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 splendid building sites. The property consists of 20½ acres, a fine, stylish old mansion, the lawns of fourteen acres of lofty shade trees, native and imported, innumerable and of great variety; a garden tastefully designed and stocked with fruits and flowers; out buildings, including far "house, yacht-man's cottage, "frowning on a fine harbor," and a bowling alley. The situation has unequalled advantages for either a private residence or for speculation, having a bold shore on the Sound a mile in extent, two sides belted by creek and inlet, one side by the main road, the lands making the river gently slope either way so that every building to commande the views of the Sound and surrounding country. Two-thirds of the sites can have water fronts. The place is perfectly healthy, water excellent and air invigorating. Distance from the city 18 miles by 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 avoiding city taxes, 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 old residence in every particular and all its appointments. The present distance to railroad stations, two miles. When "Chatsworth" is made a station, now in contemplation (expect 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., 40 Broad street, Tuesdays, Thursdays and Saturdays, between twelve and two o'clock, where a map can be seen.
It not sold by the 28th inst., will be sold by James M. Miller. (See Auction Notice.)

A RARE CHANCE.—FOR SALE, THE HANDSOME three story brown stone front House, No. 94 Lexington avenue, near Twenty-second street, in good order with all modern improvements. For particulars inquire of THOS. E. GILHOOLY, 376 Pearl street.

A RARE CHANCE.—FOR SALE CHEAP—THOSE three two story, basement and sub-cellar frame Houses (new building) situated on Van Buren street, between Nostrand and Marcy avenues. Three minutes walk south from De Kalb avenue cars. Said houses are double-boarded and filled in, marble mantels, water, gas, &c. Apply on the premises, or of FOSTER A LOPER, No. 4 Sands street, Brooklyn.

AN UNEQUALLED OFFER.—TO RENT OR FOR SALE reasonable, 35 miles from New York, on the Harlem Railroad, a farm of 15 acres, with house (ten rooms), neatly furnished; barns, fruit, horses, new wagons, farm implements; one mile from depot; view magnificent; location healthy; no mosquitoes; rent, with use of everything, $360 per year; possession given immediately. Address Country Cottage, Herald office. Agents not answered.

AN ELEGANTLY FINISHED HOUSE, IN THE VICINITY of Bedford avenue and Fourth street, Brooklyn, E. D., for sale.—House three stories, high stoop and basement, brown stone, built by days' work and replete with all conveniences, hot and cold water, gas, hot air registers, frescoed and painted throughout, 18 feet deep, lot 100; cost $12,000; must be sold, as the owner leaves the city for New Orleans. Apply to A. H. WAGNER, Attorney, 15 Wall street.

A COUNTRY SEAT AT YONKERS FOR SALE.—Terms desirable; ample grounds covered with groves; ornamental and fruit trees; on the Hudson, unparalleled view; house brick, twenty rooms; modern improvements; carriage, ice and coachman's house; convenient to cars and boats, yet retired. Address J. J. L., box 112 Herald office.

A COUNTRY RESIDENCE AT KINGSBRIDGE FOR sale; one hour's ride by cars; eighteen Lots, fine house, stable and outhouses, all in complete order; also House and Lot near Central Park. For particulars apply to HENRY McLEAN, 1,246 Broadway.

A FIRST CLASS THREE STORY EXTENSION HOUSE in Williamsburg, with all modern improvements, very pleasantly located, near the ferries (terms very easy), for sale low or to exchange for a small country place near a depot, pleasantly located, within one hour of the city. Apply to LYON, 23 Cortlandt street.

A FARM WANTED—ON SHARES, BY AN ENGLISH farmer and market gardener, of several years experience in America. Address Share Farmer, box 102 Herald office.

AUCTION, AUCTION.—ALL PERSONS HAVING REAL Estate to sell may join with the advertiser, or mutual benefit, in getting up an attractive sale of Real Estate at auction, by addressing, for one week, Madison, Herald office.

A FIRST CLASS FARM AT NEW BRUNSWICK, N. J., for sale extremely cheap. For full particulars see New York Tribune, of this date.
C. G. PRATT, 32 Pine street, room No. 9.

A RARE CHANCE.—TWO MORE THAN FULL LOTS on Fifth avenue, fronting on Central Park, with a brick and frame House forty feet square, six stories high, not quite finished, and two finished Houses adjoining, making altogether a very large building, designed to have a deep verandah all around every story, commanding a beautiful prospect, overlooking the whole park, the entire city, the East and North rivers, Brooklyn, Staten Island, and all surrounding villages. This is one of the very best locations on the park, about equidistant from the North and South ends, and directly opposite the Skating Ponds and Ramble, desirable for a hotel, boarding school or any public institution, and would be sold low or leased for a long term of years at a bargain. Apply at 461 Broome street.

