SALES OF REAL ESTATE.

A BEAUTIFUL MANSION, VALUED AT $4,000, FOR $150.
A MAGNIFICENT RESIDENCE, valued at $4,500, for $150.
A SPLENDID VILLA, valued at $2,500, for $150.
A HANDSOME COTTAGE, valued at $1,500, for $150.

Handsome Lots, in the village of Jamaica, L. I., within forty minutes' ride of New York, and accessible by either of two railroads, running every hour.

Four splendid Residences, with suitable Lots included, at the price of $150 each. Lots to be located by the purchasers themselves when the sale is completed. This is one of the most beautiful tracts of land within a hundred miles of New York, and has never before been offered for sale. Title indisputable.

The advantage of an investment in this property on the part of a large class of thriving men of moderate means must be apparent to all. The advantages embrace economy, comfort, the insurance of a country and city life combined, an opportunity for the exhibition of a correct taste in beautifying a rural home, and the insurance of a valuable inheritance to one's children by the rapid advance of pecuniary value which this property is sure to realize.

Full information on all points, with accurate drawings of the different houses, and maps showing the exact location of the lots, will be furnished on application.
ABBOTT, CHADWICK & HUBBARD,
71 William street, between Liberty and Cedar.

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 greenhouse 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. J. BLEECKER, SON & CO., OFFER FOR SALE A splendid Farm of about 400 acres, in the town of Dover, Dutchess county, N. Y. It is one of the very best in this State; accessible by the Harlem Railroad, and is well worthy the attention of parties seeking a farm; full particulars will be given on application at 77 Cedar street.

AT MORRISANIA, FORDHAM AND THROUGHOUT Westchester county, Farms, Lots, Houses, from $500 to $70,000, for sale, exchange or rent. Taxes and loans attended to. DITCHETT, Westchester Land office, No. 2 New Chambers street, second floor.

A COUNTRY RESIDENCE FOR SALE—CONSISTING of new house, containing all the modern improvements, carriage house, barn and 26 acres of land, situated at English Neighborhood, N. J. The location is splendid and distant from New York eight miles, on the Northern Railroad of New Jersey. The house is within three minutes' walk of station. Apply to ALEX. DOUGLAS, 9 and 11 White street, N. Y.

A MOST DESIRABLE BROWN STONE FRONT HOUSE, with all the modern improvements, for sale, in Brooklyn, on Carelton avenue, between Lafayette and DeKalb avenues; Fulton and DeKalb avenue cars run convenient. Apply on the premises to THOS. FAGAN.

A GREAT NUMBER OF HOUSES FOR SALE, IN ALMOST every part of the city, including a full variety of size, style, price and location. Also Business Property, suitable for investment, on all the leading avenues and thoroughfares. C. G. PRATT, 38 Pine street.

AT MORRISANIA—A NEAT FANCY HOUSE; FINE fruits, apples, pears, grapes, strawberries, &c.; shrubbery and shade trees; handsomely located, on the corner of Ninth street and Washington avenue. DITCHETT, No. 2 New Chambers street, second floor; N. Y.

A BEAUTIFUL THREE STORY BROWN STONE House for sale, richly painted, perfect order, furnace and all modern improvements. Nos. 137 and 139 East Thirty-ninth street. Apply to J. MATHEWS, 84 Nassau street, third floor, room 25, from 1 to 3 o'clock.

A SPLENDID PLACE ON THE HUDSON RIVER, between New York and Piermont; 21 acres excellent fruit and middling fair buildings; is a desirable place, easy of access and will be sold low to close an estate; price $9,000; terms easy.

Also 165 acres of Land, large and new Buildings, choice fruits abundant. This is a dairy farm and worthy of attention; 1½ hours from New York by Northern Railroad; one mile from Blauvelt's ville depot; price $13,000.
W. H. MELICK, 407 Broadway.

A FIRST CLASS THREE STORY BROWN STONE House for sale—in a row of eight stone houses; location unsurpassed; price $8,000; on Fifth avenue, between 129th and 130th streets; furnaces, gas, painted and frescoed; in perfect order. Apply to J. MATHEWS, 84 Nassau street, room 25, third floor, from 1 to 3 o'clock.

