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 300 acres, a fine, stylish old mansion, in a lawn 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 farm house, yachtman's cottage, "fronting 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, five sides belted by creek and inlet, one side by the main road; the lands tracing the rivers gently slope either way, so that every building site commands fine 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 regal 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 (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., 40 Broad street, Tuesdays, Thursdays and Saturdays, between twelve and two o'clock, where a map can be seen.

If not sold by the 25th inst., will be sold by James M. Miller. (See Auction Notice.)

A RARE CHANCE.—FOR SALE, A THREE STORY and basement brick House, containing all modern conveniences; lot 21x100.5. Price low. Apply at 13 avenue C, between 8 and 9 A. M. and 5 and 6 P. M.

AT PUBLIC AUCTION—AN ELEGANT RESIDENCE, on Clinton avenue, west side, third door north of Atlantic avenue. The property consists of a new house, 36x40, heated by steam and all the modern improvements; a stable accommodating three horses and two cows, and four lots of ground laid out with choice fruit; a fine view of the bay, Staten Island and Jersey; accessible from all the ferries, thirty minutes from the Merchants' Exchange, New York. The property can be viewed any day before 10 A. M. or after 4 P. M. For bills and full particulars inquire of LEWIS REACH, 94 Wall street. Sale to take place Thursday, Feb. 26, at 12 M. See sales in auction column.

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 BARGAIN.—THREE NEW FRAME COTTAGES, with all conveniences, on the southerly side of Van Buren street, Brooklyn, 500 feet east of Nostrand avenue, three minutes' walk from DeKalb avenue cars; terms easy; small prices, $1,800. Apply to EDWARDS, owner, on the premises.

A BARGAIN.—THE TWO FOUR STORY ENGLISH basement Houses, Nos. 24 A 25 Mansfield place, West Fifty-first street, with all modern improvements; size 16x50; lot half the block. Price $6,000. Also, a very desirable full Lot adjoining, with Stable, price $3,000. Will be sold together or separate. Apply to the owners, 597 Ninth avenue, or to B. H. TAYLOR, No. 8 Pine street.

A CHANCE FOR CAPITALISTS.—FOR SALE, ONE OF the best improved corners on Third avenue, consisting of six Brick Houses, built in a superior manner and most conveniently arranged for respectable families. Those wishing a safe and profitable investment can find none better than this. Apply to JOSEPH McGUIRE, 63 Third avenue, between the hours of 9 and 12 A. M.

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. 58 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 SBA GOING SHIP WANTED—STAUNCH AND FIT for transporting petroleum; in exchange for a farm in Ohio or Michigan, at the head of Lake Erie; good paying stocks and cash. Address C., box 4,907 Post office.

A GOOD INVESTMENT.—FOR SALE, THREE GOOD Tenement Houses, brick and brown stone fronts, situated between Thirtieth and Thirty-fifth streets, near Second avenue, well rented to respectable families. Inquire of BLESSON & BOLRATH, 430 East Tenth street.

A VERY DESIRABLE LEASEHOLD PROPERTY ON East Broadway, for sale low; it is well rented and in an improving neighborhood; desirable for an investment.

CHAS. E. MILLS, 34 Cedar street.

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

AS I LEAVE FOR EUROPE 28TH, I WILL SELL at a very great bargain for cash, or exchange for merchandise, my nearly new three story House, well located, near ferries in Brooklyn, in perfect order; all improvements. Present tenant desires another year lease. Address box 283 Post office, New York; if inducement offered will call forthwith.

AN EXCELLENT CHANCE FOR A PERSON WISHING to keep a horse and wagon.—For sale a new two story high stoop House, 181 East Fifty-second street, with carriage way on side; house 18x32 feet, lot 25x100 feet; excellent neighborhood; price only $5,500. Inquire of JOHN CARR, 38 Charlton street.

A NEW FIRST CLASS THREE STORY HIGH STOOP brown stone House for sale cheap, with all the modern improvements; finished in the best manner; in a fine neighborhood. Price only $8,000. Inquire on the premises, 158 East Forty-ninth street, between ten and five o'clock.

