SALES OF REAL ESTATE.

A FINE FARM FOR SALE OR EXCHANGE.—ONE hour from Jersey City, near depot; handsome buildings; abundance of fruit; a complete gentleman's residence, horses, carriages, tools. Price of farm $13,000. Address Box 3,956 Post office.

A BARGAIN.—FOR SALE, AT NEWARK, N. J., A two story cottage House, containing seven rooms, pleasantly located; lot 28 by 150 feet deep within five minutes' walk of railroad depot and two minutes' walk of the most business part of the city. Terms $1,300 down and $1,500 on bond and mortgage. For further particulars inquire of G. W. MOORE, 243 Broad street, or on the premises, 109 Halsey street, for one week.

A REAL CITY HOME FOR SALE—A FINE, LARGE three story House, every convenience for a genteel family, in perfect order, now vacant; open all day; will be sold at a bargain. 407 Fourth street, Albion place.

A BEAUTIFUL FARM OR COUNTRY SEAT FOR sale—At Plainfield, twenty-six miles from New York city and one mile from depot, containing sixty-five acres, a large spacious house, fine grounds, three barns, carriage house; a fresh stream of water running through it. Also, a lot of forty-three acres without buildings, beautifully situated adjacent to said farm. Apply to E. W. BLOOM, 229 Broadway, room 33.

A BEAUTIFUL COUNTRY PLACE FOR SALE.—TO A gentleman of means, desiring such as a residence, or as an investment, the subscriber offers a place convenient of access to the city, which, in the perfection of its appointments and natural advantages, offers greater inducements than any other in the market. It is perfectly healthy, winter and summer. The house is thoroughly built, large and airy, fully supplied with furnaces, gas, hot and cold water in all the rooms; bath, water closets, &c. There is a fine variety of fruit, large and small, and the shade trees, grove and elm avenue are famed for their beauty. The facilities for salt bathing, boating and fishing from its unsurpassed water front need no comment. Will be sold with or without the furniture. For particulars inquire of CHAUNCEY BARNARD, No. 4 Pine street.

A RARE CHANCE FOR CAPITALISTS OR MANUfacturers.—The well known Nayasset Paper Mills, situated in the city of Springfield, Mass., are offered for sale. These Mills are of very ample dimensions, of brick, with slated roofs, heated throughout by steam, have two first class turbine wheels, 6 good size rag engines, all with Phelps' patent washers; a large rotary bleacher; a 72 inch Fourdrinier machine, equal to any in the country; a good tubular boiler, size boiler presses, trimming presses, calenders, ruling machines, and all the appurtenances for making first class writing paper of every size and finish. Also Storehouses, Office Buildings, two Dwelling Houses and a Barn, about ten acres of Land, with a frontage of some 1,200 feet, suitable for building lots, and some of these sites are very desirable, both from location and prospect. Also the celebrated Spiritual Spring and Lot, whence a well made aqueduct brings the water into the mills. Unless previously disposed of, the real estate and machinery will be sold at auction, on the premises, on the 7th day of April next. Apply to WM. BIRNIE, C. H. PEASE, Springfield, Mass.; or JAMES S. WHITNEY, Boston.

A FIRST CLASS FARM—CONTAINING ABOUT 100 acres, large and excellent buildings, choice fruits abundant; located one mile from depot at Fairfield, one hour from New York and easy of access; terms easy. W. H. MELICK.

A FARM FOR SALE—OF 90 ACRES, 45 ACRES IMproved; house, barn, fruit, &c.; near Paterson, N. J.; price $2,200. One of 100 acres, 70 acres improved; house, barn, fruit, &c., on Long Island; price $2,500. Terms easy. A. SERGEANT, 15 Wall street.

A FURNISHED HOUSE FOR SALE OR TO LET—Three stories brick, high stoop, basement and sub cellar, in Brooklyn Heights, less than five minutes from Wall or South ferry. Possession immediately. Apply to J. L. CONDIT, 14 Water street, N. Y.

A HOUSE FOR SALE, ON WASHINGTON PLACE, $11,000; Waverley place, $10,000; East Thirty-second street, $17,000; West Twenty-eighth street, $12,500; East Twenty-ninth street, $14,000 and $24,000; East Fifteenth street, $7,500; West Twenty-second street, $13,000; West Twentieth street, $3,750; West Forty-eighth street, $10,000; West Thirty-fifth street, $15,000 and $18,000; West Twelfth street, $9,000. ORRELL & DALTON, 17 Nassau street.

A BARGAIN—FOUR LOTS, 25X100 EACH, 4½ MILES from Fulton ferry, Brooklyn, on city railroad, graded ready for building; large shade trees in front; very beautiful location. GEO. T. ROSE & CO., 80 Nassau street.

AN EXCELLENT FARM, UNDER GOOD CULTIVAtion, very productive; good house, outbuildings and fences, well watered, abundance of fruit, in good order and convenient to the city, for sale cheap, on easy terms. SOUTHWICK & WOOD, 82 Nassau street.