A FIRST CLASS COUNTRY RESIDENCE FOR SALE—In the village of Flushing, L. I.; house is large and has all modern improvements, gas, hot and cold water throughout; great variety of fruit, &c.; good barn and outbuildings. Inquire of LOWEREE & SEABURY, No. 249 Pearl street.

A HANDSOME COTTAGE HOUSE IN BROOKLYN for sale—25 minutes from ferries by cars; house in good order; neighborhood good; with two lots and stable. Inquire of C. W. WARD, 41 Water street.

A CHANCE FOR CHEAP LANDS.—FOR SALE, SUNdry Tax Certificates, now entitling the holder to deeds from the State of New York, covering eighteen thousand acres of land, situate in Essex, Hamilton, Lewis, Niagara, Steuben, Sullivan, Warren, and other counties. The purchaser of these Certificates can have his deeds directly from the State, or the present owner taking such deeds will convey by warrantee. Address or inquire of S. W. Tallmadge, No. 471 West Twenty-third street, New York.

A FINE OPPORTUNITY FOR INVESTMENT—BUILding Site, 100x100.8; on the northeasterly corner of Avenue A and Eighty-ninth street; good location for dwellings or manufactories; within one block of the new dock building at foot of said street.
JOHN FORGIE, No. 6 Pine street.

A DESIRABLE FARM—TEN ACRES, GOOD LAND, with a great variety of choice fruit, a modern house, 13 rooms, barn, carriage house, stock, farming utensils, &c., pleasantly situated, twenty minutes' walk from the New Haven Railroad depot, at Mamaroneck, Westchester county, for sale. Inquire of JOHN A. DELANOY, at the office of the Bowery Fire Insurance Company.

AN EXCELLENT FARM FOR SALE—90 ACRES under good cultivation, 30 good timber; five good dwellings, store, farming mill, large outbuildings, good water power, and first rate tavern stand.
SOUTHWICK & WOOD, 18 Pine street.

A GOOD FARM FOR SALE—ON LINE OF HARLEM Railroad, near depot, convenient to the city; 100 acres choice land, in good cultivation, and will give a bargain.
SOUTHWICK & WOOD, 18 Pine street.

FARM OF 64, 70, 93, 150 AND 20 ACRES EACH, IN Somerset county, N. J.; also a House and Lot and Building Lots (with a builder's loan), in Rahway, for sale. Inquire of J. R. EDWARDS, 277 West Twenty-third street.

AT 418 THIRD AVENUE, THE FOLLOWING HOUSES for sale, and some to let—Three in East 29th street, $14,000 each; six in 30th street, from $7,500 to $9,500; 31st street, $7,500 to $11,000; 32d street, $6,500; 33d street, $7,500; 34th street, $8,000 to $24,000; 35th street, $8,750 to $8,000; 36th street, $9,000; 37th street, $6,500; 38th street, $7,000; 40th street, $4,750; 48th street, two at $7,200 each; three in 49th street, $7,500 each, and about 200 other Houses in different parts of the city, at all prices. Also a large number of Basement Houses, very low. Apply to JOHN PETTEE, 418 Third avenue.

A BEAUTIFUL COUNTRY RESIDENCE FOR SALE—On the west bank of the Passaic river, four miles from Newark. Large House with convenient rooms; barn and other outbuildings; plenty of fruit and ornamental trees. It has the best location of any place on the river. Will dispose of all, 37½ acres, or the front with 10 acres. Location perfectly healthy. Inquire of GEORGE KAULBACK, 141 Fulton street, third floor.

A CHOICE FARM, NEAR NEW BRUNSWICK, CONtaining 100 acres, will be sold cheap to close an estate. Buildings and land in complete order. Inquire of WARREN BARDENBERGH, 58 Wall street.