BROOKLYN HOUSES FOR SALE.—THE THREE STORY basement and sub-cellar brick House No. 184 Carlton avenue, house 20x40, lot 100 feet, in an unexceptionable neighborhood, has all the modern improvements, is in good order, and will be sold at a bargain; also the three story brick House and Lot No. 77 Lafayette avenue, similar to the above. Inquire of S. W. BURTIS & CO., 136 Myrtle avenue, Brooklyn, or A. BURTIS, 12 Barclay street, N. Y.

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 $6,000. Also, a very desirable full Lot, on Bergen street, near Hoyt. Price, $3,500. Apply to E. H. NICHOLS, owner, 41 Pine street, New York.

BROOKLYN HOUSE FOR SALE.—THREE STORY AND basement, Philadelphia brick House, with modern improvements, lot 21x132, on East Baltic street, between Carlton and Vanderbilt avenues, two minutes walk from Flatbush avenue cars. Apply to GEO. G. WILLIAMS, 25 Park row, N. Y., up stairs.

COUNTRY RESIDENCE FOR SALE—AT FLUSHING, L. I., one mile from railroad depot; large house and commodious outbuildings, 13 acres of land and an abundance of choice fruit, shade and shrubbery. Price $15,000. For particulars address box 38 Post office, Flushing.

COUNTRY RESIDENCE FOR SALE OR EXCHANGE—At Glenville, Conn., large house and ten acres of ground, tastefully laid out, fine lawn, garden, &c., excellent outbuildings; all in best of order. For particulars apply to R. H. LUDLOW & CO., No. 3 Pine street.

COUNTRY RESIDENCE OR FARM FOR SALE—OF 25 acres, with House, 8 rooms, barn and outbuildings, also, a good fruit bearing orchard, in Westchester county. Apply to Mr. TRIPP, 100 Waverley place, N. Y.

CENTRAL PARK LOTS.—SHERIFF'S SALE, UNDER foreclosure, on the 24th inst., at 12 o'clock, at the Merchants' Exchange salesroom, 111 Broadway, four splendid Central Park Lots on Sixty-fourth and Sixty-fifth streets, between Madison and Fifth avenues, 425 feet east of Fifth avenue. Sale peremptory. Title perfect.

CHARLES E. MILLS,
CHARLES E. MILLS,
REAL ESTATE AND INSURANCE BROKER,
REAL ESTATE AND INSURANCE BROKER,
OFFICE 34 CEDAR STREET,
OFFICE 34 CEDAR STREET,

would respectfully solicit from owners Sales of Real Estate on commission. Houses rented and rents collected. Insurance procured in best companies.

CHEAP.—TO BE SOLD, NO. 79 EAST TWENTY-SIXTH street, a first class, nearly new, high stoop brown stone House, fifty-five feet deep, with all improvements and in perfect order; gas fixtures throughout; only seen by permit.

J. W. BARTLETT, owner, 473 Broadway, up stairs.

CENTRAL PARK LOTS FOR SALE—NORTH SIDE OF Sixty-third street, between Broadway and Eighth avenue, distance 350 feet from the Park, three full Lots, level with the grade. Also four Lots, including the corner on the northwest corner of Eleventh avenue and Forty-eighth st., with two story House and Stables, now used as a rectifying distillery. Apply to JOSEPH McGUIRE, 63 Third avenue, between 9 and 12 A. M.

DESIRABLE INVESTMENT.—THREE STORY FRAME House in One Hundred and Twenty-fourth street, between Sixth and Seventh avenues. Also, a three story brick House in Bank street, modern improvements; in good order; sold at a bargain. Inquire of C. W. PALMER, 363 Canal st.

DESIRABLE REAL ESTATE FOR SALE, IN BROOKlyn, to close an estate.—4 Lots on the north side of Montague street, directly opposite the Academy of Music, suitable for any business purpose; 1 do. south side of Remsen street, between Clinton and Court streets; 7 do. southwest corner of Hicks and Jorsalemon streets; 8 do. south side of Grace Court, west and adjoining Grace church; 12 do. on Clermont and Vanderbilt avenues, between Gates and Green avenues; 12 do. on Clermont and Vanderbilt avenues, between Lafayette and DeKalb avenues; 200 do. on Marcy, Tompkins and Throop avenues, and on Macdougal, Macon and Halsey streets, directly north of and near to the Fulton Avenue Railroad depot; 50 do. on Ellery and Park streets, between Nostrand and Marcy avenues; the large brick Manufacturing Establishment northeast corner of Willoughby and Raymond streets, east and directly opposite the well known manufactory of James H. Prentice, with powerful steam engine, stable and everything complete. The above is among the best property in Brooklyn, and will be sold at a bargain. Inquire between 6 and 10 o'clock in the evening of JOHN H. PRENTICE, No. 1 Grace court, Brooklyn.