BROOKLYN HOUSES—NEW, TWO AND THREE story, Carlton, between Greene and Fulton avenues, Philadelphia brick, range, stationary tubs, heater, bath, gas. Can be seen only on application to GEORGE W. BROWN, No. 1 Montague street, Brooklyn.

COPPER DISCOVERIES—EASTERN TOWNSHIPS Estate Agency, RAWSON & DE CHAIR, Lennoxville, Eastern Canada, have numerous properties either known to contain copper or near to veins already discovered, besides valuable farms, mills and hotels in their hands for sale. Send their pamphlet on File "Advantages of the Eastern Townships," containing list of farms, &c. Communications, post paid, will be promptly attended to.

CENTRAL PARK LOTS FOR SALE.—TWO FULL LOTS on Sixty-third street, one hundred feet from Eighth avenue. Inquire of T. MARTINE, 203 West Twenty-eighth street.

COUNTRY PLACES FOR SALE.
At Fort Lee—House and Grounds near the landing.
At Fort Lee—Three acres, splendid location.
On Hudson river, near Peekskill—One hundred and fifty acres, having extensive water front, and desirably located for improvements.
At Newark—House and eight Lots.
CHAS. E. MILLS, 34 Cedar street.

EIGHT FINE BUILDING LOTS FOR SALE—ON THE southeast corner of First avenue and fifty-seventh street.
89 Nassau street, corner of Liberty.

EIGHTH AVENUE CORNER PROPERTY, HANDsomely improved, and Tenth avenue Store Property, for sale; will pay ten per cent. Also a desirable Lot, on Broadway, near Forty-seventh street. Apply to WILLIAM W. WEBBERD, 54 William street, room 16.

FARM—120 ACRES, AT HUNTINGTON, LONG Island; good house, barn, &c., plenty of fruit, good loam soil. Will be sold low; 38 miles from New York; price $7,500. ORRELL & DALTON, 17 Nassau street.

FOR SALE—AT WOODSIDE STATION, LONG ISLAND Railroad, a Plot of 30 or 40 acres of superior Land, good building sites, and only thirty-five minutes from New York City Hall and six minutes from Thirty fourth street ferry, Hunter's Point. For particulars apply to owners, 429 Broadway, room No. 8.

FOR SALE—A VALUABLE FARM, IN SOMERSET county, New Jersey, containing 120 acres of good land, with 4½ acres of wood and; stream of water running through the farm; has a large dwelling house and suitable outbuildings; is situated three miles from Somerville and two miles from Millstone railroad station, each place one hour and a half's ride to New York. Apply to HOMER MORGAN, No. 2 Pine street, N. Y.

FOR SALE—IN CITY OF HUDSON, NEW JERSEY, a Gothic Cottage; lot 50x200; cars pass the door to the ferries; has hot and cold water, bath and all modern improvements. Inquire of M. HANTA, 257 Broadway, room No. 12, or to THOMAS ALDRIDGE, Postmaster, City of Hudson.

FOR SALE—A LARGE LOT OF VALUABLE PRAIRIE Lands, in Illinois; price from $6 to $12 per acre. Also a number of Improved Farms, cheap for cash or on long time. Bargains can be had if application is made soon. Title perfect. Can give good reference if desired. For further particulars address James A. Dickenson, Real Estate Agent, Paris, Edgar county, Illinois.

FOR SALE—THREE LOTS, NORTHEAST CORNER of Broadway and Thirty seventh street, N. Y. Apply to W. W. PEIL, No. 9 Carroll place, Brooklyn.

FOR SALE—ON SIXTY-FIFTH STREET, NEAR SEcond avenue, south side, two new three story and basement private Houses, with all modern improvements. Also several new Tenement Houses in different parts of the Nineteenth ward. Apply to WM. A. JUCH, First avenue, near Sixty-sixth street.

FOR SALE—THE VERY PLEASANTLY SITUATED three story high stoop Dwelling House 120 West Forty-eighth street, south side, between Sixth and Seventh avenues. The house is 50 feet deep, high ceilings, cemented cellar, furnace and all modern improvements; has just been put in the most perfect order throughout, and is now unoccupied. Will be sold low. The keys may be had at 102 West Forty-seventh street. Apply to J. R. SMITH, 15 William street, between 1 and 3 o'clock.

FOR SALE—A FARM, NEAR CHATHAM FOUR CORners, Columbia county, consisting of 132 acres; 12 in wood; balance under a high state of cultivation; buildings and fences in good order. Apply to WM. DUMONT, No. 2 Wall street.

FOR SALE—THE FIRST CLASS BROWN STONE dwelling House, 220 East Fiftieth street; size, 20 by 48, four story, basement, sub-cellar, with gas fixtures; all modern improvements. Terms easy. Apply to JAMES ROWE, 756 Third avenue.

