SALES OF REAL ESTATE.

A VERY PRETTY COTTAGE FOR SALE, 439 WEST Fifteenth street, with brick extension, gas and water. It has just been thoroughly repaired, painted inside and outside, and is rented for $450. Price $4,000. Terms easy, if required. This is a very pretty property for the price. JAS. R. EDWARDS, 277 West Twenty-third street.

A FURNISHED HOUSE AND OBJECTS OF ART FOR sale.—A four story, wide, brown stone English basement House, located in the most central part of Murray Hill, frescoed by a celebrated Italian artist, furnished in rare taste, in the European style, containing about 3,000 objects of art and articles of virtu; a room entirely fitted up with steel armor and ancient arms; a greenhouse with rare plants, &c., the property of a foreign gentleman abroad, returning to Europe. To be sold at private sale. Price for the whole $140,000 in gold. Apply to HOMER MORGAN, No. 2 Pine street, or as (Doupil & Co.'s, 772 Broadway.

AVENUE A PROPERTY FOR SALE—LOT FORTY SIX by ninety-four feet, on which are four four story brick tenement Houses; will be sold for $16,250; a large portion mortgage if desired. E. R. KELLOGG, 139 Pearl street.

A HOUSE AND LOT FOR SALE—IN TWENTIETH street, 22x40, lot 80, containing fifteen rooms, all in good order; water through the house; will be sold cheap. Apply to ROBINSON & CO., 55 Nassau street, rooms 4 and 5.

A HOUSE AND LOT ON TWENTY SIXTH STREET for sale, 20x40; three story and basement; gas and water through the house. Apply to ROBINSON & CO., 55 Nassau street, rooms 4 and 5.

A FARM FOR SALE—IN WESTCHESTER COUNTY, forty miles from the city, containing 130 acres, all good tillable land, with a good House and Barn and all other buildings; a splendid orchard of grafted fruit. Apply to ROBINSON & CO., 55 Nassau street, rooms 4 and 5.

A BEAUTIFUL COUNTRY RESIDENCE FOR SALE—32 miles from New York, finely located on the Harlem Railroad; three acres of land, and a beautiful house and grounds. Apply to ROBINSON & CO., No. 55 Nassau street, rooms 4 and 5.

A GOOD IMPROVED FARM OF 80 ACRES FOR sale—at only $1,600. Also a beautiful Plot of 10 acres, at Port Hamilton, with a water front. Also a large number of Farms, Houses and Lots, at low prices. Also money to loan on bond and mortgage. W. H. MITCHELL, 77 Cedar street.

A FARM FOR SALE OR EXCHANGE FOR CITY property, in Saratoga county, containing 115 acres, 40 acres timber, the balance good tillable land, eight miles from Saratoga Springs. ROBINSON & CO., No. 55 Nassau street, rooms 4 and 5.

A SUPERIOR FIRST CLASS STORY HOUSE, in Brevoort place; size, 25x70. For particulars address W. B. D., station D.

AT 319 FOURTH AVENUE—BY DAY & COBB, FOR sale very low for cash, Lots on the southeast corner of Ninety-first street and Fourth avenue, in Ninth and Nineteenth streets, between Third and Fourth avenues, with grove.

A FIRST CLASS HIGH STOOP FOUR STORY STONE front new House for sale—Cost $23,000. Price $20,000. Supplied for sale. First house from Fifth avenue. Apply to Mr. SMITH, at the Frankfort House, corner of Frankfort and William streets.

A GOOD TENEMENT HOUSE FOR SALE—IN EAST Twentieth street, east of Second avenue. Eight rooms on each floor; five story; will rent for $750; price $6,500. Also one in Seventeenth street; will rent for $900; price $6,000. Apply for three days, as they must be sold, to JOHN FETTRETCH, 418 Third avenue.

A HOUSE FOR SALE—$1,800 BELOW ITS VALUE—315 Second avenue, 20x50. A three story and basement brown stone front, gas fixtures and furnace. Also a four story brown stone, in Thirty-first street, with or without Furniture, $10,000. Apply to JOHN FETTRETCH, 418 Third avenue.