A FARM OF 106 ACRES, WITH GOOD BUILDINGS, for sale very cheap; thirty six miles from New York, on Long Island; fifty acres under cultivation, the rest wood land. Apply to A. S. DUNCOMB, No. 8 Pine street.

A MARKET FARM OF 11 ACRES FOR SALE OR EXchange for city property, located at Newtown, L. I.; also a Market Farm of 26 acres, at Jamaica. Also several small Country Places.
W. H. MITCHELL, 77 Cedar street.

A VILLAGE FARM, COULD BE LAID OUT IN LOTS, 29 acres, at Tappan Town, less than one hour from New York and eight minutes' walk from depot; fine fruits; might be traded. Price $6,500. W. H. MELICK, 407 Broadway.

A FARM ON LONG ISLAND, CONTAINING 170 ACRES, with new buildings; house seven rooms, barn, granary and other necessary buildings; 16 acres of grain well manured on the ground, and plenty of muck on the farm, three miles from Yaphank Station, for sale or for exchange for good city property or good business. Call at the north-east corner of Beekman and Pearl streets, between 10 and 3 o'clock.

A FIRST CLASS BROWN STONE HOUSE, 20X45, LOT 100 feet, for $7,000; also a $15,000 House, in Forty-second street, at a sacrifice; an English Basement for $5,000. Apply to J. W. STEVENS, Lumber Dealer, Broadway and Forty-seventh street, or at No. 30 Pine street, from 1 to 2 P. M.

BROOKLYN HOUSES FOR SALE—VIZ: TWO OF THE block of the three story Philadelphia brick first class Houses on the north side of Lafayette avenue, between Navy and Raymond streets, beautifully located, and near Fulton and Flatbush avenue cars. Price $6,500. Also, No. 257 State street, near Hoyt. Price, $3,500. Apply to E. H. NICHOLS, owner, 41 Pine street, New York.

BROOME STREET, NEAR BROADWAY, 461.—A LARGE Lot, 25x135, with a large, substantial brick Building, five stories high and 86 feet deep, will be sold or leased for ten years; might be altered into a store, tenement property or used for manufacturing purposes. Apply on the premises.

COUNTRY SEAT FOR SALE—SITUATED IN ORANGE, N. J., on the line of the Morris and Essex Railroad, fifty minutes' ride from the foot of Cortlandt street and five minutes' walk from the depot; comprises about six acres of ground in fine cultivation, and contains every requisite to make it one of the finest places now offering to the public. There are on the place a fine new house, carriage house and brewery, all in complete order; an abundance of fine fruit trees in full bearing, comprising dwarf pears, quince, plum, peach, cherry and apple trees; Falstaff raspberries, and splendid strawberry beds. The house is frame, containing thirteen rooms, nine of which are bedrooms; all large and airy. This is a splendid opportunity for those wishing a fine old place ready for immediate occupancy. Has been in possession of the present owner for seventeen years and will be sold cheap to close an estate; can be seen or address W. PATTERSON, No. 14 Front street, New York.

CENTRAL PARK LOTS—ONE ON BROADWAY, fourth lot from Fifty-ninth street; another on Seventy-ninth street; also, a Corner Lot, on Fifth avenue, near Eighty-sixth street, fronting the Park; will be sold right. Apply to W. BARNES, 461 Broome street.

COUNTRY RESIDENCE FOR SALE—AT FLUSHING, L. I., one mile from railroad depot; large house and commodious outbuildings, 15 acres of land and an abundance of choice fruit. Chaise and stable-boy. Price $15,000. For particulars address box 38 Post office, Flushing.

COUNTRY PLACE WANTED—TO PURCHASE OR hire, within an hour's ride of the city by rail or water, with from ten to forty acres. State terms and description. Apply to HOYT & CO., 45 Exchange place, New York.

CHEAP FOR CASH, OR EXCHANGE FOR DESIRABLE stocks or merchandise, a three story high stoop House on Forty-fourth street, near Sixth avenue; all the improvements; lot 20x100. J. W. BARTLETT, owner, 473 Broadway, up stairs.

DESIRABLE INVESTMENT.—FOR SALE, SINGLY OR together, six en bloc, each 25x100 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 thirty minutes of Wall street. For particulars apply to A. J. BLEECKER, SON & CO., 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, 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 156 Poughkeepsie Post office, or inquire upon the premises, of C. J. HOWELL, Jr.

