SALES OF REAL ESTATE.

ATTENTION!—FOR SALE OR TO LET. Closing up of part of an estate, and principally improved real estate, which is now offered for sale at a very low price; much less than was paid for it before the war commenced, when material and labor were cheap and upon a gold basis. Possession given on the 1st of May, with warrantee deed, &c.

First—Three of that fine block of brick Houses, Nos. 619, 621 and 623, located on the west side of Second avenue, between Thirty-seventh and Thirty-eighth streets, built in the most substantial manner and replete with every modern improvement (they may be termed model houses); dimensions of lot 80 feet, house 20 feet wide by 100 deep, four stories high, including basement of brown stone, brown stone facings, high stoop, sub-cellar, dry and sandy; saloon parlors, with dining room; cut glass doors, statuary marble mantels; vestibule hall with marble tiles; second story furnished with speaking tubes, bath room, hot and cold water in third story, complete; fine kitchen and laundry. The second avenue cars pass the door every three minutes; also the Third avenue, between Thirty-seventh street and City Hall. A person will be at 623 on Thursday (February 11), Friday and Saturday, from two till five o'clock, to state the price and show the houses—at no other time can they be seen. If not sold will be let on Saturday, 13th.

Second—House No. 10 Lamartine place, West Twenty-ninth street, between Eighth and Ninth avenues; location not surpassed in the city; lot 98 feet deep, or half the block; house 22 feet wide by 42 deep, four stories high, including brown stone basement; brown stone facings, high stoop, saloon parlors, with small extension and chandeliers; second and third stories replete with washstands, bath room and every convenience; also attic, with finished bedrooms; gas fixtures throughout; fine kitchen, laundry and sub-cellar, dry and sandy; is in excellent order. Can be seen on Wednesday, Thursday and Friday, from 2 to 4 o'clock (at no other time) when the price and terms will be stated. If not sold on Saturday will be let on that day.

Third—House No. 11 Warren place, between Waverley place and Greenwich avenue; lot 98 feet, or half the block; house 22 feet wide by 55 deep; house three stories high, with brown stone basement and attic, high stoop, parlors with statuary mantels, reception or dining room, fine kitchen and laundry; second and third story with every convenience. This house is in excellent order, and requires only to be examined to give entire satisfaction. Can be seen from 1 to 4 o'clock P. M. during this week. For terms inquire at 141 West Eleventh street from 6 to 9 P. M. If not sold before Saturday will be let on that day.

Fourth.—That fine, larger well built and well timbered Brick Store, on the southwest corner of Fortieth street and Ninth avenue; one of the best located stores on the avenue; 21 feet wide by 65 deep; four stories high, with finished cellar in front, dwelling part with every convenience. This is a safe and good investment, and pays well. Can be seen any time during this week. For terms inquire at No. 141 West Eleventh street, from 6 to 9 P. M.

Also some Leasehold Property in Second street, between avenues A and B. Three front and three rear brick Tenement Houses, with renewal of twenty-one years lease at the expiration of present lease, which has two or twelve years to run. For terms inquire at No. 141 West Eleventh street, between the hours of 6 and 9 P. M.

N. B.—Should the above Houses not be sold by February 15 they will be immediately relet for the ensuing year. Terms accommodating to the purchaser.

AN ELEGANT COUNTRY SEAT FOR SALE, formerly known as the home of A. J. Downing, deceased. Within the past ten years has been greatly improved and enlarged. Contains about six acres of land in a high state of cultivation, filled with rare trees and shrubs of all descriptions. The dwelling, carriage houses, grapery and green house are of a fine order of architecture.

Will be sold for much less than cost. Any gentleman desiring to purchase, will find this an opportunity which offers but once in a lifetime. Possession given immediately. For terms, &c. apply to G. ALGER, on the premises, or by letter to S. W. Fullerton, Attorney at Law, Newburg, Orange county, N. Y.

A COUNTRY RESIDENCE AT KINGSBRIDGE FOR sale—Thirteen miles from the City Hall, one acre and a quarter; splendid house, with all the modern improvements; fine barn and outhouses. Full particulars by applying to ADRIAN H. MULLER, P. R. WILKINS & CO., No. 5½ Pine street.

A COUNTRY RESIDENCE FOR SALE OR TO LET.—The large and convenient House, together with fifty acres of Land, situated on the west bank of Lake Hopatcong, Sussex county, N. J., and known as the "Sharp" estate. The house has been rebuilt in the modern style during the past season. It contains twenty rooms, with range, hot and cold water, bathroom, &c., and is well calculated for a public house or private residence. There are upon the place a large barn and stabling for ten horses, an ice house ready filled, and all the appurtenances necessary to a well regulated country residence. The scenery that this scenery in the vicinity of Lake Hopatcong is unsurpassed, and to the lover of nature the location of the above presents an opportunity rarely offered. Terms easy. For further particulars apply to J. C. HERRICK, 107 Union street, Newark; WM. H. HERRICK, 67 Columbia street, Newark; J. C. CHANDLER, Dover, N. J.