FOR SALE—A THREE STORY LOW BASEMENT House, No. 26 Perry street, in good order, with heater, gas, wash bowls, tubs, bath, &c.; lot 25x90; price $5,500, only $2,500 cash. Call at 95 Sixth avenue, or at the house in the evening.

FOR SALE—AT HARLEM, TWO OF THOSE TWO story, basement and undercellar brick Houses, north side 128th street, near avenue A; Croton gas, range, heater, bath, free cellar; convenient to cars and boats; price $5,500; terms easy. Apply to J. N. WATSON, on pier foot of 13th street, East river.

FOR SALE—HOUSE AND LOT NO. 91 MADISON street. Lot 25 by 100; house two story brick, with extension, and very commodious. Terms easy. Apply on the premises.

FOR SALE—THE MODERN BUILT HOUSE 202 WEST Twenty-fourth street, replete with all the modern conveniences, water, gas, bath, water closets, furnace, &c.; size of house 14x43; lot 80 feet deep. Inquire of A. JOURNAY, No. 9 Pine street.

FOR SALE—HOUSE AND LOT NO. 120 MACDOUGAL street; house 25x70; lot 25x44. House contains sixteen hard finished rooms; no party wall; price $9,000; title indisputable. Inquire of the owner on the premises.

FOR SALE—THE THREE STORY BRICK DWELLING House, 40 Thirty street, near Second avenue; price $7,000; terms easy; can be seen from 1 to 4 o'clock P. M. For particulars inquire of WM. H. FALCONER, 21 Second street, before 10 o'clock A. M., and after 7 P. M.

FOR SALE—A FULL SIZE, FIRST CLASS HOUSE, with all of the modern improvements, No. 11 East Twenty-ninth street, near Fifth avenue; half the amount can remain at 5 per cent. Apply on the premises, or address Box 4,020 Post office.

FOR SALE—HOUSE AND LOT 50 UNIVERSITY place; the lot is 25 feet wide, and the house is in excellent order, lately painted, and furnished with all modern conveniences. For terms and permit to view apply to HOMER MORGAN, No. 2 Pine street.

FOR SALE—CHEAP, A COUNTRY RESIDENCE, ONE mile north of Harlem Bridge House; stables and nine lots of ground; fruit and shade trees, grapes, shrubbery, &c., all in good order. T. CONNER, 25 Centre street.

FOR SALE—A TEN YEARS' LEASE OF 589 BROADway; 25 by 200 feet, opposite Metropolitan hotel, with or without the business. Apply on the premises, 589 Broadway.

FOR SALE—THE THREE STORY ATTIC AND BASEment brick House, 27 East Houston street, near Broadway; has all the modern improvements, and will be sold on moderate terms; lot 25x100. Inquire of TAYLOR & CARNES, 93 Wall street.

FOR SALE—NO. 256 EAST TWENTY-THIRD STREET, lot 40x100 feet; having four story house and store in front, and stable for 15 horses on the rear. Apply to W. S. GAVEY, 81 Marion street, from 4 to 6 o'clock.

FOR SALE—THE FOLLOWING PROPERTY:—222 East Eighteenth street; 130 West Twenty-eighth street; 212 West Forty-fourth street; 118 West Forty-second street; 11½ West Forty-seventh street. Inquire of M. McHENRY, 159 West Twenty-eighth street.

SALES OF REAL ESTATE.

FOR SALE—THE CONNOR PROPERTY, SOUTHWEST corner of Hudson and Spring streets; this property is 50 feet on Hudson and 100 feet on Spring street; has five houses upon it and is the most desirable location in that part of the city. Inquire of CLEVELAND A. CONNOR, 228 Spring street.

FOR SALE.—A NEW FIRST CLASS DWELLING House, 23 by 45 feet, desirably located in Harlem; convenient to cars and boat. House has all modern improvements; dressings to doors and windows, basement and stoop of olive freestone. Built expressly for the owner. Will be sold on easy terms, with three Lots adjoining, handsomely laid out, with a variety of choice fruit trees. Drawings of the house may be seen and further particulars obtained by applying to ISAAC G. PERRY, Architect, 229 Broadway.

FOR SALE—OR EXCHANGE FOR A CITY HOUSE, A large, commodious Mansion, with every convenience of city residence, gas, ranges, furnaces, &c.; easy of access day or night; pictorial description at 24 Beekman street. House wanted, 25 feet front, worth from $8,000 to $12,000; not above Twentieth street or below Houston street and in an unexceptionable neighborhood.

FOR SALE—RUSTIC COTTAGE, NINE ROOMS, TWO Lots, $3,150. A Villa, sixteen rooms, two or twenty Lots, immediate occupation, perfect order, easy terms, splendid situation, on 138th street, near the East river, twenty-five minutes from Twenty-sixth street and eight minutes from Harlem station. Full particulars at 24 Beekman st.