FARM FOR SALE—ONE OF THE FINEST AND MOST beautifully located upon the Hudson river, two miles above the city of Hudson, commanding an extensive view of the river and surrounding country. From 50 to 150 acres of land. The buildings, possessing all the usable conveniences, are not surpassed in the county or Columbia. Apply to CHARLES WHITE, Hudson, N. Y.

FARM, AT HICKSVILLE, LONG ISLAND, TWENTY-six miles from New York, in a most desirable village, for sale; ten, twenty or forty acres of land, in good cultivation. For particulars call on or address JAMES COLE, 60 President street, South Brooklyn.

FOR SALE—THE VALUABLE FARM OWNED BY THE late John M. Wheeler, of the town of Northeast, Dutchess county, New York, consisting of 220 acres, under a high state of cultivation; 200 acres well adapted to tilling or grazing, and is a fine sheep or dairy farm; the remaining 20 acres valuable timber. The said farm is situated about half a mile from Coleman's station, Harlem railroad, with a good dwelling house, three barns, one new, with stables, carriage house, corn crib, milk house, with an excellent spring. The place has a great variety of choice fruit, and is unsurpassed for its natural attractions, having a beautiful stream of water winding through it in full view of the house, and more than one hundred shade trees recently planted along the highway. A portion of the farm is bordered by a large and pleasant lake. Eighty dollars per acre was offered for it ten years ago. Terms easy. For full particulars, call on or address E. WHEELER, care of George P. Rose & Co., No. 50 Nassau street, New York.

FOR SALE—PROPERTY 358 BROOME STREET, 141 Chrystie, 63 Rivington, 290 Seventh and 111 Broome streets. Also Bowery property. Apply to JAMES CARR, No. 4 Stanton street.

FOR SALE—TWO AND THREE STORY BRICK AND frame Buildings, on Seventy-eighth and Eighty-second streets, in the long improved part of Yorkville, at prices from $2,700 to $5,500. Apply to H. J. ARMSTRONG, in Seventy-eighth street, first house west of Third avenue.

FOR SALE—A LOT ON WEST FOURTEENTH STREET, size 25x100 feet. Also, the four story marble Building 23 Liberty street, between William and Nassau streets. Terms easy. Inquire of MARK LEVY, 23 Liberty street.

FOR SALE—HOUSES AND LOTS NOS. 80 FRANKLIN street and 407 Fourth street. Apply to J. SMITH DODGE, 90 East Seventeenth street.

FOR SALE AT A BARGAIN—A HANDSOME BROWN stone House, in West Thirty-fourth street, built for the owner's use; private staircase, &c., and in complete order. Will be sold furnished or unfurnished. Price $11,000. Apply to WM. W. HEBBERD, 54 William street, corner of Pine, room 18.

SALES OF REAL ESTATE.

FOR SALE—THE SMALL THREE STORY HOUSE, 132 East Thirteenth street, near Lexington avenue; neighborhood unexceptionable; has all the modern improvements. Price $4,000. Apply to J. T. YOUNG, 91 East Thirty-fifth street, or 2, Duane street.

FOR SALE—VALUABLE IMPROVED PROPERTY ON Eighth and Ninth avenues and Thirty-third and Thirty-fourth streets, in lots to suit purchasers. The managers of the New York Institute for the Blind offer at private sale the entire block between Eighth and Ninth avenues and Thirty-third and Thirty-fourth streets, excepting three lots on Thirty-third street, occupied by the church. The property offered comprises the entire front on the Eighth avenue, 197 feet 6 inches by 100 feet in depth, with the improvements thereon, admitted to be the most valuable and best improved front on the avenue; 12 vacant lots on Thirty-fourth street and 9 on Thirty-third street, adjoining the above; 12 lots on Thirty-third street and 12 on Thirty-fourth street, covered by a large and expensive marble building, which runs from street to street, and 8 vacant lots on the Ninth avenue, each 24 feet 8½ inches in width by 100 feet in depth (the entire front). The centre of the block in the crown of the streets, the ground falling each way to the avenues, in each of which there are sewers. Thirty-fourth street is 100 feet wide, and the improvements already made on the north side, opposite to the premises offered for sale, are of the first class, as are also those on the opposite side of Thirty-third street. For terms and particulars apply to GEORGE ALLEN, President of the Board, at the office of Charles N. Potter, Esq., 61 Wall street, between 12 M. and 2 P. M.

FOR SALE—A DESIRABLE PLOT OF GROUND, 67 by 75 feet, with three Dwelling Houses thereon, situated on Broome street, in the Tenth ward, in this city. Inquire of A. B. DOUGHTY, No. 6 Wall street, in the basement, from 12 to 1 o'clock.

FOR SALE—TWO FOUR STORY BRICK HOUSES, 114 and 116 East Twenty-eighth street, near Third avenue. Apply to H. LOLMAN, 307 Third avenue.