A HOUSE AT HARLEM FOR SALE OR EXCHANGE.—A two story frame, new and well finished, corner First avenue and 119th street; mortgage of $3,250 can remain. Would exchange for Lot in Harlem unincumbered, or sell for cash at a bargain. Inquire of S. B. KENYON, house agent, northeast corner of 121st street and Third avenue.

A RARE CHANCE.—FOR SALE, PROPERTY CORNER of South Eighth street and First street, 72 feet on First and 100 feet on South Eighth street, first class three story Dwelling, filled in with brick, opposite Peck slip ferries, Brooklyn E. D. Price $13,000. Part to remain on bond and mortgage. Inquire of J. W. DURYEE, 298 Cherry street.

A VALUABLE PROPERTY FOR SALE IN BROOKLYN, E. D.—A large Cottage, with four Lots, in South Eighth street, near Second. It is beautifully situated, and within a few steps of the ferry. Also two three story brick Houses, basements and sub-cellars, with modern improvements, finely located. Also neat Cottage, with one or two Lots, in South Fourth street. Apply to CLOCK & MILLER, 64 Fulton street, N. Y.

AT 319 FOURTH AVENUE.—WANTED, BY DAY & CORB, for cash only, a number of first class and medium Dwellings, on or before May 1. Owners desirous of selling should forward particulars of property without delay.

A CHANCE FOR CHEAP LANDS.—FOR SALE, SUNDRY Tax Certificates entitling the holder to deeds from the State of New York, covering twenty thousand acres of land, situate in Cattaraugus, Erie, Essex, Franklin, Genesee, Hamilton, Lewis, Monroe, Niagara, Ontario, Otsego, Saratoga, Steuben, Sullivan, Warren and other counties. Inquire of or address S. W. TALLMADGE, 471 West Twenty-third street, New York.

A FARM FOR SALE—AT ORANGE, N. J., OF THIRTY acres, with a new house, containing ten rooms, and barn, well of good water and a medicinal spring, which can be made very valuable; also a large number of apple trees, which bear every year. For particulars apply at 741 Broadway, N. Y.

A BARGAIN.—A FINE COUNTRY RESIDENCE NEAR the city, on Harlem Railroad, at Fordham, 1½ acres, large, well finished house, at a sacrifice. Apply to G. W. DITCHETT, No. 2 New Chambers street, corner Chatham, second floor.

AT THE OFFICE OF JOHN FETTRETCH, REAL ESTATE agent, 418 Third avenue, can be found a large list of houses for sale. All who wishes to purchase would do well to call on me before buying elsewhere.

A VALUABLE PIECE OF PROPERTY—STORE AND Tenement—will be sold remarkably low if applied for soon. Inquire at 69 Wall street. ROTSCHILD.

A NEAT COUNTRY STORE FOR SALE—WITH STOCK if desired; nice Rooms for family and good Garden attached, situated on Newtown Plank road, three miles and a half from Grand street ferry, Williamsburg. Apply to G. E. BRINKERHOFF, 352 Pearl street, New York.

A MOST EXCELLENT FARM AND MILL PROPERTY for sale cheap; 117 acres of good land, 30 in fine timber, five good dwellings, large outbuildings, store; all in good order, and good stand for a tavern. SOUTHWICK & WOOD, 18 Pine street.

A FIRST CLASS COUNTRY RESIDENCE AT FLUSHING, L. I., for sale. 1½ acre, with a great variety of fruit and shade trees, &c. House is large and has all the modern improvements; gas, hot and cold water throughout, good barn and outbuildings. For particulars inquire of LOWRIE & SEABURY, 219 Pearl street, N. Y.

BROOKLYN LOTS FOR SALE—SIX FULL LOTS, ON New York avenue, corner of President street. Near the owner at 82 Cedar street, first floor. E. A. CLARK.

BROOKLYN PROPERTY FOR SALE.—THOSE FIVE elegant well built, two story and basement frame Houses on Herkimer street, Ninth ward, near Albany avenue, between Fulton and Atlantic Avenue Railroads; Ridgewood water, gas, &c. This is a fine location, and in the immediate vicinity of first class houses, rendering it very desirable for private residences to those who wish a quiet home. A rare chance to invest; will be finished at once. Price $2,600. Terms easy. Apply at the buildings of C. B. SHELDON, owner and builder.

CHOICE FARM FOR SALE—NEAR TARRYTOWN; 80 acres of prime land, a good house, barn and carriage house, all new; fences in perfect order; abundance of fruit, and a fish pond near the door. Price and terms to suit. J. A. KENYON, 83 Nassau street.

COUNTRY SEAT FOR SALE—AT YONKERS; LARGE two story house, barn and carriage house, 40 acres of choice land, abundance of fruit of all kinds, a fine view, one mile from the depot. Will be sold at a bargain. Also a fine Building Site, on Warburton avenue. JOHN A. KENYON, 83 Nassau street.

