SALES OF REAL ESTATE.

AN ELEGANT COUNTRY SEAT FOR SALE—ON THE Hudson, at Sing Sing, five minutes' walk from depot; in perfect order; splendid marble mansion, double feet, gardener's house, carriage house, stable, hennery, &c.; about 5½ acres; fine view of the river, and magnificently shaded with fruit and ornamental trees. Must be seen to be appreciated. Will be sold much below its cost. Apply to HOMER MORGAN, No. 2 Pine street.

A FIRST CLASS HOUSE ON A CENTRAL AVENUE, near Thirty-fifth street.—A delightfully located House, situated on the crown of Murray Hill and contains all the modern conveniences; size 24x70; lot 105 feet deep; two bathrooms and three water closets. For particulars and permits to see the house apply to THOMAS M. FRANKLIN, 54 William street, corner of Pine street.

A GOOD CHANCE TO PURCHASE A FARM WITH A little money.—$3,000 (terms easy) for a Farm of ninety acres, forty-five improved, balance wood, well watered, with house, barn, fruit, &c., 21 miles from Jersey City, 3 miles from Paterson, N. J. This is a bargain. For particulars call on A. SERGEANT, 15 Wall street.

AN EXCELLENT, CHEAP, PRODUCTIVE FARM, IN best fence and cultivation, good buildings, plenty of choice fruit, all in good order, near schools, churches, &c., for sale a bargain on favorable terms.
SOUTHWICK & WOOD, 18 Pine street.

A BEAUTIFUL AND LARGE RESIDENCE IN Morristown, N. J., one acre handsomely arranged in lawn, garden, shade, fruit trees, flowers, &c., for sale on easy terms or to let favorably.
SOUTHWICK & WOOD, 18 Pine street.

AT A SACRIFICE—HANDSOME RESIDENCE IN Plainfield, N. J.; commodious house, every convenience for a New York business man; one hour from city; an acre of garden, coachhouse, stable, fruit; take part of purchase in city property. Address A., Herald office.

COUNTRY SEAT FOR SALE—PRICE $25,000—FOR sale, one of the most delightful Country Seats in the vicinity of New York. It is located at Summit, New Jersey, about 20 miles from New York, via the Morris and Essex Railroad. The dwelling, which is located on an eminence, and commanding one of the finest and most extensive views in this romantic section of country, is built in the most substantial manner, and filled in with brick; is 40 feet square, with 12 feet wing; contains 21 apartments, exclusive of the usual pantries and store rooms. The first floor is frescoed in the latest style, and the entire house finished with every care to comfort and convenience; has water on every floor, furnace, range, &c. The dwelling is situated in a plot of ten acres, laid out with well shaded walks, and planted with the usual varieties of fruit trees and shrubbery. The outbuildings, which are ample, are in perfect order, ready for immediate occupancy. Adjoining is an additional plot of land, which will be sold with the homestead if desired. Price $25,000. One half can remain on bond and mortgage, or the entire property would be exchanged for a first class city residence.
GEORGE MANLEY & CO.,
No. 27 William street.
N. B.—Brokers need not apply.

COUNTRY SEAT AT FLUSHING—MUST BE SOLD IMmediately, seven miles from city, ¼ mile from depot; three lots, 50x150; good house; fruit in abundance; all in good order; price $2,000; terms easy. Inquire of S. DINGEE, No. 8 Pine street.

CHEAP FOR CASH OR EXCHANGE—BEAUTIFUL Lots near Fulton avenue, Brooklyn. Also near Jersey avenue, Elizabeth. Also near Elm street, Newark. Also a Farm or Country Seat, overlooking the city of Worcester, Mass. J. W. BARTLETT, 442 Broadway, New York.

FARM FOR SALE—145 ACRES SUPERIOR LAND; fine trout brook; extensive peach and apple orchards and cranberry gardens; location unsurpassed; would dispose of half. Also 50 acres on railroad, with nice two story house and outbuildings. Reasonable and favorable terms. Distance from city of both farms about 40 miles. Particulars from G. P. BALL, 13 Union street, Brooklyn, near Hamilton ferry.

FINE ESTATE IN FALL RIVER, MASS., FOR SALE—The beautiful Estate of Bradford Durfee, now occupied by Rev. Mr. Fay, situated on an eminence, commanding a fine view of the entire city and harbor, Providence, Bristol, East Greenwich and numerous other places, and is the most prominent estate seen from the steamers as they come up the harbor. It consists of about 30,000 feet of Land, with an elegant modern built Dwelling House, of wood, 2½ stories, with an L, ample in every respect, fitted with all modern conveniences, and Stable to match. Grounds beautifully laid out, and the whole is in perfect order. Apply to T. H. LEAVITT, 49 Congress street, Boston, Mass.

FRAME MANSION, IN COMPLETE ORDER, CARriage House and six Lots, for sale—a desirable investment, situated near Central Park, between Broadway and Seventh avenue, Fifty-fourth and Fifty-fifth streets; grounds handsomely shaded. W. J. STEWART, 157 South street.