A BARGAIN FOR CASH.—A BUILDING LOT FOR sale, in East Twenty-ninth street, New York, with a brick Tenement in the rear, now let for $375 per annum. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

A DESIRABLE COUNTRY RESIDENCE, WITH a good barn and stable and 5 acres of Land, situated at Queen's Station, on the Long Island Railroad, is offered at $7,000. Free and clear. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

A THREE STORY AND BASEMENT BROWN STONE house, with all the modern improvements, and with a portion of the Furniture, is offered for sale at $8,000. The situation is in Forty-first street, N. Y., and is unexceptionable. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

A SUPERIOR RESIDENCE IN EAST FIFTIETH street, New York, and in a good location, built of brown stone, with high stoop, basement, sub-cellar, and all the modern improvements, is offered at $9,000. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

A LUCRATIVE INVESTMENT.—FOR IMMEDIATE sale, two Houses, situated between the Fourth and Fifth avenues, New York, each containing ten rooms, with modern improvements. Price only $11,000. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

A TWO STORY AND BASEMENT BRICK HOUSE, with brown stone stoop and trimmings, situated between Eighty-first and Eighty second streets, N. Y., can now be purchased for $5,000. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

BROOKLYN PROPERTY FOR SALE OR EXCHANGE. Nineteen Building Lots, situated on Quincy and Pickering streets, in three separate parcels. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

CORNER STORE AND DWELLING FOR SALE—ON the corner of Broadway and Front street, Elizabethport, New Jersey, a first rate stand for a grocery or other kind of business; terms very favorable. E. R. KELLOGG, 139 Pearl street, New York.

COUNTRY RESIDENCE FOR SALE—A DOUBLE three story frame House and eight acres of land at Flushing, L. I., near the steamboat landing, and only 15 minutes' walk from the depot. The house is well furnished, gas, modern improvements. A fine lawn front in the rear; choice fruit. Apply to HENRY L. CLINTON, 169 Broadway.

CHEAP INVESTMENT.—LAND NEAR GREEN BAY, Wisconsin, $2 50 per acre. A portion heavily timbered with pine, and the remainder good farming soil. Terms 50 per cent down, balance in three years. F. B. CHASE, 111 Fulton street, second floor, room 1.

DOCK PROPERTY FOR SALE—THE DESIRABLE Dock Property at Greenpoint, occupied by Webb & Bell as a ship yard; also suitable for manufacturing purposes. This is the cheapest piece of property of the kind on the East river; contains thirty-four lots. Apply to ABM. MESEROLE, Franklin street, corner of India, Greenpoint.

EASTCHESTER—FOR SALE, A HOUSE, BARN AND Blacksmith's Shop, with a good Country Store, equal to any stand in the county, and in the neighborhood of the Quarries, together with six acres of Land. Price $3,000. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

FACTORY FOR SALE—IN BROOKLYN; BRICK building, 25x88, three stories, with or without boilers, steam engine or shafting. Possession May 1. Lots 50x100, within a mile of Hamilton ferry. Address Factory, Herald office.

FARMS AND COUNTRY RESIDENCES FOR SALE—At Jamaica, L. I., containing from 10 to 100 acres, desirably located, and terms accommodating. GEO. SKIDMORE, 16 Beekman street, New York. Hours 10 to 1.

FARM WANTED—WITHIN THIRTY MILES OF THE city, with good improvements and well watered, of at least 30 acres, for which $3,000 to $5,000 cash will be paid. Address full particulars, Farmer, box 124 Herald office.

FARM WANTED—OF FROM 50 TO 100 ACRES, AND not over 100 miles from New York, on the Hudson river, Harlem or Erie Railroad, and near good schools and churches (Episcopal preferred). Address, with price and full particulars, A. H. Bartlett, North Adams, Mass.

FOR SALE—A TWO STORY AND ATTIC BRICK House and Lot, in Henry street, near Pike; has connection with sewer; Croton water, hot and cold bath room, gas fixtures, &c. Terms easy. Apply at No. 1 Ferry street, corner of Gold.

FOR SALE—THE LARGE STONE FRONT RESIdence, 43 St. Mark's place. A splendid location for business purposes. The Rooms are very large, with every convenience, near Cooper Institute; also a Country Seat, on the Palisades, two miles from Tappan station.

FOR SALE—IN THIRTY FOURTH STREET, BETween Fifth and Sixth avenues, a first class high stoop brown stone front four story Dwelling House. Apply to HOMER MORGAN, No. 2 Pine street.

FOR SALE—NEAR MADISON SQUARE, A FIRST class four story brown stone House, built in the best manner; price $30,000. Also a four story brown stone House, 16 rooms; price $18,000. Also a three story House, 16 rooms; price $6,500. JOHN S. KELSO, 86 Cedar st.

FOR SALE—TWO HOUSES AND LOTS, 640 AND 642 Water street; also House and Lot 395 Cherry street, running through from Cherry to Water street, 160 feet, having two fronts; is susceptible of great improvements. The house in Cherry street, would be sold separate. Apply to AUERBACH & HAISEL, 48 Hanson street.

FOR SALE—THAT VALUABLE PROPERTY NO. 55 Spring street, near Broadway. Lot 116 feet by 25 feet 8 inches. Inquire of W. LYONS, 48 Ann street.