FOR SALE—A FARM OF 500 ACRES, BEAUTIFULLY located in the Genesee Valley, one mile from railroad, embracing flats and upland, well wooded and watered. Terms of payment liberal. For particular description apply to JNO. R. MURRAY, 60 Nassau street, or WM. CUSHING, Rotunda, Custom House.

FOR SALE—150 ACRES OF EARLY TRUCK LANDS, within 2½ hours of the city, lying on a railroad and convenient to water communication. Will be sold low. Inquire of CHARLES PARSONS, 226 Washington street.

FOR SALE—THE BROWN STONE ENGLISH BASEment House, 80 East Eighteenth street, opposite the Clarendon Hotel. This is a first class house, having all the improvements. Apply to BENEDICT & BOARDMAN, 128 Broadway.

FOR SALE—FIRST CLASS THREE STORY BRICK House with basement, No. 201 Montgomery street, Jersey City, near Van Vorst square; lot 20x100 feet, with gas and water on premises. Price $5,000. One half can remain on mortgage; location as a private residence unexceptionable. Apply to WALTER DURACK or JOSEPH A. BONNELL, 12 Cortlandt street, New York, or on the premises.

FOR SALE—A THREE STORY BRICK HOUSE, 133 East Thirteenth street; house 20 feet in 45; lot half the block; neighborhood unquestionable; half the purchase money can remain on mortgage.

FOR SALE—COUNTRY RESIDENCE, WITH FORTY acres fruit, shade, and every convenience; thirty miles from the city by rail; good water view; outhouses new and commodious; will exchange. Inquire of HOMER MORGAN, No. 2 Pine street.

FOR SALE—BROWN STONE FRONT HOUSE AND Lot, 73 West Thirty-first street; also Lot on south side of Fifty-fourth street, 275 feet east of Seventh avenue, 25 by 100; also three story frame, filled in with brick, House and Lot, northwest corner of Smith and Powers streets, Brooklyn, E. D. R. A. GAINES, 284 Pearl street.

FOR SALE—THE TWO HOUSES AND LOTS NOS. 49 and 51 West Twenty-second street; both houses have been newly plumbed and thoroughly overhauled and put in complete order. To be seen at any time during the day. Also the valuable Leasehold premises No. 15 East Twenty-ninth street, house 32 feet front, well built, in good order, and with all the modern improvements; ground 50 feet by half the block. To be seen from 1 till 3 o'clock P. M. A Stable can be had with these latter premises if desired; terms to suit purchasers. For further particulars inquire of THOS. C. SMITH & CO., No. 17 East Twenty-eighth street. Office hours from 8 till 11 o'clock A. M.

FOR SALE—A BEAUTIFUL GARDEN, FILLED WITH all kinds of fine fruits, twelve full lots, comfortable house, greenhouse, barn, stable and carriage house; fine view of the bay; only fifteen minutes from the ferry in Brooklyn. Price only $10,000. For further particulars apply at 16 Bond street, New York.

FOR SALE—HOUSE AND FULL LOT 32 DOUGLASS street, South Brooklyn, fifteen minutes from the ferry. Price $3,500. For further particulars apply at 16 Bond street, New York.

FOR SALE—THE FOUR STORY HIGH STOOP BRICK House and Lot, 25x103, No. 56 East Sixteenth street; price $12,500. The house has the modern improvements and is in good order. For permits to view the premises apply to E. H. LUDLOW & CO., No. 3 Pine street.

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

FOR SALE—TO FEEDMEN OR OTHERS.—A GOOD chance for investment or business. The property situated 166 East Twenty-fifth street, consisting of Feed Store and Stables, lot 25x100. Also a Feed Wagon. For terms apply to A. COWEN, 673 Sixth avenue.

FOR SALE—A COUNTRY RESIDENCE OF UNCOMmon attraction on the east side of Central Bridge House, nearly new, 400 feet on the avenue; can be divided to suit purchasers. Inquire of E. M. NEWBOULD, corner of Water and Moore streets, or B. D. LE FEVRE, 170 Fulton street.

FOR SALE—17 ACRES OF LOTS, WITH VALUABLE water and railroad frontage, in Brooklyn, for $25,000, worth $50,000; cash down $3,000. An old House, 12 rooms, Eighty-sixth street, Yorkville, with two extra large lots of ground, shade trees, &c., only $4,000; terms easy. Apply at 300 Broadway, room 16.