DOCK PROPERTY FOR SALE OR TO LEASE—Situated at Williamsburg, two blocks south of the Ferries to Roosevelt and Grand streets, at the foot of South Ninth street, being 150 feet on First street, running down to the East river, over 300 feet, with wharf 150 feet front, of 20 feet depth at low water, and a return dock of 175 feet, with the privilege of extending piers out into the river to the exterior water line, about 200 feet, containing about 22 lots of ground; has been used for the last seven years for the storage of naval stores and oil, being a very eligible site; is well calculated for a sugar refinery or any other manufacturing business. Inquire of EVANDER BERRY, No. 40 First street.

ELEGANT COUNTRY SEAT, NEAR NEWARK.—ON high ground, commanding twenty miles of scenery; fine house, all modern city improvements, gas and water; large stables and outbuildings; six acres of land, fruit of every description; forty minutes from the city; forty trains daily; city horse cars near the property. Apply to Mr. LYON, 23 Cortlandt street.

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 100 acres of land. The buildings, possessing all desirable conveniences, are now occupied in the county of Columbia. Apply to CHARLES WHITE, Hudson, N. Y.

FOR SALE—HOUSE AND LOT NO. 126 WEST FORTY-third street, near Broadway, house 16 feet 8 inches by 50 feet. Lot half the block. House four stories, brick, in thorough repair. Price $7,000. Apply to J. F. CHAMBERLAIN, 594 Eighth avenue.

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. BOYES, corner of Pavonia avenue and Erie street, Jersey City.

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, 99 Ninth avenue.

SALES OF REAL ESTATE.

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, 109 East Thirty-fourth street.

FOR SALE—A PLEASANT COUNTRY RESIDENCE, with eight acres of Land, on elevated ground, at Elizabeth, New Jersey. The house has four parlors and kitchen on the first floor, six bedrooms with dressing room on the second floor, a good barn and carriage house, and a large garden with abundance of choice fruit. Apply to H. S. HAYWARD, 144 Pearl street, New York.

FOR SALE—CHEAP FOR CASH, OR TO LET, FIVE brown stone high stoop Houses, with modern improvements, on Second avenue, between Fifty-fifth and Fifty-sixth streets, 20 by 45 each. Inquire in the corner house, from 8 to 10 A. M., or 4 to 6 P. M.

FOR SALE—A FIRST CLASS ENGLISH BASEMENT House, with all the modern improvements, No. 134 West Fortieth street. A portion of the purchase money can remain on bond and mortgage. Inquire of A. P. VOORHIS, 165 West Fortieth street.

FOR SALE—IN HOBOKEN, HOUSE AND LOT, SITuated on the southeast corner of Garden and Fifth streets; would make a first rate stand for a grocery; also a nine cottage, known as 56 Fifth street. Apply to WILLIAM G. PLUMMER, 74 Washington street. Will be sold on easy terms.

FOR SALE—IN HOBOKEN, TWO THREE STORY and basement brick Dwellings, finished in good style, and known as 230 and 232 Bard-n street; will be sold cheap and terms easy. Apply to WILLIAM G. PLUMMER, 74 Washington street, Hoboken, N. J.

FOR SALE—THE HOUSE AND LOT 91 MADISON street; Lot 26x100; House two story brick and attic, and very commodious; terms easy. Inquire on the premises.

FOR SALE—THE THREE STORY AND BASEMENT brick House 160 Mott street; house 25x46, with three story extension; lot 25x100. For particulars inquire on the premises, or of F. C. BERTE, 43 south street.

FOR SALE—A FINE COUNTRY RESIDENCE AT NEW Market, on the New Jersey Central Railroad, 29 miles from this city. The house is only five minutes' walk from the depot; 42 acres, plenty of shade and fruit, fine buildings, and healthy neighborhood. Apply to. H. WATERMAN, 239 Cherry street.