FOR SALE—THE HOUSE AND LOT NO. 472 GRAND street; 25x100 feet, with extension buildings; will be sold on reasonable terms. Apply on the premises, or to E. H. CUDLIPP, 119 Nassau street.

FOR SALE—THE PROPERTY NO. 22 EAST BROADway, near Clathalie street, recently improved for business purposes. Apply to JOHN McCLAVE, 44 Pine street.

FOR SALE—TWO LOTS, WITH THE IMPROVEMENTS thereon, situated on the west side of Mulberry street, between Houston and Bleecker streets, opposite the Police Headquarters. Apply to JOHN McCLAVE, 44 Pine street.

FOR SALE—A MODERN BUILT THREE STORY MARble front House in Brooklyn, desirably located, with all the modern improvements, in perfect order; costly chandeliers with the house. The owner going abroad, will be sold at the low price of $5,000. To be seen only by permit of A. JOURNEAY, No. 9 Pine street.

FOR SALE—AT NEW ROCHELLE, ONE HOUR'S ride from the city, a Country Seat, with about 36 acres of land, well stocked with choice fruit; a very desirable neighborhood and perfectly healthy. For further particulars address W., box 8,235 New York Post office.

FOR SALE—HOUSE AND FURNITURE—THE FIRST class four story brown stone House 18 West Thirty-ninth street, in perfect order; the Furniture is nearly new, of the best quality and selected with great taste. Possession immediately. For permits, &c., apply to WM. S. DUKE, 161 Broadway.

FOR SALE—AT A BARGAIN, ON THE ST. LAWrence river, Canada, 1,000 acres cultivated Land, one Flour, two Lumber Mills, extensive timber limits and never failing water power. Apply to Mr. MULLIN, No. 14 South William street.

FOR SALE—DWELLING HOUSE 45 ST. MARK'S place. Inquire of A. DINOCK, 14 Cedar street.

FOR SALE—IN JERSEY CITY AND VICINITY, OVER sixty Houses of all sizes, some of the very best ever offered in the city; prices $1,200 to $20,000. Lots at all prices in best localities. Very fine places in Lafayette and Bergen. Also Houses and Farms in Plainfield and vicinity. Farms in all parts of New Jersey. Stores to let. Inquire from 10 to 4 o'clock. Apply to E. JONES, 87 Montgomery street, Jersey City, N. J.

FOR SALE—HOUSE AND LOT 384 SIXTH AVENUE, near Twenty-second street. Also five Lots at Harlem, on 131st and 132d streets, near Sixth avenue. Terms easy. Apply to D. T. EASTON, No. 4 Pine street.

FOR SALE—A MILL, 8 FEET STONES, IN GOOD order and little used; made by Columbia Founder, price $180; cost $280. Address 386 Pearl street, corner New Bowery.

FOR SALE—THE TWO STORY AND ATTIC HOUSE and Lot No. 72 Second street, with modern improvements; price $7,000. Inquire on the premises.

SALES OF REAL ESTATE.

FOR SALE—ON FORTY THIRD STREET, WEST SIDE, a very pretty modern high stoop House, recently built, 16x45, and in fine order, brick front, brown stone trimmings, good sub cellar, one of a row in a unexceptionable neighborhood. Price $6,500, including gas fixtures. J. R. EDWARDS, 277 West Twenty third street.

FOR SALE—ON WEST TWENTY FIFTH STREET, BEtween Seventh and Eighth avenues, a good four story high stoop House, about 22 feet by 50, thoroughly overhauled, painted and decorated recently; gas fixtures, mirrors, oil cloths, &c., go with the house; for $14,000. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST THIRTY-THIRD STREET, A modern three story high stoop brick House, 20x44, lot half the block, modern improvements and in good order. Price $8,500. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—A FOUR STORY HIGH STOOP HOUSE, on West Twentieth street, 20x60, and lot half the block. The House is built in the best manner and is in most perfect order throughout; decorated parlors and halls. Price $12,000. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY-SECOND STREET, A good three story high stoop House, 21x60, including the extension; lot half the block. House has the modern improvement; has just been put in good order, the parlors, halls and entire second floor handsomely decorated. A good sub-cellar. Neighborhood unexceptionable. Price $16,500, free and clear if desired. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY THIRD STREET, A three story high stoop House, 18.9 by from 45 to 30 feet, lot half the block; modern improvements; location first class. Price $9,000. The house would rent for $1,000 and is very cheap. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY-EIGHTH STREET, between Seventh and Eighth avenues, a three story wide English basement House, in first rate order, just painted, papered, &c., with two brick shops in the rear, on an L, 30x70. Also, the Lot running through to Twenty-ninth street, 25x100 feet. It is a desirable property for a mechanic or cartman, with entrance to shops or stables on either Twenty-eighth or Twenty-ninth street. It will be sold at a bargain. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST THIRTY-FIRST STREET, A well built four story, high stoop, Philadelphia brick House; modern improvements, fine neighborhood. It is well arranged for two or three families. A very desirable renting property. Price $10,000. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—AT A BARGAIN, ON WEST THIRTY-third street, a four story, high stoop, brown stone, twenty-five feet House, in a delightful location. This house has been thoroughly repaired and splendidly decorated at great expense, but the owner being out of health will sell it at a bargain. The furniture, which is very elegant, made to order by Room, will also be sold low. Price of House and lot $16,500. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY-FIRST STREET, A small but beautiful four story, high stoop, brown stone front House; modern in every respect, built in best manner and as perfect in arrangement as it is possible for a narrow house to be. It has cemented cellar, furnace, &c. Price $7,500. JAS. R. EDWARDS, 277 West Twenty third street.