FOR SALE—HOUSE AND LOT 63 FIRST STREET, $5,000; 253 and 254 Broome street, $12,000; 67 First, $5,000; 158 Houston, $5,500; 79 East 51st, $7,000; 24 Rivington, two Houses and Lot, $8,000; 240 East 9th, $8,000; 382 East 20th, $7,000; 77 East 40th, $5,000; 242 Broome, $7,000; 172, 178 First avenue, $9,000; 189 East 23d, $6,000; 205 and 207 West 30th, $8,000; 200 East Broadway (bough to 139 division, $17,000; 217 Bowery, $30,000; No. 5 Vandewater, $12,000; valuable Lease Property No. 3 Canal and 167 and 167½ Division, New York; 50 and 52 First street, $4,250, near the ferry, Williamsburg. Apply from 12 to 3 to J. H. DOUGHTY, Real Estate Agency, 163 Bowery, N. Y. Persons having property to sell or wishing to purchase, or wishing to sell at auction, please apply.

FOR SALE—1,000 ACRES OF GOOD FARMING LAND, in one tract, in Suffolk county, L. I.; the railroad passes through it. The above includes a fine Farm of 100 acres under cultivation with good buildings; the principal part of the growth of timber, having been recently killed by fire, it will now be offered entire to a party for the purpose of cultivation at a very low price. Apply at the office of WEEKS & CO., 58 Wall street, N. Y.

FOR SALE—ON FAVORABLE TERMS, THE LEASE and improvements on property 40 and 42 Spring street, New York. Apply to GEORGE SKIDMORE, 16 Nassau street. Office hours from 10 to 1 o'clock.

FOR SALE—HOUSE 302 WEST 34TH STREET, THREE stories and basement, brown stone, high stoop; all modern improvements and in excellent order; finished by days' work for the owner. House 162 West 38th street, English basement, four stories, brick; house 16 Sixth, House No. 2 Carroll place, Brooklyn, three stories, brick, in excellent order, near Carroll Park. Unless sold previously at private sale these houses will be sold at auction on Tuesday, 24th instant, at the Merchants' Exchange. Apply to AUGUSTUS TABER, 713 Water street, or to A. H. MULLER, No. 5½ Pine street.

FOR SALE—A THREE STORY AND BASEMENT brick House, in a first class neighborhood; has all the modern improvements; Jefferson street, near Concord, Brooklyn; $4,000; $2,000 can remain. Apply to PHELPS & GRAHAM, corner of Myrtle and Kent avenues, Brooklyn.

FOR SALE—IN THE VILLAGE OF LAFAYETTE, about one mile from Jersey City ferry, cars pass the door every 20 minutes, a two story brick double House, with barn and eight lots of ground attached, well set with fruit and ornamental trees; possession immediately. Apply to JAMES S. NOYES, corner of Pavonia avenue and Erie street, Jersey City.

FOR SALE—94 AND 96 HAMILTON STREET, BROOKlyn, two three story brick Houses, in perfect order, newly painted and papered throughout. They are complete, substantial houses, suitable for those desiring to own a pleasant home, making a cheap rent. Location unsurpassed, being the next street to Clinton avenue. Size 20 by 40. Terms very easy. Inquire on the premises, or at No. 9 Warren street, N. Y., up stairs.

FOR SALE—A FARM OF 126 ACRES, SITUATED IN the town of Canaan, Columbia county, N. Y., three miles from Canaan Four Corners' station, Western Railroad, and six miles from New Lebanon Springs; 30 acres of woodland; good fruit, well watered by springs; fair outbuildings. Stock sold with the place if required. Price $5,000. Terms easy. Apply to T. THWING, the owner, on the premises, or to B. W. THWING, corner of Broad and Wall streets, N. Y.

FOR SALE—DESIRABLE COUNTRY RESIDENCE and Farm at White Plains, Westchester county, consisting of twenty-five acres of excellent land in perfect order, with first class improvements, well located on the main thoroughfare across the county, one and three-quarter miles from railroad station (access at all hours of the day); a fine summer or winter residence, and will be sold upon accommodating terms. D. WARNER, 34½ Pine street.

FOR SALE—A LARGE COTTAGE HOUSE ON CASTLETON Hill, Staten Island, with 2½ acres, well improved, unsurpassed for health. Good neighborhood. JOHN W. McGUIRE, 1,261 Broadway, or S. C. SCHENCK, 39 Nassau street.

FOR SALE—A FIRST CLASS BRICK HOUSE, THREE stories and basement, with high stoop, pleasantly situated at 124 East Fifty-third street, and containing all the modern improvements. Terms easy. For full particulars inquire of J. H. CAIN & CO., 218 Fulton street.

FOR SALE—FORTY LOTS, OR TWELVE ACRES, IN the Eighteenth ward, Brooklyn, desirably situated on Metropolitan avenue and vicinity, with water power, suitable for chemical, saw or other manufacturers. Apply to S. B. CHAPMAN, or ORRELL & DALTON, 17 Nassau street.