FOR SALE—HOUSE AND LOT 117 BROOME STREET. Inquire of E. BOUTON, 817 Broadway.

FOR SALE—A FINE OLD COUNTRY PLACE, JUST off the island, near Spuyten Duyil, on high ground, access, commanding a fine view, and is a desirable place either for a residence or for investment. Apply to A. PINDLAY, 31 Pine street.

FOR SALE—THE HOWARD IRON WORKS PROPERty, situate in Centre county, Pennsylvania, on the Bald Eagle and Spring Creek Canal and Bald Eagle Valley Railroad, 11 miles east of Bellefonte and 14 miles west of Lock Haven, and consists of two Blast Furnaces, 9 feet bosches and 38 feet high, with good steady water power, and will make readily forty tons a week each of charcoal metal; a four fired Forge, with good blast and four ton hammer; Pudding Mill, with three furnaces; Rolling Mill, with full set of rolls, (16 inch train,) to manufacture round, square and flat iron, a full set of slitters, &c., &c. The Howard iron is well known, the quality being equal to any other. Together with about 5,000 acres of Land, 1,200 of which are timbered; 600 of good limestone land, 350 acres of which are in a good state of cultivation. There are three ore banks on the premises, two of which yield the best quality of pipe and helmatite ores. If desirable the works, with 600 acres of land attached, will be sold separately, with ore right on 500 acres, including above banks. For particulars, address JOHN IRWIN, JR., & CO., Howardville, Centre county, Pennsylvania.

FOR SALE—THREE YEARS' LEASE OF A VERY pleasant Country Residence, at West Morisania, with one acre of ground, barn, stable, and plenty of fruit, together with Furniture, Carpets, &c., complete for housekeeping. The place is easy of access by railroad or steamboat. For particulars address Melrose, box 140 Herald office.

FOR SALE—NEAR PLAINFIELD, N. J., A FINE Farm, under a high state of cultivation, with an abundance of all kinds of fruit. The place is perfectly healthy. House stands on an elevation. Will be sold with all the stock and farming utensils, which are of the latest improvements. A very rare chance for a person to get a good farm and a home. Terms easy. Inquire of EVAN JONES, 57 Montgomery street, Jersey City.

FOR SALE—THE MODERN THREE STORY BASEment and sub-cellar House, with extension, No. 35 Seventh street; has gas, bath and hot and cold water; well built and in thorough repair. For particulars inquire on premises, of the proprietor.

FOR SALE—AT RHINEBECK, AN OLD FAMILY seat on the Hudson, most beautifully situated, containing 174 acres, highly productive, large river front, water grant to the channel; good boating, fishing and bathing; several fine building sites in addition to the one occupied by the mansion; fruit in abundance; lawns and walks extensive, beautifully shaded with forest and ornamental trees. Price $64,000. Apply to E. H. LUDLOW, No. 3 Pine street, or the owner, on the premises, or F. T. GARRETTSON, 54 Wall street, N. Y.

FOR SALE—IN WESTCHESTER COUNTY, 25 MILES from the city, a pretty Cottage, with from six to seven acres of Land. For particulars, with a drawing of the place, apply at 15 West Twenty sixth street, near Broadway.

FOR SALE—THE FIVE STORY MARBLE BUILDING, 23 Liberty street; will be sold on reasonable terms. Apply to MARK LEVY 23 Liberty street.

FOR SALE—A VERY DESIRABLE FARM AND COUNtry residence on the New Jersey Railroad, five minutes' walk from the depot and two miles from New Brunswick, containing eighty acres of land, good buildings and plenty of fruit. Inquire of WARREN HARDENBERGH, 58 Wall st.

FOR SALE—A LARGE TWO STORY AND BASEMENT stone and brick House, Swiss cottage built, commanding an extensive view, including Staten Island, the Bay, Orange county hills, East river, &c. It is situated on Fourteenth street, near Sixth avenue, South Brooklyn, and surrounded by a garden of 125 feet front by 100 feet deep, picturesquely laid out in terraces and well stocked with strawberry, flowers, choice fruit trees, and 150 feet grape arbors. Two thirds of the purchase money may remain on bond and mortgage. The house is in progress of being frescoed throughout. Access by the Fifth avenue and Greenwood cars, which leave Fulton ferry every five minutes.

FOR SALE IN JERSEY CITY—AT A GREAT SACRIfice, as the family is to leave the city in a few days. A first class brick House and Lot on Jersey avenue; 50 feet street; house three stories and basement; three rooms deep to the top, sixteen rooms, with all modern improvements throughout and in complete order. Price $6,250, $1,500 cash. If not sold by the 15th, to let. Apply to EVAN JONES, 57 Montgomery street, Jersey City.

FOR SALE OR EXCHANGE—9,440 ACRES SELECTED pine Land in Michigan; also a fine Farm of sixty three acres lying partially within the limits of the city of Newark, N. J., on the Newark and Bloomfield turnpike. The buildings are large and modern, and the whole property is in first rate condition. A horse railroad is about being built to run directly past the property. Apply to J. H. SUYDAM, 81 Cortlandt street.