FOR SALE—IN JERSEY CITY, THE THREE STORY brick House 49 Morris street; contains all the modern improvements; house 27x34, lot 27x60; $4,500. Also the three story brick House 47 Morris street; contains all the modern improvements; house 25x34; lot 25x60; $4,000. Apply to JNO. COWEN, 63 Montgomery street, Jersey City.

FOR SALE—A COUNTRY RESIDENCE. POSITIVE sale, by order of the Supreme Court, to foreclose mortgage, on Monday, April 6, 1863, at 2 o'clock P. M., by D. H. OSBORN, Sheriff of Suffolk county, at the house of N. E. Bassett, in the town of Huntington, all that certain House, barn, outhouses, sheds, icehouse and premises, consisting of 64 acres of land, more or less, now or lately owned by E. B. Purdy, and now occupied by N. E. Bassett, in the town of Huntington, near Amityville, Suffolk county. Sale positive. The above property is pleasantly situated on the south shore road, within driving distance of the city and commands a fine view of the great south bay and the ocean, and in front of the new inlet which opened about a year ago. Gentlemen desirous of a country residence would do well to give this their attention, as places of this character are not numerous on the island, or would make a fine hotel. The house is large and roomy, pleasant drives, good fishing and boating all seasons of the year. Terms easy. For further particulars call on E. B. THORP, 21 West street, N. Y.

FOR SALE—SIX LOTS SOUTH EAST CORNER OF 121st street and First avenue, lying together; four on the avenue, two on the street adjoining, on the grade; side walk flagged; gas and water; terms to suit. Apply to B. C. WANDELL, No. 3 Pine street.

FOR SALE—ON LONG ISLAND, A SMALL FARM OF 15 acres of good land, plenty of fruit trees, house and outbuildings, one hour's ride from Hunter's Point. Apply to HENRY PURCELL, 55 Oak street, New York.

FOR SALE—CHEAP, AND ON EASY TERMS, A THREE story brick House, with freestone front, No. 7 Morris place, Forty-second street, between Tenth and Eleventh avenues. Inquire at J. L. BLACKMORE'S Foundry, 56 Railroad avenue, Jersey City, N. J.

FOR SALE—A FIRST CLASS HIGH STOOP NEW House, beautifully located in Brooklyn, with all late improvements. Must be sold, and will give a bargain. Apply to U. BAKER, 71 Nassau street, room 10.

FOR SALE—REAL ESTATE.—A MAGNIFICENT FARM of 74 acres, located in Great Barrington, Berkshire county, Mass., admirably suited for a gentleman a summer residence, and desirable to any wishing to keep summer boarders. For particulars address M. SEELEY, Adams' Express Co., 59 Broadway.

FOR SALE—RARE CHANCES—CONTINENTAL HOtel, Saratoga Springs; well furnished, built of brick, all new; a block from railroad depot; cost over $40,000; price $30,000. Also, Summer Residence of brick, with three-quarters of an acre surrounding, stables, fruit, &c., corners of Walton, Vandam and Clinton streets, at the springs; price $8,000. WALTER DICKSON, Architect, 68 State street, Albany, N. Y.

FOR SALE AT A BARGAIN, OR TO LET—A GOOD brick House, with white stone trimmings, water, gas, and gas fixtures, in a good neighborhood, near Peck slip ferry, Williamsburg. Apply immediately to ALEX. OSTRANDER, No. 1 Park place.

FOR SALE CHEAP AND ON EASY TERMS—A NEAT little three story Brick House, No. 2 Franklin place, Powers street, Williamsburg. Inquire of M. LORETTE, M. D., 452 Grand street, Williamsburg.

FOR SALE VERY CHEAP—ON GRAMERCY PARK, No. 12 East Twenty-first street, with right on the park, a first class four story English basement House, brown stone front, sixteen feet eight inches by sixty-five feet; lot ninety-eight feet six inches; put in order last year. Apply to SEYTON & WAINWRIGHT, No. 49 Wall street.

FOR SALE OR EXCHANGE—FOR A HOUSE IN NEW York or Brooklyn, 60 Acres, eleven miles from New York, at a railroad depot. The spot for a speculator to make a fortune. Apply at No. 2 Court street, Brooklyn. JOHN BRAINERD.

FOR SALE OR EXCHANGE—A FINE FARM, WITHIN 21 miles of this city, 1½ mile from depot; 45 acres of good land, a nice house, best of outbuildings; would suit any one who wishes a good home. Apply to the DOCTOR, 60 White street.

FOR SALE OR EXCHANGE—TWO FINE COUNTRY Residences, three miles from Long Branch, N. J.; plenty of fruit; fine view of the ocean; will sell one, or both, at a bargain. STEPHEN A. PIERCE & CO., 76 Cedar st.

FOR SALE OR EXCHANGE, AND NO HUMBUG—FOR $1,700 (less than cost), on account of business, a brown stone high stoop House, with modern improvements, East Thirteenth street, near Second avenue; or would trade for down town, Jersey City or Brooklyn Houses, near the ferry. Call soon or address Weathered & Cherevoy, 117 Prince st.