ABSOLUTE SALE ON MONDAY NEXT.—WILL POSitively be sold on Monday, Feb. 29, by the Sheriff of Westchester county, at 12 o'clock noon, at the Court House in White Plains, one of the most beautiful and highly improved places (containing over 50 acres of choice land) on the Hudson, within 25 miles of New York; mansion of brick, with twenty rooms, of modern style and conveniences; water, hot and cold, throughout, &c. Farmhouse and outbuildings are first class. Greeneries, under glass, about 400 feet in length, containing the choicest vines in full bearing. Grounds stocked with the finest selection of fruit of all sorts in bloom—1,000 choice pears; also, apricots, figs, peaches, plums, apples, &c. For permits to view the premises, plans, &c., apply to HOMER MORGAN, No. 2 Pine street.

A THREE STORY, BASEMENT AND UNDER CELlar brick House and Lot, No. 48 Woodhull street, Brooklyn; has all the modern improvements. Price $4,500. Terms favorable. For admission, &c., apply to E. R. KELLOGG, 139 Pearl street, N. Y.

A FIRST CLASS EXTRA WIDE THREE STORY AND attic brick House, No. 108 President street, with four lots of ground, between Clinton and Court streets, Brooklyn, built in the best and most thorough manner by day's work for the late Edward Kellogg; house 38 feet wide; plate glass in windows, parlors and halls frescoed; would be sold without the adjoining lots if desired. Apply to E. R. KELLOGG, 139 Pearl street, New York, or 108 President street, Brooklyn. Also for sale, House No. 166, adjoining the above premises, and precisely like the above, with three lots of ground. Apply to FRED. PROBST, 55 Broad street, N. Y., or to E. R. KELLOGG, as above.

AT SALTERVILLE, NEW YORK BAY, A HOUSE AND Lot, with Personal Effects, can be purchased for $3,200. Water front, good boating and fishing. Apply to JOHN SNAKE, Stuyvesant Institute, 659 Broadway.

A NEAT THREE STORY BRICK HOUSE AND LOT in Macdougal street. Price $9,000. A three story brick house in Twenty-first street, $6,500. Two three story brick Houses, one in Thirty-first, and one in Thirty-eighth street. Also, a number of brown stone Houses, this side of Forty-sixth street, near Fifth avenue. Prices from $15,000 to $20,000. And a number of houses in Brooklyn, from $7,000 upwards. For full particulars apply to A. SERGEANT, No. 15 Wall street.

A PRETTY COUNTRY RESIDENCE FOR SALE—OR to exchange, above Newburg, on the Hudson; with a large two story house, five; shaded, and an acre of choice land; near steamboat landing. The above would make a good summer boarding house. A. SERGEANT, 15 Wall st.

A BANDSOME COUNTRY RESIDENCE FOR SALE—or to exchange, at Sing Sing; view of the Hudson; with an acre of choice land and fruit; first class house, near the depot; and two places at Yonkers, with an acre of choice land. A. SERGEANT, 15 Wall street.

A CHOICE COUNTRY RESIDENCE FOR SALE—OR to exchange, of two and a half acres of land, laid out in garden, choice fruit, with a large house, well shaded, barn and small tenant house; one mile from the depot at New Hamburg, on the Hudson, near schools, churches, and first class neighborhood. A. SERGEANT, 15 Wall street.

A COUNTRY RESIDENCE OR GARDEN FARM FOR $1,000, in the village of Rockville Centre, Long Island, 20 miles from City Hall, Brooklyn; 15 acres choice land in high state of cultivation; large, fashionable buildings, nearly new; fine gardens, with shade and ornamental trees; apples, pears, grapes, strawberries, blackberries, raspberries, &c., &c. Also, 1 acre of asparagus; depot for new railroad now building within a quarter of a mile; asparagus for other farms the great south bay at convenient distance; everything in perfect order on the farm; must be sold. Apply to WM. E. FINLEY, 21 Messrs. Kent & Hill's, 281 and 283 Broadway, Monday, Feb. 22, and two o'clock P. M., or address W. S. Pettit, Rockville Centre, N. Y.