FOR SALE—THE THREE STORY BRICK DWELLING, 45 East Twenty-eighth street, 22 feet front, built by day's work, in perfect order. Price $10,500; $6,500 can remain. Apply to H. H. RICE, 41 Chambers street.

FOR SALE—THE FIRST CLASS TENEMENT HOUSE No. 78 West Thirty third street, with a Frame House in the rear. This house is one hundred and fifty feet west of Sixth avenue, in a good part of the city for business. It will be a good investment for capitalists. Inquire at 139 East Twenty-third street. THOMAS MURRAY.

FOR SALE—THE FIRST CLASS THREE STORY AND basement brick House and lot, 174 Eldridge street, finished in the best manner throughout, with all the modern improvements. Lot 24x85½; House 21x45. Will be sold cheap and terms to suit. Apply to ROBERT M. FIELD, 146 Eldridge street, or to WM. A. MORRISON, 383 Broadway.

FOR SALE—NO. 85 WHITE STREET, A FEW DOORS east of Mr. Astor's, two splendid Stores, corner of Broadway and White street; lot 25.6x102 feet. Apply to FITTON & JONES, 25 Wall street.

FOR SALE—A NEW FIRST CLASS 2½ STORY COTtage House, with the Furniture. It contains eleven rooms, and is pleasantly situated in Portland avenue, second house north from Fulton avenue, Brooklyn. This property will be sold low, as the owner intends visiting Europe. Apply to M. A. DIETZ, 132 William street, near Fulton.

FOR SALE—THE HANDSOME TWO STORY BASEment and under cellar House and Lot situated on 124 street, first brick house east from Third avenue; very convenient, pleasantly located. Terms easy. Inquire on the premises, or of A. DOUGLAS, 54 Chatham street.

FOR SALE—THE THREE STORY AND HIGH BASEment gentleel dwelling House, 196 West Twenty-third street, between the Seventh and Eighth avenues; hot and cold water, tubs, water closets, bath, four wash basins, vestibule doors and all modern improvements. Price $6,250; only $900 cash required. Inquire of SOLON D. HULL, 18 Wall street, or on the premises.

SALES OF REAL ESTATE.

FOR SALE—A COUNTRY SEAT ON THE HUDSON river, opposite Hyde Park and Rhinebeck; about 100 acres; has a river on one side; three thousand feet, embracing a building site with river and mountain views; the house of stone and brick, adapted for winter and summer; outbuildings at the gate; greenhouse, hot and cold; grapery; garden laid out by the late Mr. Downing; abundance of fruit, large and small; the avenues, lawn and shade trees unsurpassed; 3 miles from a station where all the trains and steamboats stop; there is a small dock for the landing of coal or lumber; the beauty of the place, the roads and agreeable neighborhood render it a desirable residence for a gentleman of taste. Apply to HOMER MORGAN, No. 2 Pine street. A large part of the purchase money can remain on bond and mortgage if desired.

FOR SALE AT FORDHAM—SIX BUILDING PLOTS, each 50x125 feet, fronting on three avenues; will be sold cheap for cash. Apply to JAMES B. KAFR, 287 Pearl street.

FOR SALE IN BROOKLYN—FOUR NEW TWO STORY basement and sub-cellar Houses, with modern improvements; situated on Bedford avenue, corner of Willoughby; good neighborhood, and less than one block from Myrtle avenue cars. Price $3,000. Also, one for $2,900. Inquire of WM. MARTIN, on the premises, or of ALEXANDER UNDERHILL, corner Bedford and Park avenues.

FOR SALE IN BROOKLYN.—A BLOCK OF GROUND containing forty lots, convenient to the Erie basin and Atlantic docks, suitable for manufacturing purposes, oil or naval store yards. Will be sold cheap. Apply to F. W. KENT, GEN. 181 William street, New York, up stairs, or W. M. STONE, 264 Bergen street, Brooklyn.

FOR SALE IN JERSEY CITY—HOUSE AND TWO adjoining, opposite Van Vorst Park, on the corner, first class, brown stone front. Also House and Lot No. 12 Henderson place, 44 Sussex street, 214 Grand street, 143, 145, 222 and 224 York street, 134 and 136 Grove street, 72 Canal street, 114 Mercer street, 188 and 224 Montgomery street, 289 and 356 South Fourth street, 213 and 249 South Third street, 282 and 284 South Second street, 209, 211 and 281 South Seventh street, 100, 102 and 111 Coles street, &c., &c. Also several Stores, &c. Lots for first class residences. Also Lots in the best places in the city for stores, factories, &c. Also a large and commodious first class Residence, or for first class high price boarding house, on Bergen Heights, furnished in rich style; it contains sixteen to eighteen rooms, and is on the Bergen railroad, one and a half miles from New York; would exchange for a smaller place. First class Houses and Lots for sale in Hudson City, South Bergen, &c., &c. Lafayette Farms of all sizes for sale or exchange. Stores and Dwellings in all parts of the city to let. Inquire of EVAN JONES, 57 Montgomery street, Jersey City.