FOR SALE—TWO FOUR STORY BRICK HOUSES, 114 and 116 East Twenty-eighth street, near Third avenue. Apply to H. LOLMAN, 362 Third avenue.

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—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, 60 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., 238 Fulton street.

FOR SALE—A NEW FOUR STORY BROWN STONE front House, corner of Lexington avenue and Forty-fifth street; built in the best manner, replete and complete in every particular, and will be sold at a very low figure. For further particulars inquire of CHARLES FOX, 34 East Thirty-eighth street, or of F. B. BALDWIN, 70 and 72 Bowery.

FOR SALE—AT ORANGE, N. J., A FIRST CLASS country Residence, situated on Orange Mountain, one hour's ride from New York. House is nearly new, and contains all the modern improvements; commands one of the finest views in the country. For further particulars address M. S. R., box 3,383 Post office.

FOR SALE—THE VALUABLE FOUR STORY BRICK House and Lot, No. 4 Albion place, Fourth street, between the Bowery and Second avenue, house 25x80 feet, lot 112 feet deep. The house is most substantially built, is finished in the best manner, and has all the modern improvements; the neighborhood is unexceptionable, and it is in every respect a very desirable residence for a respectable family. A large portion of the purchase money can remain on bond and mortgage. For terms apply on the premises.

FOR SALE—THE BEAUTIFULLY SITUATED TWO story and basement brown stone House and Lot No. 104 West Forty-seventh street, between Sixth and Seventh avenues. Price $6,800. Apply to J. R. SMITH, 15 William street, between 2 and 3 o'clock.

FOR SALE—IN THIRTY FOURTH STREET, NEAR Broadway, a four story brown stone high stoop 25 feet front House, in perfect order, with all the modern improvements, occupied by the owner. Address, with real name, box 1,544 Post office.

FOR SALE—A FIRST CLASS LARGE CORNER House, with all the modern improvements. The proprietor wishing to go to Europe will sell cheap. Particulars given on inquiry at 114 Second avenue.

FOR SALE—THREE SUPERIOR THREE STORY HIGH stoop and basement brown stone front Houses, on Fifth avenue; situation one of the very best; lot 110 feet deep. Inquire on the premises, Fifth avenue, between 129th and 130th streets, or of R. L. SHAW, corner of Water and Beekman street. Price $7,000 worth, $8,500. Also No. 78 Lexington avenue, with or without Mirrors, Gas Fixtures and Carpets. Also a splendid marble front House on Fifty-fourth street, No. 257, between Eighth avenue and Broadway. Price $9,250.

FOR SALE—AT OLD LYME, CONNECTICUT, A HANDsome Country Place, with from five to twenty acres of Land. Abundance of fruit, forest and evergreen trees, grapevines, &c. Four trains daily to New York. Steamboat every evening. Terms easy. Apply to D. Chadwick, Old Lime Conn.

FOR SALE—THREE FOUR STORY BRICK HOUSES, in a good location. Apply at 73 Broome street.

FOR SALE—THE VERY DESIRABLE HOUSE AND Lot, No. 79 East Twenty-ninth street; house three story high stoop and brown stone front, contains every improvements and is in perfect order throughout; house 20x48 feet, lot 100 feet deep. Price $10,000. Apply to W. H. PHILIPS, 101 Front street.

FOR SALE—TWO FOUR STORY AND BASEMENT brown stone Houses, Nos. 88 and 90 East Thirty-fifth street, new, first class, with modern improvements, and of superior style and finish. Terms easy. Apply to PENNINGTON, SULLIVAN & HARRISON, 152 Nassau street.

FOR SALE—MANUFACTURING PROPERTY—THE extensive Property, known as the Matteawan Machine Works, consisting of real estate, water power, &c., suitable for cotton or woolen mills, situated at Matteawan, Dutchess county, N. Y. For particulars inquire of MACKIN & BROTHER, 103 Liberty street, New York, or MACKIN & HUSTIS, Fishkill Landing, Dutchess county, N. Y.

FOR SALE—THE THREE STORY AND ATTIC BRICK Dwelling House No. 95 Second avenue; house 24 feet 9 by 46; lot 104 feet deep. The house is finished with every convenience, closets, bath rooms, stationary, washtubs, and all the modern improvements. Terms reasonable, for which apply to HOMER MORGAN, No. 2 Pine street.