FOR SALE—ON WEST TWENTIETH STREET, TWO small but modern three story, high stoop Houses; brick, with brown stone trimmings; all modern improvements except furnace, good cemented sub-cellars, and in good order; gas fixtures go with the house. Price $6,500 each. Good property for investment. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY-FOURTH STREET, A three story high stoop brick House, about 32 feet wide, with modern improvements, sub-cellar, &c. A very pleasant family house, in a good neighborhood, on the west side. Price $6,800. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—A LARGE FOUR STORY HIGH STOOP House, on London terrace, 28x60; lot 117 feet deep. Clement C. Moore's lease, having about sixty years to run. The house is in first rate order, and will be sold for $2,000 less than the present cost of building it. There isn't so cheap a dwelling property to be bought in such a location in New York city. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON FOURTEENTH STREET, BETWEEN Sixth and Seventh avenues, a large first class four story high stoop brown stone front House, 25x60 or 65; built by owner for his own occupancy by day's work. Price $35,000. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST SIXTEENTH STREET, BEtween Fifth and Sixth avenues, a four story high stoop brown stone front House, 22x60 in width, all modern improvements, &c. Price $16,000. JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST FIFTY-SECOND STREET near Broadway, a modern three story high stoop brown stone front House, 19x45; lot 100 feet 8 inches; improving neighborhood. Price $8,500. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY THIRD STREET, furnished, a first class four story high stoop brown stone front House, 25x65; in splendid order, frescoed, &c. The furniture is new and elegant. Price $26,000. Possession given February 1, if wanted. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY-THIRD STREET, a four story high stoop House, 25x65, plain brick front, but one of the best built and beautiful modern houses inside on Twenty-third street. It has been put in the most thorough repair, and would sell for $25,000. Between Fifth and Sixth avenues. It is a short distance further west. Price $18,000. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY-SECOND STREET east of Eighth avenue, a neat three story high stoop brick House; modern improvements; first rate location. Price $9,000. J. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—A FINE COUNTRY SEAT, OF ABOUT five acres, in Stamford, Connecticut, about half a mile from New Haven depot and steamboat landing. It commands a fine view of the Sound and surrounding country. Would exchange for a house in this city. For particulars apply at 284 West Forty-third street.

FOR SALE—A VERY DESIRABLE FARM, CONTAINing 150 acres, immediately opposite the city of New Brunswick, in complete order; situation healthy and very attractive. Inquire of WARREN HARDENBERGH, 58 Wall street.

FOR SALE—A FARM OF SIXTEEN ACRES, ALL UNder cultivation, near the Sound, on Long Island; has a good dwelling, barn, fruit, &c. Price $2,400. IRELAND & BERTINE, No. 1 Tryon row, corner Centre street.

FOR SALE—SOME OF THE MOST DESIRABLE brown stone and brick fronted three and four story high stoop Houses, on Fortieth, Forty-eighth, Forty-fifth, Fifty-first, Fifty-second, Fifty-third, Fifty-fifth, Fifty-seventh, Seventy-third and Seventy eighth streets, Second, Third and Lexington avenues; small Houses to rent on Seventy eighth street. Farms, vacant Lots and Tenement Houses for sale cheap. Apply to JAMES ROWE, licensed real estate broker, 755 Third avenue.

FOR SALE—A LARGE, CONVENIENT, FIRST CLASS House, with all the modern improvements, in a desirable location, convenient to cars and ferry; house 34x50, or 34x135 feet; or would exchange for a small house with several acres of ground. Apply on the premises, 12 Second place, Brooklyn.

FOR SALE—A VERY SUPERIOR DAIRY FARM OF 150 acres, situated in Westchester county, within 2½ miles of a station on the Harlem Railroad, and within half hour's ride of New York. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

FOR SALE—HOUSE AND LOT 30 EAST SEVENteenth street, between Broadway and Fifth avenue, $25,000; also a fine House, 407 Fourth street, will be sold cheap and on very accommodating terms. Apply at 30 East Seventeenth street.