COUNTRY SEAT FOR SALE AT PEEKSKILL—Known as the Levings' Place," consisting of 35 acres, in good state of cultivation, fruit trees in great abundance and variety, a profusion of small fruits and plenty of shade trees; House one story and attic, 30x40, with a wing, four rooms on main floor, a good kitchen and a large dining hall in centre. There is also on the premises a Barn, Carriage House, Hennery, &c. The piazza as well as all parts of the grounds command a view of the Hudson at the opening of the Highlands looking towards West Point, which is unsurpassed; also for miles down the river. For further particulars inquire at the office (or address box 88) Spingler House, Broadway, N. Y. Price $12,000.

CHEAP HOUSES AND LOTS FOR SALE—EIGHTIETH street, second story and attic frame House and Lot, first house from Third avenue, price $2,250. Four four story tenement brick Houses on lot 46x94 feet on west side of ave, A, between Nineteenth and Twentieth streets. Price asked $10,250. Terms very easy. Title perfect. Three story brick House and Lot, No. 10 Woodhull street, near Hamilton ferry, Brooklyn, price $3,000. Three story brick House and Lot, No. 139 Nelson street, between Court and Smith streets, price $3,800. Three story brick Store and Lot, 579 Columbia street, near Hamilton ferry, Brooklyn, price $4,600. Three story brick House and Lot, on Smith street, near Nelson street, Brooklyn, price $2,750. One Lot on east side of Van Brunt street, between William and King streets, only a short distance from Hamilton ferry, Brooklyn. Lots on Fourth place, between Clinton and Henry streets, Brooklyn, 25x100 or 22 feet. Very cheap. Corner Cottage and Lot, on northeast corner of Smith and Ainslie streets, Brooklyn. Across $500 cash, balance on mortgage, in installments if desired. Tow story and basement House and Full Lot, at Elizabethport, N. J.; rents for $160; price $1,750. Corner Store and full Lot, House four stories, water and gas; best business stand in Elizabethport, N. J.; price $5,500. Also Lots at Elizabethport, N. J., at from $200 to $400 each, on payments of $10 per month if desired. All of the above will be sold on very liberal terms; also a large number of other Houses and Lots well located. For sale, by E. R. KELLOGG, 139 Pearl street, N. Y.

CHOICE COUNTRY RESIDENCE AND FARM FOR sale, 40 acres, first class buildings, fruit and shade trees; 20 miles in New Jersey, half a mile from depot. See the owner, at 32 Cedar street, first floor. E. A. CLARK.

COUNTRY RESIDENCE AND FARM FOR SALE.—The residence and farm of the late H. W. Vail, at Islip, Long Island. The place contains about thirty acres of well cultivated land, large vegetable garden, great variety of fruit, green house and grapery, ice house filled, commodious barns, carriage house, &c. Apply personally or by letter, to R. U. VAIL, Islip, L. I.

COUNTRY RESIDENCE FOR SALE OR EXCHANGE—The house known as the Flatland Hotel, with about two acres of land, on the Flatbush road to Coney Island; a delightful and healthy location; will be sold on easy terms or exchanged for a residence up town. For particulars apply to JOHN McCLAVE, 44 Pine street.

DOCK PROPERTY FOR SALE OR TO LEASE—SITUated at Williamsburg, two blocks south of the ferries to Roosevelt and Grand streets, between South Ninth and South Tenth streets, being 150 feet on First street, running down to the East river over 300 feet, with wharf 150 feet front, of 20 feet depth at low water, and a return dock of 175 feet, containing about 22 lots of ground; is well calculated for a sugar refinery, or any other manufacturing business. Inquire of LVANDER BERRY, No. 40 First street, opposite this.

SALES OF REAL ESTATE.

DOCK PROPERTY FOR SALE—WITH LARGE STORE-house, &c., an excellent location for an iron, lumber or coal company; has 190 feet water front, with track connection, with the Central Railroad of New Jersey. It is situated at Elizabethport, N. J. For particulars apply to E. R. KELLOGG, 139 Pearl street, New York.

ELIZABETH, N. J.—FOR SALE, A NUMBER OF very desirable Residences. Prices from $5,000 to $20,000. Also unquestionably the finest Building Lot of 12 acres in the vicinity of New York. DILLENBECK & BARNES, 12 Pine street.

EDWARD TIMPSON, HOUSE AND REAL ESTATE Agent, 170 West Fifteenth street, east of Eighth avenue. Particular attention paid to the renting of houses and collection of rents. Refers to Hon. Judge Henry E. Davies, 40 Wall street; Prof. Charles Davies, New York; Prof. Horace Webster, Free Academy.

FOR SALE—IN NEWARK, N. J., THE THREE STORY, with basement, brick House, No. 71 Columbia street, containing eleven rooms, with bath room, hot and cold water and gas throughout, in perfect order, within three minutes' walk of the market or Chestnut street depot; a very desirable location for persons doing business in New York. Terms easy. For further particulars inquire of W. N. HERRICK, 67 Columbia street, Newark, N. J.