FOR SALE IN WESTCHESTER COUNTY—120½ ACRES good Land, good house, Outbuildings new, plenty Fruit, very healthy, churches, schools, &c., convenient, one mile west of Harrison's Corners station, on the Harlem Railroad, 33 miles from Dobbs' Ferry and 24 miles from the city; a rare chance for a person in want of a good farm. Apply to W. R. HASKINS, 682 Eighth avenue, in the coal office.

FOR SALE CHEAP—IN MONMOUTH COUNTY, N. J., two Farms—No. 1 containing 250 acres, in good state of cultivation, with good buildings and fencing, all in first rate order, with 8,000 peach trees, and 20 acres of cranberry land (part in bearing), with 25 acres of wood land; No. 2 containing 40 acres, in good state of cultivation, with good buildings and fencing, with plenty of good fruit, and 10 acres of cranberry land (part in bearing). Both of the above farms have good water; very healthy location; two-thirds of the purchase money can remain on the property. Persons wishing farms will do well to call, as the owner is going into other business. Apply to JOHN H. WELSH, 271 Greenwich st., New York.

FOR SALE CHEAP OR EXCHANGE—FOUR LOTS, beautifully located on Fifty-seventh street, between First avenue and avenue A, 80 feet front by 128 feet deep—100 feet street. Exchange for a small house, well located.
G. FOUNTAIN, 70 East Twenty-fifth street.

FOR SALE CHEAP OR EXCHANGE FOR A SMALL house—A four story, basement and cellar House, 20 by 46 feet, lot half the block; good location and built in the best manner. Inquire of G. FOUNTAIN, 185 East Twentieth street.

FOR SALE OR EXCHANGE—FOR BOOTS AND SHOES or Dry Goods, two Cottages, with about one acre of Land to each, in the beautiful village of Albion, county town of Orleans, New York. Will be sold a bargain. Address 265 Eighth avenue, New York. O. DONINGTON.

FOR SALE OR EXCHANGE—A FINE STAND FOR Business; 15 miles from the city; 4½ acres; large house and outbuildings; five workshops, rented. Apply for owner at GRINNELL, GODDARD & CO.'S, 23 Maiden lane.

FOR SALE OR EXCHANGE—A COUNTRY RESIDence; also, a Farm of 17 acres, at Jamaica, L. I.; four brown stone Houses, Second avenue, between Twenty-ninth and Thirtieth streets. Frame House, in Dean street, Brooklyn. GEO. SKIDMORE, office 16 Nassau street; hours 10 to 1 o'clock.

FOR SALE OR EXCHANGE—A FINE NEW HOTEL at Staten Island, eligibly located near a principal landing, substantially and handsomely built, has 64 rooms, one assembly and dining rooms. A desirable property for investment. Will be sold at a bargain. Address box 3,751 Post office, New York.

FOR SALE OR EXCHANGE—AT TARRYTOWN, ON the Hudson, a House, containing eleven rooms, in good order, and two acres of land; view of river unsurpassed. Apply to or address J. VAN RIPER, 72 West Warren street, Brooklyn.

FOR SALE OR EXCHANGE—TWO HUNDRED ACRES fine rolling Prairie Lands, situated on the Central Railroad, thirty-four miles from Chicago, Illinois; will be sold or exchanged for a city or country residence; the balance or difference, if any, will be paid in bonds or cash. Address or inquire of Mr. BRITTON, 25 Bond street.

FOR SALE OR EXCHANGE—A SMALL FARM OF about ten acres, with Dwelling House, barn, &c., in Marlboro, Ulster county, on the Newburg road. Will be sold cheap or exchanged for property in New York or Brooklyn. Apply to A. F. WEEKS, 264 Water street, N. Y.

FOR SALE OR EXCHANGED FOR A COUNTRY Place—First mortgage Bonds of the Logan County Mining and Manufacturing Co., bearing six per cent interest, well secured and interest promptly paid. Address box 5,141 Post office, New York.

FOR SALE OR EXCHANGE FOR CITY PROPERTY—One of the best locations, with commodious Buildings, for a Country Store, on Long Island. The owner can be seen for three days at 224 Front street, N. Y., from 12 to 1 o'clock P. M., Feb. 17, 1863, inclusive.