FOR SALE OR TO LET—FURNISHED, AN ENGLISH basement house, in first rate order, ceilings handsomely fresco-ed, walls painted, woodwork grained, &c., situated in Thirty-fourth street. Address A. P. W., box 1,742 Post office.

FOR SALE OR TO LET—AT GOSHEN, ORANGE county, N. Y., a desirable Country Residence, situate on the main street, half a mile from the depot; house large and partially furnished; thirteen acres of land, abundance of fruit, good water, garden and stabling. House completely shaded by pines and other forest trees. Apply to J. H. SUYDAM, 81 Cortlandt street, N. Y.

FOR SALE OR TO LET—A FIRST CLASS RESIDENCE on the banks of the Hudson, at Tubby Hook, with four acres land, thirty minutes by rail to Thirty-first street. Apply to THOMPSON, WHITE & CO., 39 Broadway, or to JOSEPH THOMPSON, on the premises.

HOUSE AND LOT FOR SALE.—THE THREE STORY high stoop House and Lot No. 80 University place. The house has all the modern conveniences and is in thorough repair. For particulars and permit to view apply to GARRISCHE & MINTON, 62 Williams street.

HOBOKEN.—FOR SALE, SINGLY OR TOGETHER, twelve Building Lots; the finest sites in Hoboken, commanding a beautiful view of the Hudson and bay and the private park of Edwin Stevens. Apply to F. GERHARD, 61 Nassau street.

IN NORTHAMPTON, MASS., A FINE ESTATE OF 20 ACRES and modern buildings, possessing many attractions as a gentleman's residence, the location is elevated, overlooking a large portion of the Connecticut Valley; the estate is in perfect order and will be sold low.
T. H. LEAVITT,
49 Congress street, Boston Mass.

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. Houses are building and making improvements. Apply to CHAS. K. LANDIS, Postmaster, Vineland, Cumberland county, N. J. Letters answered. Papers containing full information will be sent free.

LOTS FOR SALE—AT ELIZABETHPORT, NEW JERsey, at the following prices—$200, $225, $250, $300, $350 and $400 each, on very favorable terms of payment. Persons wishing to start manufacturing, especially those using large quantities of coal or iron, are requested to examine the place. Apply to E. R. KELLOGG, 139 Pearl street, N. Y., or J. B. COOLEY, Agent, Elizabethport.

MILLS AND WATER POWER FOR SALE.—A FOUR engine Paper Mill, with copper dryers and a pasteboard machine, and a Grist Mill, with two runs of stones; one Store House and two Dwelling Houses, with 25 acres of land, situated on the Passaic river, in Chatham, N. J., within a mile of the depot of the Morris and Essex Railroad, and 3 miles of New York, or the Paper mill would be sold separately. This is a valuable power for paper mills, grist mills and cotton or woollen factories. Apply at Chatham, to JOSIAH F. MEIR, or TAYLOR & GEORGEGAN, No. 56 Leonard street, New York.

SALES OF REAL ESTATE.

MORRISANIA PROPERTY FOR SALE—TEN MILES from City Hall, houses finished in best manner; gas, hot and cold water, bath, speaking tube; beautifully located; about an acre of ground covered with fruit of choicest varieties; carriage house will be sold at a bargain. Apply on the premises, corner of Washington avenue and Eighth street, or address S. D. H., Morrisania, Westchester county, New York.

MAGNIFICENT PAYING FARM FOR SALE—GRASS and grain, with several acres of superior fruit; 237 acres; stock and crops; in Orange county, two hours from the city. Particulars from G. P. BALL, 13 Union street, Brooklyn, near Hamilton ferry. Would trade.

PAPER MILL FOR SALE—AT MORRISTOWN, New Jersey, Fourdrinier Machine and Dwelling; cost $9,000. Price $5,000. JOSEPH ALEXANDER, Morristown, or W. J. STEWART, 157 South street.

WANTED TO PURCHASE—FOR CASH, A HIGH stoop House, from $9,000 to $14,000; west of Fourth avenue, between Eighteenth and Twenty ninth streets; possession at any time. Address H. J., box 17 Madison square Post office, 952 Broadway.

$1,600 WILL BUY A TWO STORY FRAME HOUSE and full lot, with stable, situated on south side of Dikeman street, between Van Brunt and Richards streets, Brooklyn, about five minutes' walk from Hamilton ferry. Apply to E. R. KELLOGG, 139 Pearl street, N. Y.

$2,300 WILL BUY THE TWO STORY FRAME House and Lot corner of Ainslie and Smith streets, Williamsburg; is near the Grand street line of cars. Apply to E. R. KELLOGG, 139 Pearl street, New York.

FOR SALE.

