteel Boarding House near Hotel Cleveland, Long Island; a beautiful village, near the city, and much needed at all seasons; to be ready for business by 1st June next. The location abounds with facilities for driving, boating, fishing, &c., and is pleasantly accessible within an hour. Apply at office No. 75 Liberty street.

WANTED—AN ELIGIBLY LOCATED AND CONVEniently arranged House. Price not to exceed $8,000, and terms to be easy. Address for three days, with full particulars, D. V., box 182 Herald office.

2 LOTS FOR SALE LOW—NORTH SIDE OF SIXTY-eighth street, 200 feet east of Fifth avenue; also, 8 Lots on the east side of Ninth avenue, between 110th and 111th streets on the grade, and now occupied as a garden. Apply to C. T. CATLIN, 25 William street, room 23, or address box 3,472 Post office.

$1,600—ON STATEN ISLAND—WILL BUY A NEW two story Cottage and three Lots of Ground; Eight rooms, cellar and basement; with pantries; also out buildings. Ten minutes' walk from the ferries. Address E. P., station E, New York.

$4,000 FOR THE ROSE HILL FARM, 75 ACRES, good buildings, one mile and a half north of Deer Park, L. I., including Stock, Tools and Furniture. JAS. FLAGLER, 156 Broadway, N. Y. in the hat store.

$6,000 ONLY FOR A FARM OF 184 ACRES, WELL located on Long Island, half improved, in good fruit, well watered, &c., with House, Barn and Outbuildings. Land is well adapted to the growth of all kinds of grain, early vegetables, fruit, &c., situated 3½ miles from depot, in a village where there are churches and schools, and five miles from steamboat landing. For particulars and to see map apply to A. SERGEANT, 15 Wall st.

$6,250.—THE TWO FOUR STORY ENGLISH basement Houses, Nos. 24 and 26 Mansfield place, West Fifty first street, nearly new, with all modern improvements; size 16x35; lot half the block; also a very desirable full Lot adjoining, with stable; will be sold cheap, together or separate. Apply to the owners, 207 Ninth avenue, or to ADRIAN H. MULLER, P. R. WILKINS & CO., No. 54½ Pine street.

LOAN OFFICES.

AT 56 NASSAU STREET—A. HONIGMAN, DIAMOND Broker, makes liberal advances on Diamonds, Watches, Jewelry, &c., or buys them at full value, at his private office, 56 Nassau street, room No. 2, up stairs. Business confidential.

AT NO. 8 CHAMBERS STREET—THE UTMOST VALUE paid for Diamonds, Watches, old Gold and Silver, either in gold coin or current funds. Persons having the above for sale will do better than at any other establishment in the city. JOS. E. ISAAC, No. 9 Chambers street.

AT 658 BROADWAY, CORNER OF BOND STREET, room No. 5—HENRY HYMAN procures advances of cash on Diamonds, watches, silver, and buys the same for cash; also on Watches, Silver Ware, Pianos and Personal Property.

AT 77—MONEY LIBERALLY ADVANCED ON DIAmonds, Watches, Jewelry, &c. Highest prices paid for old Gold and Silver. N. M.—Pawnbrokers' tickets bought for Diamonds, Watches, Jewelry, &c., at 77 Bleecker street, up stairs.

MONEY TO LEND ON DIAMONDS, WATCHES, JEWelry, Silver, Dry Goods and Personal Property of all descriptions. Articles to be redeemed at any time within one year. Private office entrance hall door. H. BARNARD, 21 Third avenue.

VERY LIBERAL ADVANCES MADE IN GOLD OR currency, upon diamonds (set or unset), watches, plate and camels' hair shawls, or direct purchases made at an extreme value. Business strictly confidential. B. W. PLUMB, Diamond Broker, 542 Broadway.

100 PRINCE STREET—PAWNBROKERS' TICKETS purchased. The highest price paid for tickets of diamonds, watches, jewelry, plate, city pawn shop, carpets, beds and bedding, or the same bought for cash at the highest value.

212.—PRECIOUS JEWELS, WATCHES, PLATE, &C. The highest possible price paid for articles of value. Diamonds, Watches, Plate, Jewelry, Pianos, Optical Instruments, &c., at private residence. Advances, &c. J. H. BARNEKOW, 212 Broadway, room 15, up stairs.

AMUSEMENTS.

LAURA KEENE'S THEATRE.
Sole Lessee and Manager ..... Miss Laura Keene
Doors open at 7; commence at 7½ o'clock.
TONIGHT AND EVERY NIGHT
Sixth week of the great American delineator of character,
MR. JOHN WOOD,
THE EMPEROR OF THE FRENCH
style of perfection in transatlantic comedy,
MISS LAURA KEENE
having departed all details to the management of
HER MAJESTY, THE
QUEEN OF COMEDY AND SONG,
defender of the faith in fun, &c.
The public is respectfully informed that the box book is now open for any evening during the week.
SPECIAL NOTICE.
In consequence of the great demand for seats, Miss Laura Keene has kindly yielded her right to the evening of Wednesday, Feb. 11, in favor of the Arion Society, which on that night will give a grand fancy ball.

NEW BOWERY THEATRE.
Sole Proprietor ..... Mr. J. W. Lingard
Last six nights of
Mr. E. EDDY.
TUESDAY EVENINGS, FEB. 10, grand revival of
DER FREISCHUTZ,
with all the grand effects, including the
SUPERB INCANTATION SCENE OF
the Seven Charmed Bullets, in
THE WOLF'S GLEN.
The beautiful drama of
MIANTINEO.
Mr. Eddy as Kasper and Miantineo.
Concludes with the drama of the
FOREST OF ROSENWOLD.

FOX'S OLD BOWERY THEATRE.
TWO NIGHTS MORE
OF
MR. G. L. FOX'S
COMIC PANTOMIME.
Owing