FOR SALE, EXCHANGE OR LEASE—20, 50, 100 or 500 acre Farms, within three or five hours from the city; some improved with houses and outbuildings, well watered and near railroad. Will take New York, Brooklyn, Jersey City, Staten Island or other property in exchange. A good chance for men with large families to get a home at half price. Address F. C. J., box 1,837 N. Y. Post office, or call at 119 Washington street, third floor, for one week.

FOR SALE OR TO LET—A GOOD HOUSE, AND FROM one to thirteen acres of Land, about one mile from Astoria. Apply to J. M. BLACKWELL, 61 Pearl street.

FOR SALE OR TO LET—A NEAT LITTLE COTTAGE House, with barn and five lots, 2¼ miles from Hoboken ferry, on the Paterson and New York plank road. Inquire of Widow ROSMAN, on the place.

FOR SALE OR TO LET—A LARGE BOARDING House, with a Store, Coal Yard and four Lots of Ground, at Whitestone, L. I. Apply to SAMUEL VALENTINE, Flushing, or to J. WOOLSEY, 208 Front street, New York.

FOR SALE OR TO LET—TWO LOTS OF GROUND, with large building, suitable for school or church, in Nelson street, near Court, Brooklyn. Inquire of J. W. GILLCHREST, No. 4 Harrison street, Brooklyn. Terms easy.

FOR SALE OR TO LET—A COTTAGE, AT LONG Branch, N. J., with as much land as wanted, near the Railroad depot. Also about eighty Lots in Brooklyn, on Wyckoff avenue. Inquire of BESSON, CAMERDON & CO., 179 West street, or N. W. TROUTMAN, Long Branch depot.

FOR SALE OR TO LET—SOUTH BARROW STREET, price $5,000; No. 55 West Washington place, rent $660. Both houses have all the modern improvements. Address Robert Maclay, 188 West Fourteenth street.

FOR SALE OR TO LET—THE SMALL ENGLISH basement House, No. 77 West Twenty-ninth street, with all modern improvements and gas fixtures; rent $550. Inquire of JOHN J. MATHANS, 81 West Twenty-ninth st.

FOR SALE OR TO LET—ON FIFTH AVENUE, HARlem, between 129th and 130th streets, three first class three story brown stone front Houses, all modern improvements; in a row of eight houses; location unsurpassed; second, Third and Fourth avenue cars and the best foot of Beekman street go within two and four blocks of the houses. Inquire above or of R. L. SHAW, corner of Water and Beekman streets, or RANDELL & PORTER, on Third avenue, between 125th and 126th streets. Payments to suit.

FOR SALE, LEASE OR TO LET—THE BROWN STONE front Store and Dwelling 483 Third avenue. Size 25x60; lot 100 feet. Five stories high. Well built by the owner. Will be sold at a bargain. Apply on the premises, to THOS. KILLPATRICK.

GODWINVILLE, N. J.—FOR SALE, TO LET OR EXchange, for city property, a new Cottage, containing seven rooms, with outhouses, ten acres of good land, good orchard and fruit of all kinds; five minutes' walk from the depot, three miles from Paterson, one hour's ride from New York on the Erie Railroad, trains running to suit business persons; price moderate. Inquire at 119 East Fifty-third street, between Second and Third avenues, from 10 till 2.

HARLEM PROPERTY.—FOR SALE, IN THIRD AVEnue, between 111th and 112th streets, a good and commodious frame House, with gas, &c.; full lot; terms easy; possession immediately. Apply personally, at the drug store on Third avenue, between 120th and 121st streets.

HOUSE AND LOT NO. 51 CROSBY STREET FOR sale cheap, if applied for soon. Lot 25x100. House 20x43. A good chance for investment, being near Broadway and Broome street. Inquire of H. F. AUBERY, No. 32 Stanton street.

HOUSE AND LOT FOR SALE—ON PACIFIC STREET, Brooklyn, between Washington and Grand avenues; house 18x36, containing nine rooms, adapted for a genteel family; lot 100 feet deep. Inquire of C. WRAY, 38 Chatham street.

JOHN McCLAVE,
REAL ESTATE BROKER,
HAS REMOVED FROM
1,241 Broadway to 44 Pine 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 $10 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 pasteboard machinery, and a Grist Mill, with two run of stones, one Store House and two Dwelling Houses, 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 20 miles of New York, or a Partner would be taken to purchase one half, or the Paper Mill would be sold separate. This is a valuable power for Paper Mills, Grist Mills and Cotton or Woollen factories. Apply at Chatham, to JOSIAH F. MUIR, or TAYLOR & GEOGHEGAN, 55 Leonard street, N. Y.