AN EXCELLENT GRAIN STOCK AND DAIRY FARM, 115 acres, finely timbered, watered and fenced; good, neat buildings; desirable location, half a mile from village and depot, one hour and a quarter from this city by Northern New Jersey Railroad. For sale cheap.
W. P. SEYMOUR, 156 Broadway.

A MOUNTAIN FARM—70 ACRES, $1,500; half timber; 40 acres, $3,000; 50 acres, $3,500. Also 60, 70, 100, 150, 225 acres, all fine houses, orchards, fruit of all kinds, first rate land, in Cornwall, on Hudson river; also on Long Island, 15 acres, $1,200; 2 nice Farms in Westchester county, 20 and 30 acres; 20 Farms in New Jersey, all near rivers and depots. P. ZEGLIO, 12 Centre st., corner Chambers.

A HOUSE FOR SALE—NO. 24 EAST FORTY FIRST street, between Madison and Fifth avenues; apply to A. ELY, corner of Forty-first street and Fourth avenue.

SALES OF REAL ESTATE.

A TWO STORY, ATTIC AND BASEMENT BRICK House, with lot 20x100 feet deep, situated on Sands street, running through to Prospect street, Brooklyn; house about 50 feet deep, parlors old fashioned; two story extension on rear of house, has all the modern improvements. Apply to E. R. KELLOGG, 139 Pearl street, New York.

A COUNTRY SEAT OR FARM—FRONTING THE great South Bay; 60 acres cedow and woodland; two hours from Brooklyn, four buildings, and fruit in variety, with living stream, on favorable terms, by E. A. CONKLING, Atlantic street, near Smith, Brooklyn.

A RARE CHANCE FOR A MAN WHO WANTS to enjoy country life in a healthy location. A Farm for sale of 100 acres, at Matchaponix, Middlesex county, New Jersey, two and a half miles from Spotswood depot on Camden & Amboy Railroad. 10 acres of the above are woodland, 8 acres a thrifty apple orchard, the remainder under a high state of cultivation. The dwelling on the place is in first rate order; it contains 8 rooms besides dining room and kitchen. The outbuildings consist of a store house, tenant house, a large and well built barn, hay house, carriage house, &c., all in good order. There is on the place a first rate team of horses, cows, pigs, &c.; also, mower and reaper, ploughs, wagons and farming implements, nearly new. The above place is sold only for want of time to attend to it. Price $9,000, half cash, which includes everything on the place. Apply to J. L. PARKER, 259 Washington street, New York, or to T. A. PERRINE, Spotswood, New Jersey.

A VERY DESIRABLE COUNTRY RESIDENCE for sale or to let at White Plains, ten minutes' walk from the depot; containing one-half acre of land with plenty of choice fruit. A large house, containing 13 rooms, and barn, well shaded and watered. For full particulars and terms apply to A. SERGEANT, 15 Wall street.

BERGEN POINT, N. J.—FOR SALE, A COMMODIOUS House, with Stable, Carriage House and good Garden; fine river views; price $6,000; only $2,000 in cash, the balance can remain at 6 per cent. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

BROOKLYN LOTS FOR SALE—SITUATED AS FOLlows—One on southeast corner of Classon avenue and Degraw street, and two adjoining above, running from Degraw to Sackett streets. Price $1,600. Inquire at the sugar store, corner of Canal and Elm streets.

CONSTANTLY FOR SALE OR EXCHANGE—HOUSES IN NEW YORK AND BROOKLYN, COUNTRY RESIDENCES, FARMS AND VINEYARDS, BUILDING LOTS, &c. &c.
Loans negotiated. Apply to JOHN SNARE,
Stuyvesant Institute, 659 Broadway.

CONVENIENT RESIDENCE—THIRTY MINUTES from the city, single lot, well stocked with fruit, good sized House, completely finished and furnished with gas; five minutes from depot, pleasantly situated and every way calculated for a business man's residence. Price $4,000 cash. Inquire at 224 Jersey street, in the office, from 10 to 12 A. M. and from 2 to 4 P. M.