AN OLD AND WELL ESTABLISHED SOAP MANUfacturing business in this city for sale (the owner being about to retire there from); the trade is confined to city customers and is all cash or prompt pay. To those desirous of embarking in a strictly cash business this presents a rare opportunity. None but principals need apply. Address, with real name, A. B. C., box 3,790 Post office.

A RARE CHANCE.—A PORK AND BEEF STORE FOR sale, in a good location, with ice and smoke houses, and everything complete belonging to the business, with a good lease. Inquire at 180 Third street.
J. H. PAFFEN, Notary Public.

DRUG STORE, AND MOST EXCELLENT LOCATION for a physician, for sale cheap, or exchanged for a small farm, owing to ill health; choice stock, nicely fitted up, long established and doing good trade.
SOUTHWICK & WOOD, 18 Pine street.

FOR SALE—A WALKING BEAM STEAM ENGINE, with Locomotive Boiler and all the connections, six horse power, in perfect order. Also two lines of Shafting, one Planing Machine, one Sawing do. To be seen at No. 20 Sixth street.

FOR SALE—A ROGERS TOBACCO CUTTING MAchine, complete. Apply at Nos. 207 and 209 Water street.

FOR SALE—AN ENGLISH PATENT. A RARE chance for a sure investment, can be easily understood. Any party returning to England can thus secure the means of making a large amount of money. Address Trade, Herald office.

FOR SALE—ONE SIX POUND CANON, SMOOTH bore, with carriage. Inquire of W. H. PLUMMER, 446 Broome street.

FOR SALE—BRASS TURNERS' LATHES AND TOOLS; also a lot of tinman's tools. 276 Pearl street.

FOR SALE—A WELL STOCKED GROCERY AND Liquor Store. On y reasons for selling the owner is in ill health and in other business. Inquire at 116 John street.

FOR SALE—A STOCK OF DRY GOODS, OR WILL exchange for good paying property, in or near the city. Also two wagons, in good order, one a family Rockaway. Apply to J. F. CROPSEY, 149 Duane street, corner of West Broadway.

FOR SALE—A SET OF TINNER'S TOOLS AND machines. Inquire at 83 Grand street, Williamsburg.

FOR SALE—A GAS WORKS, IN COMPLETE ORDER, suitable for a country residence or hotel. Can be seen by addressing box 3,770 N. Y. Post office.

FOR SALE—A FILE OF ORIGINAL NEWSPAPERS, published during the Revolutionary period. Very rare, and a great curiosity, embracing the complete edition for 1775 and part of 1776in excellent condition. Address M. A. J., station G, N. Y. Post office.

FOR SALE—A CENTRIFUGAL DRYING MACHINE, suitable for all drying purposes. Also a five horse power Steam Engine, brass Force Pump, &c. Apply to CHARLES COPELAND, 122 Broadway.

FOR SALE—VERY LOW, ONE HUNDRED SIDES OF Wax Upper Leather, at 51 Cortlandt street, up stairs.
S. CAHILL.

FOR SALE—A RETAIL FANCY GOODS AND HOsiery business, nine years established, and having a fine run of family trade. The store is located in one of the first business streets, and has a lease of four years to run. Will be sold low for cash. Address Baxter, Herald office.

FOR SALE—THE LEASE, STOCK AND FIXTURES of a Liquor Store, well located, and doing a most extensive business. Terms reasonable. For particulars inquire at 291 Hicks st., Brooklyn.

FOR SALE OR TO LET—THE BEST STAND FOR A grocery, in Elizabethport, N. J., being the four story Store and Dwelling, corner of Broadway and Front street. Apply to E. R. KELLOGG, 139 Pearl street, N. Y., or J. B. COOLEY, at Elizabethport.

GUANO.—117 TONS, FROM SALDANAH BAY (A SUperior article), for sale in quantities to suit at the low price of $25 per ton, to close a consignment. Apply to WM. H. ROSS, 704 Broadway.

SHEEP FOR SALE.—200 SOUTH DOWN AND 200 Shropshire Down; considered by judges to be some of the finest in the country. An opportunity rarely offering for persons wishing to commence sheep husbandry. The owner having no time to attend to them, will sell them low for cash if the whole are purchased within the month of May. Inquire of JACOB LORILLARD, 30 Front street.

SLOOP FOR SALE—THE FAST SAILING SLOOP American Eagle, 83 40-56 tons burden, ten years old, now running, in good condition, will be sold for $4,000, part cash, the balance in approved notes if desired. Apply to PECK & BRIGGS, Haverstraw, N. Y., or CHARLES H. BRIGGS, 77 Nassau street.

$800.—LIQUOR STORE FOR SALE. AN EXCELlent corner location down town; long lease and low rent; now doing a good business. Also a large number of other good Business Chances for sale.
BLISS & CO., 65 Nassau street.

HOUSES, ROOMS, &c., WANTED.

A STORE WANTED IMMEDIATELY—SUITABLE FOR Ladies' Ice Cream Saloon and Restaurant, in one of the principal street or avenues in this city. Address for three days, stating location, terms and particulars, Adolphus, box 159, Herald office.