FOR SALE—WITH IMMEDIATE POSSESSION, A TWO story and attic Cottage, on Simonson avenue, near Vanderbilt Landing, Staten Island. The house has two parlors, dining room and library on first floor; four bedrooms on second, with large attic. Price $3,000. For permits apply to A. JOURNEAY, No. 9 Pine street.

FOR SALE—AT MELROSE, IN THE IMMEDIATE vicinity of Harlem, a well established Brewery and country Hotel and Boarding House, with about an acre of pleasant ground attached. Can be purchased on very favorable terms. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

FOR SALE CHEAP—FIRST CLASS BROWN STONE House, four story, high stoop, 22x87, 100 in fine order, corner Fifth and Madison avenues, near Murray Hill; $20,000. Others desirable to sell, $3,000 to $80,000. W. P. SEYMOUR, 156 Broadway.

FOR SALE CHEAP—EXCELLENT GRAIN, STOCK and Dairy Farm, 115 acres, finely fruited, watered and timbered; good neat buildings; desirable location half mile from village and depot, 1½ hour from the city by Northern New Jersey Railroad. W. P. SEYMOUR, 156 Broadway.

FOR SALE CHEAP—TWO HANDSOME HOUSES, 112 and 114 Fifty-fourth street, between Lexington and Fourth avenues, $4,000 each; also 342 East Fifty-third street, first class house, $7,750; 175 East Thirty-fourth street, $6,500, and a large number of other Houses at very low prices. Apply to JOHN FETTRETCH, 418 Third avenue.

FOR SALE OR EXCHANGE—THE THREE STORY, basement and cellar high stoop Philadelphia brick House—has gas, hot and cold bath, two inside water closets, with street sewer connections; house 22x32, lot 25x75—No. 87 Powers street, Brooklyn, near several city cars and ferries. Price low; terms easy. Apply on the premises to E. AUERBACH, owner.

FOR SALE OR EXCHANGE—THE HANDSOME FIVE story Store 58 Water street; is a first rate business location, no mortgage; price $10,000. Apply to the owner, D. ELSTON, 268 Cherry street, from 12 to 1.

FOR SALE OR EXCHANGE—FOR REAL ESTATE IN the city or vicinity, a cultivated Farm, 45 acres 20 wood; house, two barns, plenty fruit and water; 22 miles, New Jersey. JOHN FORGIE, No. 8 Pine street.

FOR SALE OR EXCHANGE—A VALUABLE STOCK and Dairy Farm, in Orange county, at the head of Greenwood Lake, and within sight of the Windermere House, containing 230 acres, about 175 acres under cultivation, balance wood, has a good sawmill, water power for cutting; every field has a natural stream of water through it. Six miles east of Warwick. The best farm between Chester and the lake. Will exchange for property in Brooklyn, New York or Jersey City, or a smaller place near New York. Apply to ROBINSON & Co., No. 55 Nassau street.

FOR SALE OR EXCHANGE—FOR BROOKLYN, NEW York or Jersey City property, four very nice country places; $5,000, $5,500, $10,000 and $15,000, within half an hour to one hour of New York. Address W. H. L., Herald office.

FOR SALE OR EXCHANGE—FOR A NICE DWELling up town, or a small place near the city, a good Farm in Westchester county, on a navigable river, good landing near; two railroads, 200 acres meadow, pasture, plough and woodland; two orchards; also two good dwellings in this city; water and gas throughout. Apply to M. K., 77 Tompkins street.

FOR SALE OR EXCHANGE FOR GOOD CITY PROperty—A Country Residence, at Englewood, on the New Jersey Northern Railroad, twelve miles from Hoboken ferry, consisting of a fine house, replete with every convenience, containing sixteen rooms, with all necessary outbuildings, all new, with an abundance of fruit trees and shrubbery on the grounds. For particulars inquire of E. L. & B. T. BURNHAM, 611 Hudson street, New York.

FOR SALE OR TO LET—THE UNEXPIRED LEASE and Furniture of a house well situated in Fifth avenue. For information apply to J. MARSHALL, 247 Broadway.

HOUSE AND LOT FOR SALE—FOR $3,500. A GOOD investment. The three story and basement House 18 West Sixteenth street, between Eighth and Ninth avenues, thirteen rooms, gas and Croton, and in good repair. Title good. Lot 20x100. Garden in front. Apply to THOMAS SCANLAN, 10 West Sixteenth street.

SALES OF REAL ESTATE.