FOR SALE—IN THIS CITY, HOUSE AND LOT, STABLES in the rear; house 25x46; lot, 25x103.3; price $8,000; two thirds may remain on mortgage for five years at six per cent. Inquire at 112 East Eleventh street. G. W. SMITH.

FOR SALE—HANDSOME FRAME MANSION, IN COMplete order. Carriage House and six heavily shaded Lots of Ground, situated corner of Broadway and Fifty-fourth street. Price for house and four lots $16,000, or for the whole $26,000. W. J. STEWART, 157 South street.

FOR SALE—LARGE DOUBLE FRAME MANSION AND six lots of Ground, northwesterly corner of Third avenue and Seventy-fifth street. A very desirable investment. Price $21,000. W. J. STEWART, 157 South street.

FOR SALE—TWO SPLENDID FIRST CLASS HIGH stoop Dwellings and Carriage House, within a block of Union square. Apply on the premises, 140 East Sixteenth street, or at 47 Beekman street. Also the English basement house 146 West Forty-third street, near Broadway.

FOR SALE—HOUSE AND LOT 236 SPRING STREET; title perfect and free from all encumbrance. Apply to S. C. CLARK, 325½ Broadway.

FOR SALE—A TWO STORY AND BASEMENT BRICK House, with modern improvements, in a good neighborhood, in Twenty-fourth street; price $4,500. Inquire of G. DE WITT & BROS., 104 John street.

FOR SALE—THE COUNTRY PLACE OF THE LATE J. S. Peirce, on the bank of the Nareskuk river, N. J., 25 miles from the city; the house and grounds in complete order; the neighborhood offers every advantage; fruit in abundance; river bank terraced; bathing, fishing and boating, as also a large and well supplied oyster bed on the shore. For further part culars apply to GEO. H. PETRIE, 44 Park place, or to WM. SLOANE, 591 Broadway.

FOR SALE—A FOUR STORY BRICK HOUSE, ONE of the best locations down town, located at 147 Hudson street, front St. John's Park; house containing twenty-one rooms, with all the modern improvements. Terms easy. Apply to the owner, on the premises, or at 436 Canal street. JEENS & WYANT'S boy's clothing store, corner of Greene street.

FOR SALE OR EXCHANGE—A NICE PLACE IN THE village of Hempstead, L. I., near the depot. Terms easy. Inquire of JAMES H. PULLIS, 46 South seventh street, Williamsburg.

FOR SALE OR EXCHANGE.—TWELVE LOTS, RUNning from Seventy-fifth to Seventy-sixth street, one hundred and fifty feet west of Third avenue, improving neighborhood and well located, for sale or exchange for a good located house up town. Apply to JOHN B. CORTE, 133 Bowery.

FOR SALE AT NEW BRUNSWICK, N. J.—A PLEASantly situated Dwelling House, with two acres of ground attached, commanding a fine view of the city and surrounding country. The house is 42 feet square, two stories, attic and basement, well built, in good order, beautifully shaded by trees, and within ten minutes walk of the railroad depot. The garden is large and productive, and well stocked with fruit. For further particulars apply to JAMES R. HENRY, 55 Liberty street, New York.

FOR SALE—TWO STORY, ATTIC AND BASEMENT brick House and Lot, 81 Grand street, between Greene and Wooster streets. Apply to ALLEN & BROWN, 95 Broadway.

FOR SALE OR EXCHANGE—FOR FIRST CLASS Property, an elegant Country Seat, barns, six acres of land, within an hour's drive of Fulton, Wall and South ferries; cars every hour. Price $15,000; mortgage $7,500, six per cent. Farming utensils, furniture, pictures, &c., worth $5,000, would be sold at appraisement and cash paid, or mortgage reduced to effect desirable exchange. Any one wanting a healthy place, with all the advantages of a good neighborhood; good roads, fashionable drives, proximity to city, address box 287 Brooklyn Post office.

FOR SALE—AT CORNWALL, ON THE HUDSON, AN elegant Country Seat containing 15½ acres of Land in a high state of cultivation. The house is of brick, with hollow walls, 36x54 feet, built in the very best manner, and contains sixteen rooms, besides bathrooms and water closets, hot and cold water, furnace and every convenience. There are neat house for a gardener, barn and stable of brick, with other outbuildings, all of the most substantial character. The garden is well stocked with small fruit and in very productive. There are over two hundred fruit trees of choice varieties. The location is famed for its salubrity and beauty of scenery, and is in every respect a most desirable residence. For particulars apply to W. J. DAVIDSON, 64 William street, room 6.