COUNTRY SEAT FOR SALE—AT PEEKSKILL, known as the "Lerings Place," consisting of 38 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, 80x40, with wing; four rooms on main floor, large dining hall in centre, kitchens, dairy room, &c.; good barn, carriage house and hennery. The piazzas as well as all parts of the grounds commands a fine 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, Union square, N. Y. Price $12,000.

CORNER STORE AND FULL LOT—HOUSE FOUR stories, water and gas; best business stand in Elizabethport, N. J.; for sale on very liberal terms. Apply to the owner, E. R. KELLOGG, 139 Pearl street, New York.

CHOICE FARM FOR SALE—IN ORANGE COUNTY, containing 200 acres of good land, 20 in wood, the balance in meadow and pasture; large two story house, two barns, carriage house, granery and wagon house, good saw mill, two tenant houses, all in complete order and buildings all new; only 8 miles from Warwick depot. Price low. Terms to suit. JOHN A. KENYON, 83 Nassau street.

DESIRABLE LOTS FOR SALE.—ONE 30 FEET 3 inches wide, on First place; 3 Lots on Second place; 12 Lots, 22 feet wide by 133½ deep, off Fourth place; also one Lot on Van Brunt street, near King, Brooklyn.
E. R. KELLOGG, 139 Pearl street, New York.

DOCK PROPERTY FOR SALE—WITH LARGE STOREhouse, &c.; an excellent location for an iron, lumber or coal company; has 160 feet water front, with track connecting with the Central Railroad of New Jersey; is situated at Elizabethport, N. J. For particulars apply to E. R. KELLOGG, 139 Pearl street, New York.

EXCHANGE.—A TWO STORY COTTAGE, WITH CARriage House and Stable and six Lots of Ground, in the town of Flushing, L. I., at the head of Linneus street, near the depot; price $4,000. Will exchange it for a medium House in New York or Brooklyn. Call at 363 West Thirty-fourth street.

EVERY FAMILY A HOME.—300 LOTS FOR SALE at East New York, at $125 each; also half acre Plots (six lots) near above, at $300 or $50 per lot. Terms cash or monthly payments. Also, twenty Cottages at $1,100 to $2,000.
CHARLES E. MILLER,
Atlantic avenue, East New York.

FACTORY FOR SALE OR TO RENT—FOUR STORIES high, 50x133 feet, with 17 dwellings. Apply to J. ORR & CO., Cornwall, Orange county, on the premises, or to HOMER MORGAN, No. 2 Pine street, N. Y.

FARM FOR SALE—A FARM, CONTAINING FIFTY acres, at the junction of Harrison and Centre streets, Orange, N. J., late the residence of William Vreeland, deceased; will be sold at a bargain. For further information inquire of L. D. TOMPKINS, Executor.

FARM FOR SALE—A FINE COUNTRY RESIDENCE, twenty-two acres of Land [good, commodious House, extra fine Outbuildings, every variety of fruit and situated at Nannet, Rockland county, one hour and a half mile from the depot of the Northern Railroad of New Jersey. Apply to SMITH & MEAD, 354 Eighth avenue.

FARM FOR SALE—SITUATED ABOUT THREEquarters of an hour's drive west of Saratoga Springs, in the town of Greenfield, containing of 200½ acres; will adapted for grain or grazing, under a good state of cultivation; house new, two barns and two large sheds for cattle, a corn house, hog pen, a large carriage house and stables, all in good repair; farm well watered, 40 acres of timber, three apple orchards, and all other kinds of fruit. Price $50 per acre. One half will be taken in city property or merchandise suitable for a country trade; the balance terms made easy. For particulars address the subscriber, on the premises, Middle Grove Post office, Saratoga county, N. Y., or J. S. Peacock, who will be at 92 Warren street, New York, for one week. MOSES BALLOU.