JOHN KAVANAGH, REAL ESTATE BROKER AND House Agent, has removed his office from 776 Sixth avenue to northeast corner of Forty-second street and Sixth avenue, where he will be most happy to meet his old patrons and friends. My assortment of improved and unimproved Property, in almost every part of the city, is large. I can with safety offer to buyers some choice pieces for either investment or occupation. I want a buyer for a valuable piece of unimproved property on a side street, suitable for manufacturing purposes; 75 feet front by about 100 feet deep on one side, with a piece of improved property on Third avenue, which gives an entrance from the avenue. Reention a little above Thirty fourth street. Apply to JOHN KAVANAGH, northeast corner of Forty second street and Sixth avenue, from 9 A. M. till 10 P. M.

PARTIES OWNING REAL ESTATE ON THE EASTER by side of central Park or vicinity are requested to register the same, for sale or let, at the office of the subscriber, 1,100 Third avenue, corner of Seventy-first street. Reference given. JOHN FORGIE.

PERSONS WISHING CHEAP HOMES ARE REquested to examine Elizabethport, New Jersey. Lots for sale at low prices; can be paid for in monthly payments of $10 each if desired. Apply to E. R. KELLOGG, 139 Pearl street, N. Y.

RESIDENCE FOR SALE.—THE OWNER OFFERS FOR sale the Property in Newburg, N. Y., formerly owned and occupied by Andrew J. Downing, deceased. This is one of the most desirable residences in the vicinity, and will be disposed of for much less than its cost. For particulars inquire of S. W. FULLERTON, Attorney at Law, Newburg, Orange county, N. Y.

REAL ESTATE—WANTED, TO TRADE OR EXchange, a three story and attic House and Lot, in Waverley place, near Sixth avenue, that cost $13,000, for some desirable lots near Central Park—say from Fiftieth to One Hundred and Fifteenth streets, east of F. J. WEAVER, 66 and 68 Reade street, from 9 to 10 A. M.

VINELAND—LANDS—TO ALL WANTING FARMS.—Large and thriving settlement, mild and healthful climate, 30 miles south of Philadelphia by railroad. Rich soil, produces large crops, twenty and fifty acre tracts, at from $10 to $20 per acre, payable within four years. Good business openings for manufacturers and others; churches, schools and good society. It is now the most improving place East or West. Hundreds are settling and building. The beauty with which the place is laid out is unsurpassed. Letters answered. Papers containing reports and giving full information will be sent free. Address Chas. K. Landis, Vineland Post office, Cumberland county, New Jersey.

From report of Solon Robinson, Agricultural editor of the Tribune:—It is one of the most extensive fertile tracts, in an almost level position and suitable condition for pleasant farming that we know of this side of the Western prairies.

$3,000 WILL PURCHASE A SUMMER RESIdence, with four acres of ground, situated on the south side of Long Island, three-quarters of a mile from the village of Babylon; accessible by rail; 1½ hours from the city. Good fishing and gunning. For further particulars inquire of ROWLAND & DILLON, 11 Wall street, room 8.

$12,000.—FOR SALE, THREE VERY DESIRAble Houses on Murray Hill. One three story brown stone front, $12,000; one do., $11,000; one four story, $20,000. Possession February 1 and May 1, 1864. Also a small Farm, $1,500. Apply to P. C. ANTHONY, 34½ Pine street, from 11 to 3 o'clock.

$34,000.—FOR SALE—POSSESSION SOON, AN expensively Furnished House on Murray Hill. For particulars and permit apply to RICHARD McLEAN, Late Field & McLean, 19 Walker street.

$70,000.—FOR SALE, FOUR BROWN STONE Houses, four stories and basements, Nos. 32, 34, 36 and 38 West Jones street, with all the modern improvements. Also No. 229 Bowery, corner of Houston street. Inquire of W. S. WRIGHT, 61 William street, from 10 to 12 A. M.

FOR SALE.

A RARE OPPORTUNITY.—FOR SALE, THE GOOD Will and Fixtures of the neatly fitted up banking and exchange office, 13 Cooper Institute, Third avenue. Apply on the premises.

A GOOD CHANCE.—TO BE DISPOSED OF, A BOARDing Establishment in Jersey City, with everything complete, doing a full business. Apply, by letter, to J. B., Jersey City Post office.

A JOB PRINTING BUSINESS FOR SALE—WILL EXchange, with some money, a good chance to step into a cash trade; office complete; low rent; good run of custom work. Apply to F. D. RICHARDSON & CO., 82 and 84 Nassau street.

A GOOD BUSINESS CHANCE—THE STOCK AND Fixtures of an old established Boot and Shoe Store, doing a good custom and retail business; increase last year $3,000; rent moderate; only sold as the owner wants to go West. Inquire on the premises, 48 Montgomery street, Jersey City.