FOR SALE—POSSESSION MAY 1, 1864:

House and Lot 26 Bank street, 20 feet front	$5,000
House and Lot 27 Barrow street, 37 feet front	7,000
House and Lot 25 Grove street, 32 feet front	9,000
House and Lot 325 West Twelfth street, 20 feet front	7,000
House and Lot 43 Bank street, 20 feet front	6,750
House and Lot 21 Abingdon square, 23 feet front	15,000
House and Lot 266 West Twelfth street, 21 feet front	10,000
House and Lot 114 West 38th st., 16 ft. 8 in. front	9,500
House and Lot 25 Jones street, 25 feet front	6,750
House and Lot 16 Perry street, 22 feet front	9,250
House and Lot 126 West 24th street, 16 feet front	8,500
House and Lot 72 Hammond street, 24 ft. 8 in. front	8,500
House and Lot 219 West 42d street, 18 ft. 9 in. front	10,000

Also good paying Tenement and first class Property, improved and unimproved, in all parts of the city. For particulars and dimensions of property inquire of E. L. & B. T. BURNHAM, 611 Hudson street, New York.

FOR SALE—A SPLENDID FARM, comprising 80 acres, new and in complete order, situated on Long Island, 1 mile from a village. For full particulars inquire of Mr. WM. McEVOY, 276 Bowery.

FOR SALE CHEAP—A BEAUTIFUL COTTAGE, NEAR South Orange; also a very desirable Building Site at Nyack, with river front. Apply at drug store, Bowery, corner Fourth street.

FOR SALE OR TO LET—THE OCEANIC HOUSE AND Buildings, at Coney Island. For particulars inquire of or address RICHARD R. BENNETT, Fort Hamilton Post office.

FOR SALE CHEAP—THREE STORY AND BASEment brick House, built in the best manner with modern improvements; flower garden attached; lot 124x25; possession May 1. Apply on the premises, 117 West Fifty-fourth street, near Ninth avenue. Terms easy.

FOR SALE—IN HOBOKEN, SEVERAL FIRST CLASS brick Houses, with all the modern improvements. Also four beautiful two story and basement Cottages, with gardens in front, finished in first class style. Apply to JAMES BENSON, Real Estate Agent, 102 Washington street, Hoboken, N. J.

FOR SALE—THE FOUR THREE STORY AND BASEment brick Cottage Houses, with gardens in front, 167, 169, 171 and 175 West Forty-third street. First class neighborhood. Inquire at the plain store No. 15 Seventh avenue.

FOR SALE—HOUSE AND LOT, 21 EAST TWENTY-first street, with no one hundred feet of Broadway. Apply to Dr. S. CONANT FOSTER, on the premises.

FOR SALE—LOW, AND ON EASY TERMS, TWO four story Tenement Houses and Lots, Nos. 228 and 230 West Forty-first street, near Tenth avenue; also a full lot on East Fifty-fifth street, between Second and Third avenues. Inquire of H. P. DENNISTON, 121 East Fifty-ninth street.

FOR SALE—IN ENGLEWOOD, NEW JERSEY, TWO fine Plots of garden land, which the owner would treat; terms liberal; purchaser; to be occupied; one plot one-eighth of a mile from depot of N. J. N. Railroad, on Waldo place. For further particulars can see diagrams at E. L. & B. T. BURNHAM'S office, 611 Hudson street, N. Y., or of VAN BRUNT & SPRINGS, Englewood, N. J.

FOR SALE—A FIRST CLASS HOUSE, 38x40, TWO story and attic, with extention, 25x25, two story high; also fine outbuildings, plenty of fruit trees, &c., with from three to twelve acres of the best garden land located in Englewood, New Jersey, on N. J. N. Railroad. Terms suit purchaser. Inquire of E. L. & B. T. BURNHAM, 611 Hudson street, N. Y.

FOR SALE—CHEAP, A FARM OF 180 ACRES, 45 wood, balance under cultivation; good large house, barns and outbuildings in good repair; abundance of fruit; situated thirty miles from New York; two miles from depot, on the Camden and Amboy Railroad. Address John Andrews, Jamesburg, Middlesex county, N. J.

FOR SALE—A FARM OF 20 ACRES, BEAUTIFULLY situated, on the east bank of the Passaic river, opposite the village of Belleville, with good house, barn and outbuildings, a variety of fruit, &c.; a very desirable situation for a country residence. Apply to J. D. ACKERMAN, 19 Eighth avenue, N. Y., or to W. M. ACKERMAN, on the premises.

FOR SALE—THE ELEGANT COUNTRY SEAT OF the late B. Ayres, New Rochelle, with twelve acres of Land. Fine House and Outhouses, great variety of Fruits; grounds surrounded by roads and fences, beautifully located, in view of the Sound. Carpets, Oilcloths and Mirrors will be sold if desired. Apply to JOHN O. HIGGINS, New Rochelle; or at his office, 586 Sixth avenue, New York.

FOR SALE—IN HUDSON CITY, N. J., TWO THREE story frame Houses, both surrounded with ground, containing the choicest collection of fruit trees, vines and flowering shrubs, &c., within two blocks of the house cars. The owner, desirous of removing from Hudson City, will dispose of the above low and on easy terms. Inquire of HENRY LEFTCHILD, corner Vesey and West streets, Washington Market, New York.