FARM FOR SALE.—A FARM, CONTAINING 90 ACRES of excellent Land, on which there is a new large double House, built with modern improvements. There are very commodious outbuildings, stables, barn, granary, &c.; also a variety of fruit and ornamental trees. The farm is situated 1½ mile below Elizabeth, N. J., and within ten minutes' walk of the New Jersey Railroad depot. Will be sold on reasonable terms. For particulars apply to W. C. MILLER, new Court House, 60 Chambers street, N. Y.

FARM AT SOUTH OYSTER BAY, LONG ISLAND, for sale.—The very valuable farm, the property of Robert W. White, Jericho, is situated about thirty miles from Brooklyn, on the great South Turnpike to Babylon, opposite to the residence of Judge Bronson, and contiguous to Mr. G. C. Vandewater's Hotel. It contains 100 acres of upland and 55 acres of meadow, running to the bay, where game and fish abound, a good landing for manure, &c., and suitable for manufacturing purposes. In short, the farm is considered as desirable as any on the south side. There is a fine barn, a small cottage, and other outbuildings, including seven covered wells, on the place, making it valuable for stock raising. The Long Island Railroad is within five miles, and it is highly probable that a railroad from Brooklyn will soon be finished within one mile of the place, making this farm also attractive for gentlemen of pleasure or business to examine. For terms and particulars apply to JOHN M. WHITE, 88 Front street.

FARM FOR SALE—EXCHANGE, OR TO LET, ON easy terms; 125 acres or part, with two story house, large barn, fences, &c., at Hicksville, Long Island; one mile from railroad depot. For particulars apply to R. VAN VEGHTEN, Hicksville, Long Island.

FARMS FOR SALE IN WESTCHESTER COUNTY—one of 140 acres, one of 120, one of 120, two of 80, one of 120½, three of 60, one of 52, one of 55, one of 135, one of 40, one of 17, one of 200. All the above Farms are within three miles of the depot. For particulars apply to JOHN A. KENYON, 83 Nassau street.

FARM FOR SALE—IN THE TOWN OF WARWICK, Orange county, N. Y., containing 84 acres of land; four miles from the Erie Railway and three and a half from Greenwood lake. The land is in a high state of cultivation. A trout brook running through it; dwelling house and barn; a great variety of fruit trees. Will be sold cheap. Apply to N. W. VAIL, 161 Henry street, N. Y., for one week.

FARM FOR SALE—AT CLINTON, ONEIDA COUNTY, N. Y., containing 150 acres of good land, with all the buildings necessary for a dairy farm, in the neighborhood of churches, schools, mills, &c.; good orchard, well watered and 1½ acre of hops. Stock and farming implements will be sold with it if desired. Clean and terms easy. Apply to T. J. SAWYER, 119 Nassau street, N. Y., or Hon. O. S. WILLIAMS, Clinton.

FARM WANTED—TO HIRE, OF 100 ACRES, MORE or less, within 60 miles of this city and near water or railroad communication. Address Charles E. Mills, No. 34 Cedar street, New York.

FOR SALE—HOUSE 84 SECOND PLACE, BROOKlyn—Brown stone, three stories, basement and undercellar, in thorough repair, with all the modern improvements; a large portion of the purchase money can remain on bond and mortgage; and the furniture will be sold on reasonable terms if desired. Apply at the house, from 8 to 10 A. M. and from 4 to 9 P. M.

FOR SALE—THE VALUABLE PREMIUM DAIRY Farm formerly belonging to the late David S. Mills, at Newtown, Queens county, L. I., only five miles from the Williamsburg ferry. This farm was awarded the first premium by the American Institute, as being the best farm in the State. It contains 167 acres of the richest land to be found. There are on the place a large old fashioned double house, a stone stable 150 feet long, 50 feet wide, two stories high, with walls two feet thick; together with several other outbuildings, icehouse, potato vault, &c. For farming, gardening or dairy purposes, this property cannot be surpassed. For particulars, &c., apply to S. A. MILLS, No. 17 Wall street, New York.

FOR SALE—THE LARGE, ELEGANT, HEAVY STONE front House 42 St. Mark's place. The rooms are very large, with gas, grates, hot and cold water, furnace, tubes, bath and water closets, marble hall. Singes pass the door. Inquire of the owner, as above.