A RARE CHANCE—FOR SALE, THE LEASE, STOCK and Fixtures of a wholesale and retail corner liquor store; the only one on the four corners. Apply to PAYTEN, 95 Division street.

A FIRST RATE BUSINESS HOTEL, EUROPEAN plan, for sale—Good corner location; convenient to landing and railroad depots; 75 rooms; splendid dining room; good paying bar; furnished complete; doing a large transient and local trade. ROBINSON & CO., 55 Nassau street, rooms No. 4 and 5.

A FIRST RATE BUSINESS SALOON FOR SALE—best location on Broadway; good bar; doing a large oyster trade; cheap rent; will be sold very low, in consequence of the proprietors having other engagements. ROBINSON & CO., 55 Nassau street, rooms 4 and 5.

AN EXTENSIVE FIRST CLASS OYSTER AND DINing Saloon for sale; best location down town; saloon 25 by 110 feet, in addition are a large kitchen and four lodging rooms, all in complete order, doing an extensive business. ROBINSON & CO., 55 Nassau street, rooms 4 and 5.

A LIQUOR STORE FOR SALE.—FOR SALE, THE Stock, Fixtures and Good Will of the Store 113½ Washington street, now doing an excellent business. A good chance for an energetic and business man to make money. Call from 9 A. M. to 2 P. M.

CRINOLINE STEEL RODS—FOR WIRE DRAWERS, of first quality, manufactured by Webster & Horsfall, Birmingham, England. For sale by ALFRED FIELD & CO., 249 Pearl street.

DRUG STORE FOR SALE—THE MOST ELEGANT and handsomely fitted up Drug Store in the city. The entire wood work is of solid black walnut, beautifully carved and inlaid with ebony. The counters and floor are of the best Italian marble. The shop bottles are extra heavy, with patent glass labels. The walls and ceiling are frescoed in oil. No extra expense for paint or varnish, as in other stores, every year. The store is thoroughly stocked with the best quality of drugs, medicines and fancy articles, and is doing a large prescription and retail trade. Mr. Barie would state that the good will and right of manufacturing all his preparations go with the store, as he intends leaving the business. Price $10,000. Rent $1,000, with unexpired lease. Call on or address F. P. EARLE, Pharmaceutist, Broadway, corner of Forty-second street.

FOR SALE—ALL THE MACHINERY OF A SMALL Saw and Grist Mill, in good running order; will be sold very cheap; also two new portable Steam Engines, of 15 and 18 horse power. HOAG & HAMPSON, 96 Maiden lane, N. Y.

FOR SALE—THREE OF WOODWARD'S STEAM Pumps. No. 8. Inquire of New York State Company, 71 John street.

FOR SALE—STOCK AND FIXTURES OF A LARGE corner Grocery, on Eighth avenue, doing a heavy cash trade; rent low. Will be sold low to a cash customer, if applied for soon. Owner retiring from business. Inquire of BAKER & NICHOLS, 292 West street.

FOR SALE—AN ESTABLISHED, PAYING BUSINESS, with Lease of premises; no capital required; satisfactory reasons given for selling out. Address W. A., Herald office.

FOR SALE—THE FAMILY GROCERY STORE, NO. 121 Hudson street. This Store has been established over 30 years, and is one of the best business stands in the city. None but cash purchasers need apply.

FOR SALE—IN CONSEQUENCE OF THE DEATH OF the proprietor, the Lease, Stock and Fixtures of the Upholstering business late Wm. Maxwell, No. 16 Fourth avenue. Apply on the premises, or to MICHAEL J. DUNN executor, 86 Fourth avenue.

FOR SALE—A FINE, EXPENSIVELY FITTED UP and long established Club House with Bar, Billiards, Bowling Alleys and Restaurant; visited by first class customers only; present proprietor retires from business. Apply to B. SOLINGER, 73 Chambers street.

FOR SALE—ONE OF JOHNSON'S SELF REGULATing Windmills, small size, in perfect order, having been used but a very short time; power is well adapted for sawing, grinding or pumping water. Address Windmill, box 1,993 Post office.

FOR SALE—TEA, COFFEE AND SUGAR STORE, ON one of the best avenues of the city, established for three years; rent low; satisfactory reason given for selling out. Apply to THOMAS REID, 269 Washington street, or THOMAS E. ACKLAND, 226 Greenwich street, or of the owner, H. ENGEL, 619 Eighth avenue. No agents need apply.

FOR SALE—AN OLD AND WELL ESTABLISHED Book, Music and Stationery Store, in a fine location. Satisfactory references and reasons for selling given. An excellent opportunity for a young man. Call on or address M. M. PILLSBURY, 291 Third avenue, N. Y.