FOR SALE—A NUMBER OF THREE STORY HIGH stoop brown stone Houses; one on Forty-eighth street, near Second avenue; also 777 Second avenue; also on Fifty-fifth street, east of Second avenue; sold cheap for cash. For cards of admission apply to JAMES ROWE, 753 Third av.

FOR SALE—A FARM OF FIFTY ACRES, FRONTING on Manhasset Bay, and distant one mile and a half from steamboat landing at Sands' Point, L. I. Buildings are a double dwelling house, two stories, attic and cellar, piazzas on three sides, with a two story kitchen extension; two barns, stable and coach house; workshop and icehouse, cowsheds, &c. Fine orchard, good bush and vine fruit; 500 feet water front and good oyster bed. Flushing Branch Railroad to go near it. For particulars apply to THOMAS M. FRANKLIN, 54 William street, corner of Pine.

FOR SALE—NO. 272 WATER STREET, BETWEEN Peck slip and Dover street; house four stories, brick, 23x45, with extension, two stories, 15x20. Lot 25x116. Apply to THOMAS M. FRANKLIN, 54 William street, corner of Pine.

FOR SALE—SEVERAL FINE BRICK AND BROWN stone front modern built Houses, on the east side of the city, above Twenty-eighth street, at prices varying from $6,000 to $40,000. Apply to JOHN A. KENYON, 83 Nassau street.

FOR SALE—A HOUSE AND LOT, WITH STABLE IN rear. Inquire on the premises, 113 East Thirty-second street.

FOR SALE—A SPLENDID MANSION NO. 128 EAST Thirty-fourth street; four story brown stone House, 22x60, full lot, built in the best manner, all improvements, three water closets, side windows. Possession in March. Apply to PAGE & BRAGUE, 298 Broadway, or at 597½ Second avenue, before half-past nine in the morning.

FOR SALE—A FRAME HOUSE AND LOT, VERY eligibly situated in State street, within five minutes walk of the City Hall, and convenient to Fulton avenue and Atlantic street cars. Will be sold at a sacrifice and on easy terms. Inquire of Mrs. AITKIN, No. 291 Fulton avenue, Brooklyn.

SALES OF REAL ESTATE.

FOR SALE OR TO LEASE—FOR A LONG TERM OF years, Nos. 78 and 80 Broadway, running through to and fronting on Nos. 6 and 7 New street, being 48.9 feet front, 53 feet rear and 110 feet deep; possession on the 1st of May next. Apply to JOHN LLOYD & SONS, No. 15 Nassau street.

FOR SALE—1,500 ACRES OF LAND LOCATED on the Allegheny river, thirty miles from Warren, Pa. It abounds in oak, pine, chestnut, sassafras and beech timber, and it is a splendid chance for capitalists seeking investments. For particulars address box 1,564 Philadelphia Post office.

FOR SALE—ON MURRAY HILL, THE BROWN STONE House No. 47 West Thirty-fifth street, between Fifth and Sixth avenues. Four story, high stoop and contains all the modern improvements. Apply to the owner, at Chas. Amory & Co.'s, 56 Murray street.

FOR SALE—ON MURRAY HILL, ONE NEW FIRST class four story brown stone front House, with all the modern improvements, 25x60, situated at 35 East Thirty-eighth street, between Park and Madison avenues. Inquire on the premises.

FOR SALE—THE "CONNOR" PROPERTY, AT THE southwest corner of Hudson and Spring streets, will be sold at public auction about the middle of March. It will be divided into four parcels viz: No. 229 Hudson street, 25 x55 feet; No. 301 Hudson street adjoining, 25x55 feet; No. 298 Spring street, adjoining, 17x60 feet; No. 300 Spring street, adjoining, 17x59 feet.

FOR SALE—A DOUBLE CUPOLA HOUSE, FILLED in with brick, and 8 Lots of Ground, 10 miles from City Hall, in Westchester county. Steam and horse power. Purchase money can remain as long as wanted. Apply at No. 1 Chambers street.

FOR SALE CHEAP—THE TWO STORY ATTIC BASEment and sub-cellar House, 157 Luquers street, near Houston; terms easy; house 25x42, lot 25x100. Inquire of E. M. VOORHEES, 68 West Forty-eighth street.

FOR SALE—A LARGE THREE STORY DOUBLE Dwelling House, situated at Elizabeth, N. J., within eight minutes' walk of railroad depot; the house is 45 feet front by 34 feet deep, with kitchen, 16 by 22, two stories attached, containing 15 large rooms in all; also a stable on the premises; the lot is 121 feet front by 200 feet deep; the grounds are tastefully arranged with shrubbery and a variety of fruits; the house is well and substantially built, with gas, furnace, well and cistern water, all in good repair; price $9,000, if applied for soon; terms easy. A photograph of the place can be seen at 123 and 125 William street. For further particulars inquire of C. A. RIGGINS, 55 Water street, Elizabeth, N. J.

FOR SALE—A THREE STORY BRICK HOUSE, WITH a good Store and Cellar, suitable for any business, and a full Lot, on Third avenue, between 112th and 113th streets. Inquire on the premises.