MANUFACTURING SITES FOR SALE—ONE HUNdred Lots of Ground, or any number of them, lying part in the city of Pittsburg, Pa., having a front of 1,000 feet on the Monongahela river, at Lock No. 1 of the Navigation Company, the Pittsburg and Connellsville Railroad passing through the centre of it. For terms apply to P. C. CORTELYOU, 22 Beekman street, New York, where a map of the property can be seen, or of WM. M. SHINN, Esq., Pittsburg, Pa.

NO. 46 WEST TWENTY-SIXTH STREET.—THE THREE story brown stone high stoop House, between Fifth and Sixth avenues; house 19x41, lot 98.9. The property is in good order, with all the modern improvements and conveniences. Location unexceptionable, with fine rear. May be seen by permit only. Apply to J. A. VAN BUSKIRK, 76 Fourth avenue, corner Tenth street.

SAFE INVESTMENT.—FOR SALE, THAT LARGE House, with the lots adjoining, situated on corner of Fifty ninth street and Second avenue, containing two hundred and thirty feet on the street, and one hundred feet five inches on the avenue; terms easy. Apply to DANIEL NOONAN, 206 Sixth avenue, corner of Seventeenth street.

WILLIAMSBURG LOTS.—FOR SALE OR LEASE, 300 Lots, situated between North Seventh street and Meeker creek, East river and sixth street; also twenty new Houses. Apply to S. J. HUNT, 112 Fourth avenue, New York, or C. FOWLER, Agent, corner of Third and North Ninth streets, Williamsburg.

SALES OF REAL ESTATE.

WANTED TO PURCHASE—A SMALL NEAT DWELLing, up town, in a respectable neighborhood, in exchange for building Timber, to be delivered at the opening of navigation. Address Exchange, box 124 Herald office.

35TH STREET, NEAR FIFTH AVENUE.—FOR SALE, The handsome and first class four story brown stone House, No. 47 West Thirty-fifth street, north side, between Fifth and Sixth avenues. The house is 22x46 by about 60 feet, in good order, and contains all the modern conveniences and comforts. Apply to E. H. LUDLOW & CO., No. 3 Pine street.

$1,800 FOR A TWO STORY AND EXTENSION frame House and Lot in Nostrand avenue, Brooklyn, near cars; 7 rooms and cellar, water and gas. Apply to P. ECKLES, 40 Fulton street, New York.

$3,300.—FOR SALE, A NEAT THREE STORY English basement brick House, in perfect order; has gas, water and bath. 142½ East Forty-seventh street, between Second and Third avenues.

INSTRUCTION.

A COURSE OF TEN LESSONS IN WRITING FOR $1 is given at TOWNSEND'S, 250 Bowery. Other branches, including Bookkeeping, Arithmetic, Algebra, Reading and Spelling, are also thoroughly and practically taught. Open day and evening.

A GERMAN YOUNG LADY, WELL ACQUAINTED with the French language, and capable to teach music, wishes to obtain a situation in a respectable family as governess. Please address B. S., Herald office.

A SINGLE LADY OF MIDDLE AGE AND RESPECtability, who for several years occupied the position of principal in one of the public schools of a neighboring city, desires employment as teacher or in some light work by which she could earn a living. In view of any situation involving trust and confidence she would offer undoubted reference and security for strict integrity. Address E. N., Herald office.

A COURSE OF PRACTICAL LESSONS AT DOLBEAR'S Commercial Academy, 659 Broadway, will do more to qualify young men for business than years at ordinary schools. Students become quick at figures, rapid business writers and expert bookkeepers.

A YOUNG MAN, FORMERLY A MEMBER OF Hamilton College, desires to teach in a private family for his board; good references furnished. Address Teacher, box 103 Herald office.

COUNTING ROOMS FOR THE PRACTICE OF BOOKKEEPING AND BUSINESS AFFAIRS, 506 BROADWAY.
C. C. MARSH, author of the popular works on Bookkeeping, continues to give private lessons. Hours from 10 A. M. to 8 P. M.
Circulars, with terms, &c., on application.

ELOCUTION AND VOCAL CULTURE.—FOR THE BENefit of the afflicted, I desire to say that, under the skillful treatment of Prof. HURLBUT, I have been completely cured of stammering. My voice and health have greatly improved. I am preparing for college. My gratitude I cannot express. Prof. H. is an able and successful teacher of elocution and gymnastics, and richly merits the patronage of an intelligent people. Parties can communicate with me by calling at the Vocal Gymnasium, 25 East Twenty-seventh street. H. H. B.

FRENCH AND GERMAN LANGUAGES.—PROF. R. TELLERING, 819 Broadway (established in 1832), will receive applications for private tuition in French and German conversation, as also in grammar, the classics and other branches of a scientific education.

MILITARY ACADEMY, WHITE PLAINS.—THE SUMmer term commenced March 1, 1863. This institution will be removed to Tarrytown, on the Hudson, and reopened Monday, April 6. General M. L. LOCKWOOD, Principal.