FOR SALE—THE LEASE, STOCK, FIXTURES AND good will of a corner Liquor Store, doing a good business with no opposition. For particulars call at MYLES KEANE'S, 116 Division street. Agents need not apply.

FOR SALE—NO. 781 BROADWAY, OPPOSITE A. T. Stewart & Co.'s, the Sailor's Snug Harbor leasehold property. Also the best Building Lots on and adjacent to Fifth avenue. Apply to the owner, 11 Wall street, room No. 5.

FOR SALE—A WELL ESTABLISHED PROFITABLE Coal and Wood Business, with some Real Estate connected with it, well rented. To any person of means this is a chance seldom offered. Satisfactory reasons for selling. A line addressed Coal Business, Brooklyn Post office, with real name, will be promptly answered.

FOR SALE—AN OLD ESTABLISHED DRUG STORE, situated on one of the leading thoroughfares, and doing a business from $60 to $75 per week. Price $2,500. Ill health of the proprietor is the reason for offering it for sale. Address D. G. W., box 299 Herald office.

FOR SALE—AN EXCELLENT HOTEL; ONE OF THE best locations down town; 85 rooms, newly furnished and varnished all through; in complete order, and doing a good business; ill health is the cause of selling; an extraordinary good chance. ROBINSON & CO., 55 Nassau street, rooms No. 4 and 5.

FOR SALE LOW.—IN CONSEQUENCE OF ILL health, the advertiser desires to sell the entire interest of a well established first class Boarding House. The house is well filled with permanent boarders, and is furnished with every requisite for housekeeping. Rent low. Possession given immediately. Apply at 40 Second avenue.

GOOD INVESTMENT FOR A SMALL CAPITALIST.—A manufacturing business of fourteen years standing for sale cheap. No knowledge of the business needed. Apply from 11 to 3 this day to Engineer, 88 Jane street, N. Y.

MARKET FOR SALE.—THE FIXTURES COMPLETE, with the privilege of three or five years' lease, of one of the most successful stands in the city; has done a successful business the last fourteen years; none more so than the last year. Inquire at A. BROADWAY'S Market, 64 East Fourteenth street, corner Fourth avenue, between 1 and 2 P. M. Satisfactory reason will be given for selling.

SPRINGFIELD MUSKETS—THE REGULAR UNITED States pattern, for sale in any quantity to loyal States and foreign governments, by R. W. PLUMB, diamond broker, 512 Broadway, at a price defying competition. Hours from 9 till 10 A. M., and 2 till 4 P. M.

$2,500.—BUILDING WOOD YARD FOR SALE, with Stock, Wagon, Horse, Steam Engine, &c., &c., all in good order. Call at 275 avenue A.

$10,000 WILL BUY ONE OF THE BEST PATENT rights now out, approved and recommended by authorities, hundreds of thousands can be made in a few years, for which proof can be given. Address L. H., box 4,142, New York Post office. Agents need not apply.

FOR SALE.

THE IRON SCREW STEAMERS QUEEN VICTORIA and NAPOLEON III. not having been sold under the advertisement issued from this department in November last, tenders for the purchase of the same are again invited, and will be received at this office until noon of the 1st March next.

These vessels, the property of the provincial government, built by Napier, of Glasgow, in 1856, are in good order, and well found in every respect. Length over all, 177 feet; beam, 30 feet; depth of hold, 16 feet; draught of water when light, 14½ feet, and when full of cargo, 16 feet. Total measurement, 420 tons, measurement exclusive of space for machinery, 252 tons. Coupled oscillating engines of 300 nominal and 750 effective horse power, diameter of cylinder, 60 inches; length of stroke, 4 feet 6 inches; two tubular boilers, 10 feet 8 inches long, 14½ feet broad and 12 feet high; full speed, 13 knots an hour.

Terms—Cash on delivery.

For further information apply by letter to the undersigned, stating the information required.

The vessels may be seen at the port of Quebec.

By order of the Commissioner.

T. TRUDEAU, Secretary.

QUEBEC, CANADA EAST, Dec. 26, 1863.

BOARDING AND LODGING.

AT THE FRANKFORT HOUSE, ONE BLOCK EAST OF the City Hall, corner of Frankfort and William streets, 250 neatly furnished, light, warm Rooms. A room to one person, 25c. to 50c. per day; $1 to $3 per week. House open all night.

AT THE GRANT HOUSE, 46 AND 48 NEW BOWERY, new house and furniture; central location; no pretence to style; all in comfort and cleanliness; rooms, one person, 25 to 50 cents per day, $1 to $3 per week. Open all night.

AT 30 EAST FOURTEENTH STREET, IN SIGHT OF Union square, in a first class house, very nicely Furnished Rooms and Hall Bedrooms to let, with Board. French spoken. References exchanged.

AT NO. 23