A RESPONSIBLE PRIVATE FAMILY WANTS TO hire a modern House, at a rent of $1,000 to $1,200, located below Fourteenth street. Immediate possession required. Apply to ADAMS & CO., 953 Broadway, near Twenty third street.

A LADY OF RESPONSIBILITY, WITH UNEXCEPtionable reference, desires a partially furnished house; carpets, oilcloths and gas fixtures essential; rent not to exceed $300. Payment at the end of the month or quarter. Address May, station G.

A FAMILY OF FOUR WISH THE HALF OF A DEsirable House, with a family of respectability and refinement, in the upper part of the city, on the west side; furnished rooms preferred, but not indispensable; arrangements for boarding with the family might be made if separate kitchens are objectionable. Address during this week Retrenchment, Herald office.

HALL WANTED.—TO RENT FOR SUNDAYS AND one evening each week, a Hall capable of accommodating three or four hundred persons. Location bounded by East Broadway, Grand street and Bowery. Apply at 240 Broadway, room No. 15.

WANTED—UNFURNISHED ROOMS, ONE PARLOR, three or four bedrooms, with kitchen, between Fourth and Seventeenth streets. Address, with terms, 2,195 Post office, New York.

WANTED—FOR THE SUMMER, A FURNISHED House, suitable for a boarding house, within two or three hours of the city; the lady requiring the above has had many years' experience; references exchanged. Address Mrs. Murch, Brooklyn Post office.

WANTED—IMMEDIATELY, A PARTIALLY FURnished House, or a part of a House, suitable for a small select family, in a good location. Apply at the Boarding and House Agency, 3 Astor place; references exchanged.

WANTED—BY A PHYSICIAN, AN OFFICE AND REception Room (Board preferred); location between Fourteenth and Bleecker streets, and Fourth avenue and University place. Address, with particulars, R. B., station A, Spring street.

WANTED—A SMALL, NICELY FURNISHED, FIRST class House, near Union or Madison square, by a small private family of three. Rent must not exceed $900 yearly. Or would take a house from date till the 1st of October or November. Address Lace Store, 859 Broadway.

WANTED—TO RENT, A FIRST CLASS PIANO; THE best of care will be taken of it, and rent paid in fine imported wines. Address A. A. A., Herald office.

WANTED—TO HIRE FOR SIX MONTHS, A FURnished Country Seat, in a pleasant location (Hudson river preferred); it must be in perfect order, within one hour's ride of the city. Family of the advertiser is small. Address B., box 3,784 Post office, with full particulars, as to location, rent, &c.

WANTED TO HIRE—BY A SINGLE LADY, A FURnished Room, between Thirty-eighth and Forty-first streets, Eighth avenue and Broadway. Terms moderate. References Exchanged. Address for three days Mary A., 486 Seventh avenue.

FURNITURE.

APPLY IMMEDIATELY—A SET OF ROSEWOOD Parlor Furniture, set in velvet plush. Apply at 429 Hudson street.

FURNITURE AND CARPETS WANTED.—PARTIES having second hand Furniture and Carpets to dispose of will receive the highest price offered in the market by calling on or addressing HENRY O. FARRELL, 307 and 309 West Thirty-fifth street, corner of Eighth avenue. N. B.—Communications by letter promptly attended to.

FOR SALE—AT A SACRIFICE, A NEW OILED WALnut Bedstead, Bureau with marble top, haircloth sofa, a double Blanket, very little used; two three quarter Bedsteads, Rocking Chairs, four Mattresses, three quarters; Crockery, Knives, Forks, Spoons, &c. Can be seen from 10 to 12 o'clock A. M. Call for three days at 99 East Fortieth street.

MIRRORS FOR SALE—THREE FRENCH PLATE mantel Mirrors will be sold separately or together; size of plate 62x47. Apply at 708 Broadway, in the store.

$15,000 WORTH OF CAST OFF CLOTHING, CARpets and Furniture wanted.—At 369 Seventh avenue you can get the highest price, by calling or addressing a note to 369 Seventh avenue, between Thirty-third and Thirty-fourth streets. N. B.—Ladies attended by Mrs. Strauss.
H. B. STRAUSS.

RAILROADS.

HUDSON RIVER RAILROAD.—TRAINS FOR ALbany, Troy, the North and West, leave Chambers street at 7 and 10 A. M., and 3:15, 5 and 10:30 P. M., and on Sundays at 5:22 P. M., from Thirtieth street. Tickets may be procured at any of the offices of WESTCOTT'S EXPRESS in New York and Brooklyn, and baggage checked at the house to all points on the road and to Saratoga Springs.

NEW YORK, HARLEM AND ALBANY RAILROAD. FOR ALBANY, TROY, NORTH AND WEST.
WINTER ARRANGEMENT
Commencing Monday, November 17, 1862.
Express Mail Train leaves Depot, corner of Fourth avenue and Twenty-sixth street, at 10:30 A. M., Express Mail Train leaves Albany at 3 P. M. For intermediate stations, see time tables.
JOHN BURNHAM, Superintendent.