STAMFORD, CONN.—MISS TUCKER RECEIVES young ladies to educate, assisted by German and French resident governesses, and by eminent professors from New York. The spring term commences on Wednesday, April 8. References.—Right Rev. John Williams, DD., Assistant Bishop of Connecticut, Middletown, Conn.; Rev. W. Mitchell, Rector, Stamford, Conn.; Rev. John Lord, Rev. J. G. Barton, of the Free Academy, New York; ex-Governor Hawley, Ex-Governor Minor, Captain W. Skiddy, T. Davenport, Esq., J. Ferguson, Esq., &c., &c., Stamford, Conn. Francis Skiddy, Esq., Geo. W. Quintard, Esq., G. Heineken, Esq., E. Quintard, Esq., C. P. Fischer, Esq., &c., &c., New York. For terms, &c., apply to the principal.

WANTED—A LADY (AMERICAN OR ENGLISH) BY A German family, in the country, ten miles from New York, as governess and assistant in a private school, competent to teach the English branches and the rudiments of French, music and drawing. The best of references required and given. Address for particulars F, box 2,847 New York Post office.

WANTED.—A RESPECTABLE MARRIED LADY, who speaks German, French and English, wishes a situation as teacher in a private house; no objection to go a short distance in the country. References exchanged. Address E. U., box 140 station D.

COPARTNERSHIPS.

A PARTNER WANTED—IN THE BANKING BUSIness, with $5,000 to $15,000; has a regular deposit of $18,000 to $20,000; established eight months only; the position of President will be given. First class references given and required. Address Banker, Herald office.

BUSINESS CHANCE.—A LADY OF GOOD ADDRESS, who has $300 at her command, and some household furniture, is wanted, to take charge of a fashionable boarding house. A liberal arrangement will be made with any lady qualified for the situation, which will in every respect be agreeable. Satisfactory information and references will be given by addressing a note to L. C. O., station D, Bible House.

CLOAKS AND MANTILLAS.—PARTNER WANTED, with $3,000 cash capital, to invest as equal partner in an old and well established cloak, mantilla and fur store; it is in the best neighborhood in New York, and is established since 1854. Those only who have the above amount need address box 5,076 New York Post office.

DISSOLUTION OF COPARTNERSHIP.—THE CO partnership heretofore existing between William Gramm and Howard Schlichting under the style and firm of Gramm & Schlichting has this day been dissolved by mutual consent. Mr. Wm. Gramm, who continues the business under the style and name of William Gramm, is alone authorized to settle all debts and demands due by or to the late firm. WILLIAM GRAMM,
New York, April 1, 1863. EDWARD SCHLICHTING.

NOTICE.—THE FIRM OF JOHN COX & CO. WAS dissolved on the 25th of January last by the death of Mr. John Cox. The unsettled business will be closed by the surviving partners. ALFRED R. COX,
HENRY T. COX.

ALFRED R. COX and HENRY T. COX have this day formed a copartnership, under the firm name of Cox Brothers, and will continue the business, as heretofore, at 698 Broadway, corner of Fourth street.
New York, April 1, 1863.

PARTNER WANTED—WITH $3,000, TO MANUFACture patented articles of ladies' wear. Business well established and paying well. Apply to J. P. McLEAN, Chief Engineer, from 10 to 5 o'clock, 41 Chambers street, New York.

PARTNER WANTED—IN THE MEAT, POULTRY AND vegetable business, in a first class store, doing a large business; a practical man, with $500 to $700, or will sell. Apply on the premises, 54 Greenwich avenue.

THE UNDERSIGNED HAVE THIS DAY FORMED A co-partnership, existing under the name and firm of Fairbanks & Lawton, for the transaction of the merchant tailoring and gentlemens' furnishing goods business, at 827 Broadway. C. M. FAIRBANKS,
New York, April 1, 1863. W. T. LAWTON.

WANTED—AN ENTERPRISING YOUNG MAN; AN unusual opportunity is offered to make money with a small capital of less than $300. For particulars address box 4,901 Post office.

WANTED—A PARTNER, WITH FROM $3,000 TO $6,000 capital, in the business of the manufacture and sale of segars, &c., at wholesale and retail. The advertiser has an established trade, in which he has been engaged for seven years at his present stand, which, with the above amount of additional capital, will yield an income of not less than from $4,000 to $6,000 per annum. Address W. L. F., box 135 Herald office.

WANTED—A LADY AS PARTNER IN THE SHIRT and corset business; a knowledge of the business not required, as the advertiser has been some years in the business; but a small capital required. Address 330 Canal street.

$200.—WANTED, AN AMBROTYPIST WITH THE above amount, to join the advertiser in an enterprise connected with the army. Address Hypo, box 3,687 Post office, stating name and where an interview may be had.

$800.—PARTNER WANTED, WITH THE ABOVE amount, in a safe and reliable cash business, paying over $400 per month. Apply at 87 Forsyth street, corner of Grand, fourth floor, room No. 2.