FOR SALE—AT NEWARK, N. J., A THREE STORY and basement brick House, within three minutes' walk of the Market and Chestnut street depot, a very desirable location for persons doing business in New York. The house contains 11 rooms, with cold and hot water and gas throughout, bells, &c. Price $5,000. Terms easy. Apply to W. N. BERRICK, 67 Columbia street.

FOR SALE—ONE OF THE BEST LOCATIONS ON Murray Hill; one new first class four story brown stone front House, with all the modern improvements; finished in the best manner; size 25x60; situated at 35 East Thirty-eighth street, between Park and Madison avenues. Inquire on the premises, of HAMILTON & RYER.

FOR SALE—FOUR HANDSOME BROWN STONE front Houses, high stoop, three story and basement, with counter cellar, complete with all modern improvements, for less than the houses can be built for; they are well located, on beautiful high ground, corner of Second avenue and Fifty-sixth street. Inquire of T. CORRIGAN Jr., Real Estate Agent, 748 Third avenue, near Fifteenth street.

FOR SALE—SEVERAL COUNTRY SEATS, HOUSES and Lots and Farms, in and near the village of Port Chester, 27 miles from New York, on the line of the New Haven Railroad; situation very fine. Also two Houses and Lots in the village of White Plains. Terms very easy. Apply at Institute, 138 Eleventh street, corner of Sixth avenue.

FOR SALE—A FARM, IN ORANGE COUNTY, NEW York, near depot; fifty-six acres; extra good improvements, fruit, and well watered; very low for cash, including stock, &c. IRELAND & BERTINE,
No. 1 Tryon row, corner of Centre street.

FOR SALE—A FARM OF SIXTY-FIVE ACRES, IN Bergen county, N. J., seventeen miles from city; good improvements, fruit, and well watered; near depot; for cash or exchange. IRELAND & BERTINE,
No. 1 Tryon row, corner of Centre street.

SALES OF REAL ESTATE.

FOR SALE—A PIECE OF PROPERTY IN THE Ninth ward of the city of New York, 151x94 feet, on a prominent corner; will be sold in one or more parcels. Inquire at 201 Washington street.

FOR SALE—FOUR FIRST CLASS HOUSES ON southeast corner of Ninth street and Second avenue; brown stone fronts, four stories and attic, with all the modern improvements, built in the best manner. For particulars apply at the Bowery and Grand street Stage Office, 409 East Tenth street, from 9 to 10 o'clock A. M. or 5 to 10 P. M.

FOR SALE—A BRICK THREE STORY ATTIC AND basement House, with two story extension, near Washington square. It has a front of 25 feet, 17 rooms, all the modern improvements, and is in perfect condition. Terms made easy. Apply to HENRY A. ANDERSON, No. 58 Wall street.

FOR SALE—FOUR HOUSES AND LOTS, 147 TO 153 Rivington street, corner of Suffolk; terms easy. Apply to JOHN J. GRIFFIN, 76 West Thirty-seventh street.

FOR SALE—A FIRST CLASS HOUSE AND GROUNDS, 68x80 feet, on the best corners of Park avenue, crown of Murray Hill. Can be seen only by permit from W. H. WOOD, 65 Wall street.

FOR SALE—NO. 49 WEST SIXTEENTH STREET, north side, between Fifth and Sixth avenues, four story brown stone front House. Can be seen only by permit from W. H. WOOD, 65 Wall street.

FOR SALE—HOUSE AND LOT 140 WEST THIRTYninth street; it is a four story and high basement brown stone, 23½x48x100, well built, admirably arranged and very finely finished. Price and terms quite reasonable. C. G. PRATT, 38 Pine street.

FOR SALE—IN BROOKLYN, A WELL BUILT THREE story brick House, in Putnam avenue. A genteel residence and nice neighborhood; very near the Fulton ferry cars. It contains all the modern improvements. It could not be built to day for less than $6,000. Price $4,800, $3,000 of which can remain. Address box 3,677 New York Post office.