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

FOR SALE—THE THREE STORY AND BASEMENT high stoop brown stone front House, 129 Clinton street, Brooklyn, between Pacific and Amity streets. It is a first class neighborhood; house in perfect order, containing every modern improvement. 25x50 feet, lot 100 feet. Terms to suit; price $10,000. Inquire of JAS. L. PHELPS, Jr., 52 John street, New York.

FOR SALE—THE THREE STORY BRICK DWELLing, No. 45 East Twenty-eighth street, 22 feet front, high stoop, with modern improvements, and newly painted and decorated throughout. Price $10,000; $6,500 can remain. Apply to H. H. RICE, 41 Chambers street.

FOR SALE—A FARM OF 350 ACRES, IN SUFFOLK county, a quarter of a mile from the Long Island Railroad; superior soil for grass and grain; 100 acres of large group, with oak, chestnut and hickory timber; good buildings. Apply to WEEKS & CO., 58 Wall street, N. Y.

FOR SALE—NEAR MADISON SQUARE, AN ELEgant four story brown stone House, 25x60; with or without Furniture. Also No. 59 East Twenty-eighth street, four stories, brown stone, &c.

JOHN S. KELSO, 86 Cedar street.

FOR SALE—TENEMENT HOUSE, WITH BRICK stable in the rear, No. 236 East Twenty-third street; size of lot 40x100. Also front and rear Houses Nos. 348 West Twenty-ninth street; lot 25x100. Apply to W. S. GAVEY, 81 Marion street, from four to six o'clock.

FOR SALE—A FARM OF EIGHTY ACRES, AT FLUSHing, L. I., about half a mile from depot; large double dwelling and good and extensive outbuildings; fruit of all kinds in abundance. Will exchange.

E. G. LOCKE, 20 Pine street.

FOR SALE—BROWN STONE HOUSES ON MADISON avenue and Fifty-fifth street; Country Seat at Elizabeth, N. J.; Brooklyn Lots ready for immediate improvement. Will exchange. E. G. LOCKE, 20 Pine street.

FOR SALE—A VALUABLE PIECE OF PROPERTY, IN the most business part of the city, now rented to good tenants for $2,600 per annum. Apply to T. W. STRONG, 98 Nassau street, New York.

FOR SALE—IN WILLIAMSBURG, THE THREE STORY and basement brick Dwelling House 44 South Third street, within three minutes' walk of the ferries; house contains gas, water and sewer; is in good order. Apply to GEO. L. FOX, 141 Fourth street, Williamsburg.

FOR SALE—A FIRST CLASS BROWN STONE FRONT House, 24x60 feet, with all the improvements, in perfect order; within a block of the Fifth Avenue Hotel. Immediate possession if desired.

CHAS. E. MILLS, 34 Cedar street.

FOR SALE—A DESIRABLE PROPERTY, ON SECOND avenue, near Thirty-fourth street, two four story brick Houses, each 18x50, with gas, Croton, &c.; will rent readily and at paying prices; a good investment.

CHAS. E. MILLS, 34 Cedar street.

FOR SALE—AT ESOPUS, ULSTER COUNTY, A FARM of 160 acres, under a high state of cultivation; large and commodious dwellings and outbuildings. Also, Country Seat of 30 acres, with an extensive river front.

E. G. LOCKE, 20 Pine street.

FOR SALE—A DESIRABLE CORNER PROPERTY on Third avenue, situate on the southwest corner of Twenty-fifth street, 310 and 312. Also, the first class four story store, 292 Third avenue. Terms easy. Apply to or address the owner, at 27 East Thirty-eighth street.

FOR SALE—THE THREE STORY BASEMENT AND sub-cellar brown stone House No. 19 Second place, Brooklyn; has bathroom, range, furnace, marble basins, speaking tubes, &c.; halls frescoed. Terms easy. Apply to E. R. KELLOGG, 139 Pearl street, New York.

FOR SALE—A WELL BUILT THREE STORY ATTIC brick House, No. 8 Bayard street. For price and particulars inquire on the premises.