HOUSES, ROOMS, &c., TO LET.

A HANDSOMELY FURNISHED FRONT PARLOR and Bedroom to let, without Board; also a Back Parlor and Bedroom, in a fine close house in fourteenth street, near Delmonico's. Apply at the Boarding House Agency, No. 3 Astor place.

A CORNER GROCERY AND LIQUOR STORE TO LET—desirable location, back room attached, corner of Third avenue and Forty-third street; also Basement, finished for billiard and restaurant saloon; together or separate. Apply on premises or 264 Front street.

A FURNISHED PARLOR AND BEDROOM ON THE second story, in a private house, to let unfurnished; terms moderate. Apply at No. 81 West Twenty sixth street, between Broadway and Sixth avenue.

A FURNISHED HOUSE TO LET AT FISHKILL LANDing.—Six acres of ground, choice fruit of all kinds, barn and vegetable garden. For further particulars address Brown, Hall & Vanderpool, over Shoe and Leather Bank.

A RARE CHANCE FOR A MAN WITH A SMALL capital to open an Eating and Oyster Saloon in a good location. Rent free for one year. Inquire at the Great Eastern, corner of Christopher and West streets, N. Y.

TO LET—UNFURNISHED, AND TO BE SEEN AT ALL times, the Parlor Floor (four rooms) and also two side Rooms in house 21 St. Mark's Place, Eighth street, within two minutes walk of the Second, Third and Fourth avenue cars and nearly all the Broadway omnibuses. For terms apply on the premises, between 8 and 9 A. M., or at the office of T. A. Watson, 64 Wall street, between 12 and 2 P. M. References required.

COUNTRY HOUSE TO LET—WITH GARDEN AND of fruit trees, at Fairfield, Conn., near the depot, two hours' ride from New York via New Haven Railroad. Contains eight rooms, neatly and fully furnished; everything for housekeeping except house linen. Price $300 for the season, or $350 per year, payable monthly. Address box 38, Fairfield, Conn.

FURNISHED HOUSE TO LET.—A MEDIUM SIZED, nicely furnished House in good location; rent $1,000. As the owner expects to leave the city for six months or a year, an cash in hand is an object, $750 in advance will be taken for the year's rent. Every satisfaction guaranteed. Address Alabama, Herald office.

LOFTS TO LET—AT 97 NORTH MOORE STREET; suitable for manufacturing purposes.

LOFTS TO LET—VERY DESIRABLE LOFTS IN building No. 49 Chambers street, opposite City Hall, running through to Reade street; will be let together or separate, to desirable tenants, at a low price. Apply to HOLMES, BOOTH & HAYDENS, 49 Chambers street.

PART OF A GENTEEL, FIRST CLASS HOUSE, PLEAsantly situated, to let, viz: front basement, second floor and part of the fourth floor; rent $425. Apply to C. L. CARPENTER, Bible House, or at 208 East Tenth street.

ROOMS TO LET.—TWO PRETTY ROOMS ON THE third floor for housekeeping, with conveniences, in a private house; location unexceptionable; terms reasonable. Apply at 867 West Twenty-second street, between Seventh and Eighth avenues.

SARATOGA SUMMER RESIDENCE TO LET.—THE elegantly furnished two story brick Residence corner of Philadelphia and Eliza streets, first corner east of Circular street, can be obtained at the Congress Spring; 50 feet front by 76 feet deep, with all modern improvements, such as bath, gas, &c.; also extensive garden. The house inside is two parlors, one large bed and sitting room, dining room, with side portico, 22x19 feet, and large kitchen, besides bedrooms up stairs. Inquire at the New York Hotel, 100 Broadway, Saratoga Springs. E. E. BROWN.

TO LET—A BEAUTIFUL RESIDENCE, WITH 12 OR 14 rooms, at the foot of Sixty-sixth street, East river, with carriage house, stable, &c. Shade and fruit trees in abundance, and vegetable garden well stocked. Fine residence for any gentleman doing business down town. For further particulars inquire of J. S. Underhill, No. 435 East Tenth street, Dry dock, New York.

TO LET—A THREE STORY STONE BUILDING, 90X40 feet, together with as much ground as required, on Twentieth street, East river, suitable for manufacturing purposes, and for sale, a Steam Engine and four Boilers. Apply to H. D. BROOKMAN & CO., 37 South street.

TO LET.—FURNISHED ROOMS TO LET, IN A PRIvate family, having more rooms than they require. Will let a few Rooms, without board. Rent low to respectable parties; reference required. Call at 378 Fourth street, near Broadway.

TO LET.—A PRIVATE FAMILY WILL LET, TO TWO persons only, a Second Floor, consisting of three rooms and pantries, with all the modern improvements; house newly papered and painted; rent $16 a month. Please call at 114 West Twenty-sixth street, between Sixth and Seventh avenues.