FOR SALE OR EXCHANGE FOR CITY PROPERTY—One of the best Farms in Orange county, 2½ miles west of Newburg, containing 147 acres of land, in a high state of cultivation; good buildings, well watered and plenty of fruit.
J. JACKS & SON, 64 Ninth avenue.

FOR SALE OR EXCHANGE FOR CITY, BROOKLYN, or farm property, a water power Mill, on a never failing stream near the city, easy of access, doing a good business. To manufacturers or machine millers it offers rare inducements. Address J. W. B., Herald office.

FOR SALE OR TO LET—IN SOME OF THE LEADING avenues in East Brooklyn, several Dwellings, with all modern improvements, gas and gas fixtures, baths, with hot and cold water. Rents from $340 to $250. Cars pass within half a block of the buildings every five minutes. Inquire of P. F. O'BRIEN, builder, at his carpenter shop, Skillman street, between Myrtle and Park avenues.

FOR SALE OR TO LET—A COUNTRY SEAT, CONTAINing 1½ acres land, pleasantly located on the bank of the Hudson, at Nyack, 30 miles from New York; possession given immediately. Apply to WM. VOORHIS, Nyack.

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, No. 229 South street, New York, or Mr. HURLEY, ticket agent, Fordham.

FOR SALE OR TO LET—AT WOODSIDE, L. I., 18 OR 20 acres of Land, six minutes' ride from Hunter's Point ferry, on Long Island Railroad, or two miles from Jackson avenue. Inquire at Woodside's depot, or 71 Reade street, up stairs, N. Y.

FOR SALE OR TO LET—IN DE KALB AVENUE, Brooklyn, between Bedford avenue and Skillman street, two neat two story brick Houses, with courtyards in front and modern improvements. Apply to BADEAU, LOCKWOOD & CO., 227 Washington street, N. Y.

FOR SALE OR TO LET—103 EAST THIRTY-THIRD street, a five story Building, 27x75 feet, together with a fifteen horse engine and boiler, planing and moulding mills, tenon and mortise machines, circular saws, &c., with large yard room, well adapted for various kinds of manufacturing purposes. Will be sold with or without machinery. Inquire of JAMES OWENS, 102 East Thirty-fourth street.

FOR SALE OR TO LET—THE THREE STORY MOdern built House No. 54 South Fourth street, Brooklyn, E. D., within few minutes' walk of the Roosevelt street ferry; water, gas, &c., in the house, chandeliers in parlors, with the house. Inquire of A. JOURNEAY, No. 9 Pine street.

FOR SALE OR TO LET—THE FIVE FOUR STORY Houses, 335, 337, 339, 341 and 343 West Thirty-fifth street, between Eighth and Ninth avenues. They are handsomely finished, with every modern improvement; gas, chandeliers, &c. Two of the above are to let. If sold, a large portion of the money can remain. Also the neat three story House, 119 West Thirty-fourth street; terms easy. Can be seen at any time. Inquire at 337 West Thirty-fifth street.

FOR SALE OR TO LEASE—FOR THREE YEARS, THE Farm of the late James F. O'Rourke, at Irvington, near Newark, N. J., containing sixty-eight acres, divided into pasture, meadow and woodland, under good cultivation. A good supply of fruit, a large dwelling of sixteen rooms, and all the necessary outbuildings. Location high, one mile from Seaton Hall College. Churches, schools, &c. Apply to DOMINICK GERARD, corner of Pearl and John streets; also to JOHN R. SIMPSON, 25 Chatham street, where all particulars may be obtained.

FOR SALE OR TO LEASE—TWO SQUARES OF Ground, each containing 12 lots, bounded by South and Front streets, Gouverneur slip and the East river. Upon one of the squares fronting the water are three substantial Stores, and the entire premises possess superior advantages for the construction of manufactories and storage buildings, by reason of their immediate proximity to the river and centre of business. Apply to HENRY BERGH, 172 Fifth avenue.

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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 February 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.

GREENWOOD LOTS FOR SALE—ENCLOSED WITH neat iron railing, in good situations. Address box 2,012 Post office.

GREAT BARGAIN.—FOR SALE, A TANNERY, STEAM Saw Mill and Storehouse, situated on the Chenango canal, in the village of Norwich, Chenango county, New York. Application may be made to WM. A. BIGELOW, 40 Cortlandt st., New York, or to R. JOHNSON, Norwich, N. Y.

HOUSES FOR SALE—ONE IN WEST EIGHTEENTH street; one in Barrow street; one in Charlton street; one in Warren place, Charles street. All first class. Also one in Spring street; one in Broome street, near Thompson. Apply