FOR SALE—THE VERY ELIGIBLY SITUATED THREE story high stoop House and Lot 120 West Forty-eighth street, between Sixth and Seventh avenues. The house has just been put in most perfect order, and immediate possession can be given. Price $8,000. Apply to J. R. SMITH, 15 William street, or to Mr. DOMINICK, 122 West Forty-seventh street.

FOR SALE—THE NEAT COTTAGE HOUSE NO. 9 Hanover place, Brooklyn, with all modern improvements. Price, $4,200. Inquire of J. D. LOVEIT, No. 1 Cortlandt street.

FOR SALE—THE THREE STORY, LOW BASEMENT House No. 76 Perry street, in first rate order, with heater, gas, bath, washtubs, washbowls, &c.; a convenient, comfortable and economical residence. Lot 22x100. Price $5,300; one half cash, balance on property if desired. Inquire at 95 Sixth avenue, from 8 to 11 A. M., or at the house from 7 to 10 P. M.

FOR SALE CHEAP—THE THREE STORY HIGH stoop brown stone front House, situate 65 West Twenty-fifth street, between Sixth and Seventh avenues; lot 20x99; house 30x48. Apply to WM. A. BURTIS, Jr., 102 Broadway.

SALES OF REAL ESTATE.

FOR SALE—THREE STORY ATTIC, BASEMENT AND sub-cellar brick House and Lot 114 First avenue, near Seventh street, in thorough repair, with all modern improvements. For particulars apply to ALLEN & BROWN, 96 Broadway.

FOR SALE OR EXCHANGE—A MODERN BUILT House in Brooklyn, near the ferry. A span of Horses and Carriage or Groceries, or both, will be taken. Apply at 320 Lexington avenue, between Fortieth and Forty-first streets, New York.

FOR SALE OR EXCHANGE—A FIRST CLASS FOUR story House, with stables; location central and on one of the best streets in the city. For sale or to exchange for a medium sized brown stone House in a good and central location. If sold, part of the purchase money can remain on bond and mortgage. For particulars address W. V., box 189 Herald office.

FOR SALE CHEAP—GOOD BRICK AND FRAME Houses and Lots in Hoboken and Hudson cities, N. J., in full view of the bay, &c. We offer for sale several handsome Dwellings at prices from $1,000 to $10,000; terms easy; also in Hudson City, not far from the Hoboken ferry, a large House, formerly known as "La Villa," and six Lots, suitable for a hotel or institute; also Vacant Lots at all prices in Hoboken, Hudson City, Union Hill and Guttenberg; also Houses, Stores, parts of Houses and Cottages to let. Money to loan on bond and mortgage. JULIEN CHEVIER & SON, Real Estate and House Agents, Offices 93 and 95 Duane street, one door west of Broadway, N. Y., and 59 and 175 Washington street, Hoboken, N. J. We can assure parties wishing to make investments that they will find it to their interest to give us a call.

FOR SALE CHEAP—AT EAST MILLSTONE, N. J., 8 miles beyond New Brunswick and about 300 yards from depot, a neat two story frame House, piazza front and rear; house 40x32; lot 75x150; a desirable place for a party doing business in the city. Apply to A. M. LYON, 23 Wall street.

FOR SALE CHEAP FOR CASH—A COUNTRY RESIDence, one mile north of Harlem bridge, with house, stable, and nine lots of ground; fruit and shade trees; grape, shrubery, &c. G. POLLOCK & CO., 25 Centre street, N. Y.

FOR SALE OR TO LET—A COUNTRY SEAT, CONTAINing 1¾ 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 WOODSIDE, L. I., 16 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 74 Reade street, up stairs, N. Y.

FOR SALE OR TO LET—A HOUSE AND ONE QUARter acre of Ground, within one hour's ride of the city. House contains six rooms and cellar. Apply at 335 Sixth avenue, in the store.

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—A FIRST CLASS HOUSE, with all the modern improvements, and three acres of Land attached, well stocked with fruit and ornamental trees; neighborhood first class; within 45 minutes of the city hourly. Inquire of H. HOAG, 75 Pine street.

FOR SALE OR TO RENT—IN HICKS STREET, Brooklyn, a three story and basement Philadelphia brick House, 21½x45x87 in good order, and will be sold at a bargain. DERRILL & DALTON, 17 Nassau street.