TO LET—THREE DESIRABLE FRONT OFFICES, EN suite, and newly painted; rent $225. Inquire of E. F. TRACY, 78 Cedar street, room No. 5.

TO LET—SIX FURNISHED ROOMS, WITH A PARLOR and Bedroom, on first floor; a good office for a doctor, with or without Board, at 37 Jane street, near Eighth avenue; railroad and two lines of stages; if wanted will be let separate.

TO LET—THE THREE STORY BROWN STONE FRONT high basement House, 48 First place, Brooklyn, in perfect order; possession immediately. Apply to GEORGE COOK, Auctioneer, 141 Broadway.

TO LET—TO RESPECTABLE FAMILIES, FLOORS IN the large house, 45 Grove street; also two fine Parlors, suitable for a dressmaker, milliner, or any light business, in perfect order; possession immediately. Apply to GEORGE COOK, Auctioneer, 141 Broadway.

TO LET—STORE AND TWO BACK ROOMS, WITH gas and fixtures all through, and in complete order; will be let at a cheap rent. No. 504 Second avenue.

TO LET—TO A SMALL FAMILY OF ADULTS, PART of a first class House, or a suite of furnished Rooms to several gentlemen; reference required and given; location on West Thirteenth street, between Sixth and Seventh avenues. Inquire at 755 Broadway, corner of Tenth street.

TO LET—IN A GOOD NEIGHBORHOOD, THREE Rooms on third floor, with gas, cold and warm water in each room, for two or three persons only. Inquire at 139 East Thirty-ninth street.

TO GROCERS.—A GOOD OPPORTUNITY NOW offers.—On account of a disappointment in money matters there now can be hired one of the best corner Stores in the city, on one of the up town avenues. Apply to J. M. DAWSON, 176 Tenth avenue, corner of Twenty-second st.

THE FIRST OR SECOND FLOOR TO LET—OF HOUSE 865½ West Thirty-second street. References exchanged.

WITHOUT BOARD, UNFURNISHED—A LARGE Room, on the first floor, with closets, water and Bedroom communicating, suitable for a physician's office; established as such for five years; or would suit a gentleman and wife for housekeeping. Inquire at 19 Second avenue.

CLOTHING.

AT NO. 137 SIXTH AVENUE.—LADIES AND GENTLEmen, if you wish to receive the highest price for your cast off Clothing, Carpets, Furniture, &c., the best plan to do is to call on or send a note to E. MINTZ, at No. 137 Sixth avenue, two doors from Tenth street. Ladies attended by Mrs. Mintz. True, you will be dealt with to your satisfaction and benefit.

ATTENTION, LADIES AND GENTLEMEN.—440 SIXTH avenue, between Twenty-sixth and Twenty-seventh streets, you can receive fifty per cent more for your Cast Off Clothing, Furniture, Carpets, Jewelry, &c., than at any other place in this city. I will pay from $1 to $7 for Pants, $3 to $25 for Coats, $2 to $40 for Silk Dresses, and all other goods in proportion. Call on or address J. W. ANDERSON, No. 440 Sixth avenue.

A FACT WORTH KNOWING.—THE UNDERSIGNED guarantees to pay the utmost value for ladies' and gentlemen's Cast Off Clothing, Furniture, Carpets, Jewelry, &c., by calling on or addressing M. L. STERN, 502 Third avenue, between Fortieth and Forty-first streets. Ladies attended to by Mrs. S.

ATTENTION!—AT THE NEW STORE, 114 THIRD AVEnue, ladies and gentlemen are guaranteed to receive the highest price for each article of Cast Off Clothing, Furniture, Carpets, &c., for the New Orleans market. Try, and satisfy yourself. The following prices will be paid:—From $7 to $35 for Silk Dresses, from $4 to $18 for Coats, from $2 to $5 for Pants. For all other kinds of dresses, furniture, carpets, &c., the highest prices will be paid in cash. Call on or address C. MISH, 114 Third avenue, near Fourteenth street. Ladies attended by Mrs. Mish.

AT THE OLD ESTABLISHMENT OF A. DUCAS, 218 Seventh avenue, ladies and gentlemen will have the best opportunity to dispose of their Cast Off Wearing Apparel, as the undersigned has just received an order from New Orleans amounting to $150,000, for which articles I will guarantee to pay 25 per cent more than those who name their prices, and extra great prices for Carpets, also Furniture, Jewelry, &c. A note by post will be punctually attended to by Mr. or Mrs. D.

AT THE AGENT'S STORE, 212 SEVENTH AVENUE.—Received, a large order from California and New Orleans to purchase Cast Off Wearing Apparel, Carpets, Furniture and Jewelry. The following prices will be paid:—For Silk Dresses, $12 to $50; Coats, $10 to $20; Pants, $4 to $8; also woollen and calico Dresses, Shawls, Cloaks, &c. I guarantee to pay the full value for every article. Please call on or address a note, by post, to F. ROSENBERG, 212 Seventh avenue. Ladies attended by Mrs. Rosenberg, where you will be dealt with to your satisfaction.