FOR SALE—$1,200 FOR A HOUSE AND TWO LOTS of Ground, in the beautiful village of West Hoboken, N. J., twenty minutes' walk from Hoboken ferry; the house contains five nice rooms, also a good well of water on the ground and everything convenient for a family; terms half cash. Apply to JOHN LANE, corner of Spring and Division streets, West Hoboken, N. J.

FOR SALE—SEVENTY-EIGHT ACRES OF LAND, adjoining the village of Geneva, N. Y. There are on the premises several fine building sites, commanding beautiful views of Seneca lake. Price $12,000. Apply to R. NICHOLAS, at the office of John L. Sutherland, Esq., 54 Wall street.

FOR SALE—AT ELIZABETH, N. J., SITUATED IN Railway avenue, a fine double two story House, with stable and coachhouse attached, half an acre land and large garden well stocked with fine fruit trees. Apply to H. S. HAYWARD, 144 Pearl street, New York.

FOR SALE—A FIRST CLASS FOUR STORY BROWN stone front English basement House, 335 West Thirty-fourth street, between Eighth and Ninth avenues. The house was put in complete order last spring, papered and painted; possession 1st of May; can be seen from 10 to 4. For particulars inquire on the premises. Price $13,000.

FOR SALE—THE NORTHEAST CORNER HOUSE AND Lot of Grand and Mangin streets, No. 590 Grand street. Apply to C. A. KRONE, 212 Washington street.

FOR SALE OR EXCHANGE—A THREE STORY brick House, brown stone basement, with gas, hot and cold water, bathroom, &c. Location, Cheever place, South Brooklyn. Price $5,500. Will be exchanged for a small cottage in Brooklyn. The balance can remain on bond and mortgage if desired. Address H. L. P., No. 9 Spruce street, room No 5.

FOR SALE—A THREE STORY BASEMENT AND SUBcellar Brick House, 22x38, and 10 feet extension; gas, range, marble mantels, &c., in a select neighborhood, Rodney street, near Lee avenue, Williamsburg. Apply to H. B. SCHOLES, 112 Bedford avenue. Roosevelt street or Division avenue ferry from Grand street.

FOR SALE—AND MUST BE SOLD BY MARCH 1, 1864, in Williamsburg, for $1,200, three Lots 20x100, on Devoe street, between Bedford avenue and Lorimer street, for $2,700. a Lot 22x95 feet with a two story and basement frame House, lately repaired; water in yard, streets sewered, paved, lit with gas, &c.; half the money can remain on bond and mortgage to suit the purchaser. Apply to JOSEPH T. WEBSTER, 418 West Forty-seventh street, New York.

FOR SALE—AT YORKVILLE, A TWO STORY, BASEment and sub-cellar brick House; gas and water; in first rate location; price $4,750. Apply to S. THOMSON, agent, Third avenue, between Eighty-third and Eighty-fourth streets.

FOR SALE—THREE FOUR STORY HOUSES, WITH Stores, on Second avenue, near Thirty-fourth street; pays 12 per cent; only $1,500 cash required. Apply to WM. FETRETCH, 157 East Thirty-second street.

FOR SALE—IN BROOKLYN, E. D., A NEW AND substantially built three story brick House, with modern improvements, corner of Wilson street and Wythe avenue, price $4,500; also House adjoining, on Wythe avenue, $3,800. Apply to GROVES & CO., 18 South Second street, Brooklyn E. D.

FOR SALE—MONT VERD, THE HOMESTEAD FARM of the late Thomas Talmage, beautifully situated on an eminence one mile north of Somerville, N. J., and overlooking Somerset and portions of Middlesex, Mercer, Hunterdon and Morris counties. The farm contains 130 acres of clear land, under fine cultivation, and 30 acres of wood land. The buildings are all large and in excellent order. It is already fenced, well watered, and contains every variety of fruit. For further particulars address Mr. T. L. TALMAGE, Somerville, N. J. N. B.—On line of Central Railroad, one hour and thirty minutes from New York.

FOR SALE—AN ELEGANT FIRST CLASS FOUR STORY man for his own residence. Apply on the premises, No. 9 West Twenty-ninth street.

FOR SALE OR EXCHANGE—A FINE FARM AT Hempstead, L. I., eight minutes walk from the railroad depot, 100 acres under cultivation, 25 acres good woodland, three good houses, two large barns, a fine stream of water running through the place.

Also a fine size marble Store, 94 Reade street, 26 by 61.6.

A fine House, 25x41, on 150 feet street and basement, 143 Greene street.

A three story, basement and sub cellar, 19x44, lot half of the block, 139 West Thirty-sixth street, between Seventh and Eighth avenues; all improvements.

Also, 100 feet upon a splendid corner of Broome and Pitt street, covered with buildings, well rented.

Four Lots on Eighteenth street, near Fourth avenue, level and to the grade.

Several Lots and Houses in Brooklyn, well located. Inquire of STOUVENEL & CO., 291 and 295 Centre street.