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.

HOUSE, STABLE AND EXTRA DEEP LOT FOR SALE low.—House brown stone, 4 stories; has all modern improvements; stable has gas, Croton, sewer, &c.; room for four horses and carriages; will be sold low before March 1. Persons willing to pay $19,000 or $20,000, may apply to J. NELSON LUCKEY, Esq., No. 8 Pine street, room 29.

HOUSE AND LOT FOR SALE CHEAP.—THREE story brick House, with Store and Basement Saloon, five minutes' walk from Hamilton ferry; price $2,500. Inquire of WILLIAM CONNOLLY, 162 Vanderbilt street, between Wolcott and Dikeman streets, South Brooklyn.

HOUSES FOR SALE—NO. 42 BARROW STREET, NO. 141 West Eighteenth street, No. 38 Charlton street, No. 12 Warren place, Charles street. All first class. Also, 209 Spring street and 521 Broome street. Apply to ROE & WILSON, 200 Varick street.

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 acre 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.

MERRILL & POLLOCK,
REAL ESTATE BROKERS
AND
HOUSE AGENTS,
No. 69 West Fourteenth street,

one door from Sixth avenue.

Owners of Houses desiring first class tenants would do well to call.

MERCHANDISE WANTED—IN EXCHANGE FOR good improved and unimproved farms in Southern Michigan; fire-proof stone Store and attractive brick House, well located in a flourishing city; or would exchange for house in New York or residence near the city. Address P., box 4,907 Post office.

REAL ESTATE FOR SALE.—A VERY VALUABLE Property on Newtown creek, adjoining Hunter's Point and Brooklyn, only one half mile up the creek from the East river. The tract here offered has a water frontage of more than one half mile on navigable water, with the Flushing Railroad running through it and skirting the water front at a convenient distance to admit of switches upon wharves which might be built, or upon the premises of any manufactories, for which this location is admirably adapted. This tract, containing about 65 acres, will lay out over 350 lots, allowing streets 60 feet wide. It is only about one mile from the termini of four ferries—the James slip, Tenth street, Twenty-third street and Thirty-fourth street ferries. This most valuable property, embracing so many acres, and offered as it is by the acre, is eminently desirable as an investment for capitalists, to whom it is specially commended. Apply to

HOMER MORGAN, No. 2 Pine street.

SEVEN FARMS FOR SALE, NEAR PLAINFIELD DEpot.—One of 90 acres, four of 50 acres each, one of 15 acres, near town, good cottage house, all complete; one of 3½ acres; one of 4½ acres, by depot, suitable for building lots; 120 acres to be exchanged; two of 10 acres and two of 20 acres; four Houses to be rented very cheap; four Houses to let. Call on STEPHEN VAIL, 27 Fulton street, from 10 to 2 o'clock, Saturdays; other days, at Plainfield Depot.

SPLENDID PROPERTY FOR SALE—NO. 137 MONtague street, Brooklyn, directly opposite the entrance of the Academy of Music; consists of two lots, with brown stone front House. On the premises is a concert room capable of holding 500 persons, which has suitable dressing rooms attached; also two apartments used as a physician's office; apartments for a family, and seven artists' studios; may be seen at any time. Address A. Dodworth, 204 Fifth avenue.

TO MECHANICS OR MANUFACTURERS.—WILL BE sold cheap, a substantially built three story brick House, with a two story brick Shop in the rear, located on Thirty-second street, west of Ninth avenue. Apply to J. F. WILLIAMS, 442 Eighth avenue, near Thirty-fourth street.

TO CAPITALISTS.—FOR SALE, THE BLOCK OF Houses known as Lewis place, Brooklyn, E. D., Second street, between South Tenth and South Eleventh, commencing at No. 4 to 11 inclusive. The houses are brick, three stories and basement. Also, 228 Building Lots, Brooklyn, E. D.; $250 a lot; 10 per cent cash on the lot; the balance can remain five years. Interest 7 per cent.

NORMAN ANDREWS, 145 West street, N. Y.

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 GARDENERS.—LOTS ON TWENTY-NINTH street, between Eighth and Ninth avenues; very suitable for a florist. Apply to ROOME & WELLS, 167 Ninth avenue.