A LARGE ORDER.—$150,000 WORTH OF CAST OFF Clothing wanted for the Western and California markets. Ladies and gentlemen having the above articles to dispose of can receive the following prices:—From $7 to $35 for Silk Dresses, from $4 to $18 for Coats, from $2 to $5 for Pants; for Woollen, Delaine and Calico Dresses, Shawls, Carpets, Furniture, Jewelry, &c., the highest cash prices. Call by calling at or addressing a note to E. MINTZ, 223 Sixth avenue, near Eighteenth street. Ladies attended by Mrs. Mintz. Don't forget the well known name, E. MINTZ, 223 Sixth avenue.

A POSITIVE FACT.—LADIES AND GENTLEMEN, IF you want to get the utmost value for your cast off Clothing, Carpets, Furniture and Jewelry, the best you can do is to send a note to A. HARRIS, 561 Third avenue, between Thirty-eighth and Thirty ninth streets, east side. There you may depend you will receive 25 per cent more than at any other dealer's in New York. Ladies attended by Mrs Harris.

ATTENTION, 156 SEVENTH AVENUE, LADIES AND gentlemen will be astonished to see the prices F. HARRIS pays for Cast off Clothing, Carpets, Furniture and Jewelry. We flatter ourselves of having been pronounced by a great many ladies and gentlemen that we pay 25 per cent more than at any other place in the city. We guarantee to pay the following prices:—For Silk Dresses, from $5 to $35; for Coats, $4 to $18; for Pants, $1 to $6. Please call on or address F. Harris, 156 Seventh avenue, between Twentieth and Twenty first streets. Ladies attended by Mrs. Harris.

AT 203 SEVENTH AVENUE, $5 TO $842 FOR SILK Dresses, Coats, $5 to $22; Pants, $2 to $7, are guaranteed to be paid, having received orders from California. By calling on or addressing, by post, LEVENSTYN, any one will be honestly dealt with. Ladies attended by Mrs. L.

A GREAT DEMAND FOR CLOTHING.—LADIES AND gentlemen having any Cast Off Clothing or Carpets to dispose of can receive 50 per cent more here than by any dealers in the city by calling on or addressing H. HART, 375 Seventh avenue, between Twenty-seventh and Twenty-eighth streets. Ladies attended to by Mrs. Hart.

IT IS WORTH WHILE—ATTENTION.—LADIES CAN receive $150 a piece for Silk Dresses. Now, ladies and gentlemen, do you believe this? Don't you believe this is a humbug? Yes, I admit it. But not to those who believe to receive such enormous prices as advertised by others. Ladies and gentlemen, you can well afford from being humbugged by calling at once or addressing a note to the well known dealer, H. HARRIS, 164 Seventh avenue, where you will be dealt with satisfactorily, and receive the full value for each article. Please not forget the number, 164 Seventh avenue, between Twenty-first and Twenty second streets. Ladies attended by Mrs. H. Harris.

L. CASHBERG PAYS THE HIGHEST PRICE FOR Cast Off Clothing of ladies and gentlemen. Parties waited on at their dwellings by addressing L. Cashberg, No. 65 Fourth street, only a short out west of Broadway.

OUT SEVENTH AVENUE.—YOU CAN GET THE HIGHEST price for your cast off Clothing, Carpets and Furniture. Ladies' and gentlemen's Clothing bought and sold. Furniture and Carpets for sale. Parties at a distance can be supplied by mail. Address, S. E. [illegible] Seventh avenue.

THE TURF.

TROTTING—FASHION PLEASURE GROUNDS, THIS day, May 12, at 2 P. M. Purse No. 11, $300, two miles and repeat, in harness. B. Mace enters b. g. Shark; Hiram Woodruff, g. r. Nutwood; H. F. Jones, s. g. Neville Dey; Wm. Woodruff, c. m. Lady Morrison, and S. McLaughlin b. g. Victor Emanuel. The 2 o'clock boat from James Slip stops with the cars, which leave Hunter's Point at 2½ P. M.
J. CROCHERON, Manager.

TROTTING—FASHION PLEASURE GROUNDS, WEDnesday, May 13, at 2 P. M. Purse No. 7, $100, mile heats, 4 in 5, in harness. The four year old colts R. T. Walker enters b. h. Jesse; Hiram Woodruff enters b. m. Molly Pitcher; D. Coleman enters b. h. General Hooker. The boat which leaves James Slip at 2 o'clock connects with the train which leaves Hunter's Point at 2½ P. M.
J. CROCHERON, Manager.

HORSES, CARRIAGES, &C.

A ROCKAWAY CARRIAGE FOR SALE CHEAP—A light Rockaway, as good as new, not having been used over twenty times; has an axle that will not require oiling oftener than once in four or five months. May be seen at R. Massey's stables in Twenty-third street, near west of Sixth avenue. For further particulars call on WM. J. ALLIFE, 46 East Nineteenth street, between Broadway