$1,000.—AN ASSOCIATE IN A FIRST CLASS cash enterprise, out of which $50,000 can be made the next year. A good man, meaning business, can learn full particulars of Mr. BELMONT, 68 St. Mark's place.

$2,000.—WANTED, A RELIABLE, ACTIVE young man, who can command in ready cash $2,000, to take an interest and full charge of a profitable cash business, already and long established, yielding and paying a net profit of $3,000 yearly. Other engagements of the proprietor causes the necessity. One of the best conducted and located houses in New York. This is a great opportunity for a business man. Apply to ROBINSON, at R. D. Richardson & Co.'s, 82 and 84 Nassau street.

$5,000—A CHANCE SELDOM OFFERED.—Wanted—the above amount in a land purchase. No risks run and a guarantee given for $10,000. None need apply but those having the means to invest for one year or less. All communications confidential. Address, stating where an interview may be had, A. G., D., Herald office.

$100,000.—PARTNER WANTED.—THE ADVERtiser has secured letters patent for a new invention of great and increasing value; no untried experiment, but really what it is represented to be; and he is desirous of securing the assistance of a partner of good business acquirements, honest, temperate and agreeable, to aid him in the manufacturing, selling or outdoor department, and perhaps to go to Europe, as may be preferred. Such a gentleman he will make equal in interest with himself by conveying to him a one-half interest in the patent, for which $100,000 will be charged; a small sum down and balance in instalments, without interest, to be paid out of a portion of the earnings of said half interest, or in any way that may be agreeable. The capital necessary to carry on the business is $10,000. Communications treated as confidential, and returned to the writer with a card of the advertiser. Address until the 10th of April, W. B. Fattson, Post office.

WATCHES, JEWELRY, &C.

AT 9 CHAMBERS STREET, I PAY THE HIGHEST prices, more than any other place in the city for the following articles:—Diamonds, Watches, Jewelry, Old Gold and Silver. Remember JOS. S. ISAAC, No. 9 Chambers street.

DIAMONDS, DIAMONDS, DIAMONDS.—I AM GIVING the very highest cash prices for Diamonds, Watches and Silver Ware, or cash advanced on the same. Those having goods of this description to dispose of will do well to call on L. JACOBS, 407 Broadway.

DIAMONDS, OLD GOLD AND SILVER.—BY GOING to LOUIS ANRICH, 723 Broadway, under the New York Hotel, you will receive 30 per cent more than at any other place in this city for Diamonds, old Gold and Silver, without being compelled to take other goods in exchange. He pays in city bankable money. Cameo Hair Shawls, all kinds of Lace and Furs bought at the highest price. L. A. has been 28 years established in New York. Remember, 723 Broadway.

S. HEILBUTH,
DIAMOND BROKER,
710 Broadway. Watches and Jewelry bought. Advances on Diamonds and Watches.

COAL.

CUMBERLAND COAL AT $8 PER TON, OF THE BEST quality, for shallow use, delivered at the above reduced price. Orders supplied. THOS. TRUSLOW, Jr., 263 East Fourteenth street.

HOUSES, ROOMS, &C., TO LET.

A BOARDING HOUSE TO LET—NO 80 FRANKLIN street, near Broadway, six stalls or parlor, bedroom and bathroom, and six separate bedrooms; will be put in perfect order; rent $1,400.
J. SMITH DODGE, 10 East Seventeenth street.

A BEAUTIFUL STORE AND BASEMENT TO LET OR lease—For a term of years on west side Sixth avenue, between Forty-seventh and Forty-eighth streets; No. 217 Sixth avenue; plate glass window, and very valuable for milliner, or fancy goods. Apply to JOHN MURTHA, 815 Sixth avenue.

A BEAUTIFUL COUNTRY PLACE TO LEASE—AT East Bridgeport, furnished or unfurnished; on the water; grounds beautifully laid out; every variety of fruit; salt water bathing, barns, stables, &c., complete; house commodious; supplied with gas, water, bath, &c. The residence of Colonel Noble. Inquire of Mr. CROMWELL, 19 William street, N. Y., or on the premises.

A LARGE, NEATLY FURNISHED FRONT ROOM, Bedroom and Pantry to let, on second floor, with great convenience for cooking; more room if desired. Croton up stairs; in small, quiet house; no moving 1st of May. Apply at 252 West Thirteenth street, third door from Ninth avenue.

A CORNER STORE TO LET—SUITABLE FOR A GROcery. Also a Store, suitable for a saddle and harness maker, Nos. 257 and 253 avenue B. Inquire of M. DOLDIN, 56 avenue C.

A SECOND FLOOR TO LET—UNFURNISHED, WITH or without Board, in a first class house in Tompkins place, South Brooklyn, to a gentleman and wife or a small, quiet family. This is a rare chance to secure an eligible location. For particulars call on or address A. M. K., 14 Tompkins place.

A LARGE AND DESIRABLE HOUSE AND YARD, near St. John's Park, two-thirds of which will be rented to the right person, without children, much less than its value. Address box 1,131