FOR SALE—A FARM OF 20 ACRES, AT GIFFORD Station, Staten Island Railroad, 45 minutes from New York. On the premises is a good dwelling house. Also a small tenant house, barn, hay house &c. There are two orchards of choice fruit and a spring and well of excellent water. This place is admirably adapted for market gardening or for a gentleman's country seat. Apply to THOMAS M. FRANKLIN, No. 54 William street, corner of Pine.

FOR SALE—ON LONG ISLAND, WITHIN ONE hour's ride of Hunter's Point, a farm of 60 acres, containing house, barn and other outhouses, plenty of fruit. Apply to the subscriber on the premises. Apply for cash, or to C. PETERSON, 3 Oak street.

FOR SALE—TWO FRAME HOUSES AND LOTS, ONE three story, northeast corner of Colyer and Second street, Brooklyn, E. D.; good stand for a store; one two story, facing on Second street; price very low. Inquire of P. C. PROVOST, Greenpoint avenue, near Franklin street.

FOR SALE—TO CLOSE AN ESTATE, THE FOUR three story and attic Dwellings 116, 116 and 118 Congress street and 120 Amity street, Brooklyn, few minutes walk from South ferry. All have the modern improvements and are in good order. Also the three story and attic House, on the south side of Amity, 25x100 feet, between Amity and Congress streets. For full particulars apply to ALFRED H. COX, Executor, 696 Broadway, New York, or Henry street, corner of Amity, Brooklyn.

FOR SALE—ON 119TH STREET, BETWEEN THIRD and Fourth avenues, near Central Park, 9 well finished College Houses, 8 rooms each; fine yard and outbuildings; facilities good for getting down town; price $2,000 each. Also, on 118th street, between avenues A and B, a well established brick House; two stories, basement and cemented cellar, with modern improvements; gas, fixtures and Croton water; a very pleasant location; convenient to the Harlem boat; price $4,000. Inquire of BIDWELL, 251 Pearl street.

FOR SALE—VILLA AT YONKERS—MR. HACKETT'S finely admired and most highly located residence, corner of Broadway and Lake avenue, Yonkers. It covers half an acre of ground, upon which is a fine stuccoed brick dwelling house, with all the modern improvements, commanding a charming view down the Hudson and the Bay to the Narrows. A carriage house of brick stuccoed; fruit and ornamental trees and shrubbery; well of delicious water, besides two cisterns and other conveniences. Price $13,500, being less than the computed value of the improvements upon one of the choicest sites in Yonkers. Apply to HOMER MORGAN, No. 2 Pine street.

FOR SALE—TWO FINE COUNTRY RESIDENCES IN New Jersey, 10 miles from this city, three minutes from depot; one embracing three acres, the other one acre of beautiful, productive land; elevated, healthy location, commanding a magnificent view; a variety of good fruit; houses new, one with twelve rooms, six sleeping rooms. Address X. Y., box 106 Herald office.

FOR SALE—TO CLOSE AN ESTATE, THE VALUAble Property situated on the southwest corner of Mulberry and Bayard streets, in this city, being 75 feet front on Mulberry and 100 on Bayard street, including the dry goods, drug store and hay and feed store on Bayard, and Nos. 67, 67½, 69 and 71 Mulberry street. The property will be sold in one parcel on favorable terms. A part of the money may remain on bond and mortgage. There is an unexpired lease on the same having three years to run at over $2,100 per annum, which rent is payable quarterly, on 1st May if required. Apply to JOHN S. McCLUNE, 84 Broad street, or F. H. BARTHOLOMEW, 115 Crosby street, executors of the estate of late Alexander McClune, deceased.

FOR SALE—THE CHEAPEST HOUSE IN BROOKLYN, three story, marble basement, under cellar, iron balcony, hot and cold water, bath room, marble washstands, gas, furnace, &c.; lot 24x60 feet. Price $4,000. $2,000 mortgage occupied by the owner, WM. H. BRIDGENS, No. 6 Clinton place, Clinton street, near Nelson street, or at 189 William street, N. Y.

FOR SALE—IN WILLIAMSBURG, A FRAME HOUSE and Lot, 280 South Fifth street, two stories and attic, with high basement and excellent sub cellar. Also a small House in the rear; price $2,500. Terms easy. Apply on the premises.

FOR SALE—TO CLOSE AN ESTATE, HOUSE AND Lot on the north side of Rapelyea street, Brooklyn, first house east of Hicks street; high stoop and basement, front and in front, containing all modern improvements; neighborhood very select, and but a few minutes' walk from Hamilton avenue ferry. For further particulars apply to WM. VENVILL, 12 John street, New York.

FOR SALE—THE TWO HOUSES AND LOTS 114 AND 116 East Twenty-eighth street, between Second and Third avenues. Terms to suit purchasers. Apply to H. HOLMAN, 357 Third avenue, near corner of Twenty-eighth street.

FOR SALE—A FIRST CLASS COUNTRY R