TO COLONIES AND INDIVIDUALS.—IOWA LANDS OF all qualities and prices, in large or small tracts; also, Chicago City Property for sale cheap and to exchange for first class New York City Property. Northwestern Real Estate Agency, HENRY W. RINGLAND, Sale, Exchange, Tax and Loan Agent, room No. 1 Kingsbury Block, Chicago, Ill. Refer to Rittenhouse, Fant & Co., Washington, D. C.

VALUABLE BALTIMORE PROPERTY FOR SALE. THE MONUMENTAL STEAM SOAP AND CANDLE FACTORY.

The subscriber, being desirous to retire from business, offers for sale the valuable property known as the Monumental Soap and Candle Works, in the city of Baltimore, now in active operation, situated in a central part of the city, and with valuable charter privileges.

The lot fronts on Buren street 60 feet, running back 100 feet to Jones' falls; is improved by a three story brick building, which was fitted up in 1859 with entirely new machinery by the subscriber, who, from an experience of forty-four years in the business, can vouch for its being of the most approved character.

The soap pans are capable of boiling fifty thousand pounds of soap; the vats, boiler, engine, &c., are in accordance, and the candle department amply extensive. There is a fine yard, stalling and carriage house on the premises. Apply to EDWARD McADAM, 137 North Calvert street. For cards bearing a cut of the factory apply at the Herald office.

VALUABLE RIVER FRONT AND BUILDING LOTS for sale—At Ravenswood, L. I., on the East river, one mile from Hunter's Point ferry; a front of 800 feet on the river by 250 feet deep, with water grant and dock. Also 200 desirable Building Lots, situated on Vernon and Webster avenues, in the centre of the village. N. B.—To let, several Houses fronting the river. For particulars inquire of GILBERT HOPKINS, office 37 Fulton street, N. Y., room No. 2, where a map of the property can be seen from 11½ A. M. to 1 P. M.

WILLIAMSBURG LOTS FOR SALE OR LEASE—500 on easy terms. Also several Houses. Apply to S. J. HUNT, 412 Fourth avenue, N. Y., or to C. FOWLER, agent, corner of Third and North Ninth streets, Williamsburg.

WANTED TO PURCHASE IN BROOKLYN—A THREE story brick House and Lot, with all modern improvements, for $5,000, half cash. The neighborhood of Lafayette avenue and Fort Greene place preferred. Address, stating location, &c., David, Herald office, or Brooklyn Post office.

WANTED—FOR MANUFACTURING PURPOSES, IN Brooklyn or New York, Brooklyn preferred, ten to twenty Lots, with or without a building, which must be built in the strongest and most durable manner; it must be near the water, with plenty of pure sweet water available. Address, with price and particulars, box 4,126 New York Post office.

WANTED—A HOUSE, FOUR STORIES, HIGH STOOP, between Lexington and Sixth avenues, and Thirty-first and Forty-second streets. Not over $15,000 in price. Address, with full particulars, WILLIAM TREIBER, No. 8 Pine street, room 27.

WANTED TO EXCHANGE—A VERY VALUABLE Farm, with good buildings and delightfully located at Ballston Spa, a few minutes ride from Saratoga Springs on the rail road, and some money for a good three or four story brown stone House in New York, well located and in good order. Address box 4,907 general Post office, New York.

1ST CLASS HOUSES AND VACANT LOTS—HOUSES situated on Thirty fourth, Twenty seventh and Fifty-fourth streets, Lots at Harlem, &c., for sale at their value, or will exchange low for government certificates, 7-30 Treasury notes or United States six per cents. Address W. P. C., box 104 Herald office.

$1,000 WILL BUY A NEW TWO STORY HOUSE and Lot, five rooms and good cellar, one block from the cars; also one for $1,600, seven rooms; a two story brick Store; all suitable for a carman; terms $200 to $500 down, the balance from $100 to $200 per year until paid. Apply to D. C. DANIELS, corner of Fifth avenue and Fourteenth street, Brooklyn.

$2,300 WILL BUY THE CORNER HOUSE AND Lot on northeast corner of Smith and Amelia streets, Williamsburg; house two story, frame; lot 22x60 feet; is within two blocks of the Grand street line of cars. Apply to E. R. KELLOGG, 139