FOR SALE—EIGHTH AVENUE CORNER PROPERTY; a good investment; now renting for $2,800 per annum. Apply to SMITH & MEAD, 354 Eighth avenue.

FOR SALE—A FARM OF ABOUT 42 ACRES, SITUATED in Clarkstown, Rockland county, N. Y. Buildings good, plenty of fruit, &c. For particulars inquire of S. MERRITT, 149 Eighth avenue.

FOR SALE.—THE "CONNOR" PROPERTY, SOUTHwest corner of Hudson and Spring streets, will be sold at public auction about the middle March. It will be divided into four parcels, viz.—No. 299 Hudson street, 25x55 feet; No. 301 do., adjoining, 25x55 feet; No. 298 Spring street, adjoining, 17x50 feet; No. 300 Spring street, adjoining, 17x50 feet.
Sale positive and title undoubted.

FOR SALE—AN ELEGANT EXTRA SIZE FOUR story high stoop brown stone front House and Lot, on Twenty-fifth street, between Broadway and Sixth avenue; built in the best manner and in fine order. For particulars apply to ALLEN & BROWN, 96 Broadway.

FOR SALE—FOUR BROWN STONE FRONT HOUSES and Lots on Second avenue; built in the best manner. Will be sold low; a portion of the purchase money can remain at 5½ per cent. Will pay about 20 per cent on the investment. For particulars apply to
ALLEN & BROWN, 96 Broadway.

FOR SALE—FOUR STORY BROWN STONE FRONT Houses and Lots on the north side of Thirty-fourth street, between Fifth and Sixth avenues; in first rate order. For permits and particulars apply to
ALLEN & BROWN, 96 Broadway.

FOR SALE—TWO FIRST CLASS BROWN STONE Houses on Forty-first street, near Sixth avenue, each 20x55, four story and basement, nearly new and with all modern improvements. Inquire at No. 12, near premises, in the rear, from 1 to 4 P. M.

FOR SALE—THE TWO THREE STORY AND BASEment Houses and Lot, 25x100; all the modern improvements in front house; rents for over 10 per cent on the price asked, and the location will be the wholesale business part of the city in a few years. Inquire of the owner, on the premises, 81 Greene street, near Spring. To be seen after 2 P. M. A small House and Lot in a good up town location would be taken as part payment in exchange.

FOR SALE—IN JERSEY CITY, PRICE $5,700—A first class three story and basement brick House; in a good location, built of the best material and by days work, with all the modern improvements, containing 14 Rooms and cellar. $2,200 can remain on bond. Can be seen by calling at 23 Jersey avenue, or to J. SEAICH, 48 and 50 East Thirty-second street, New York.

FOR SALE CHEAP—IN BROOKLYN, A BRICK House, 20x40, three stories, basement and auto cellar, 234 Bergen street. Inquire on the premises, or at 224 Schermerhorn street. H. KIRK.

FOR SALE CHEAP—A HOUSE AND LOT IN THE village of New Rochelle, adjoining the land of Simeon Leland Esq., within fifteen minutes' walk of the depot; the Lot 138x150 feet, with a variety of fruits. House is 32x16 feet, containing five rooms; price $2,300, or the House with 46 feet. For further particulars apply to J. BENNETT, 159 Orchard street, N. Y., or F. J. SHERWOOD, New Rochelle.

FOR SALE, TO CLOSE AN ESTATE—TWO OF THE three story and attic Dwellings, 114 and 118 Congress street, Brooklyn, five minutes' walk from the South ferry; both have the modern improvements and are in good order. Also two Lots on the east side of Henry street, between Amity and Congress streets, 25 by 100 feet; a large part of the purchase money may remain on bond and mortgage for a term of years. For full particulars apply to ALFRED H. COX, Executor, 6,6 Broadway, N. Y., or Henry street, corner of Amity street, Brooklyn.

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. COTTE, 133 Bowery.

FOR SALE OR EXCHANGE—AT THE DEPOT AT Whiteplains, the House known as the Westchester Hotel. House 22x50 feet, two stories and basement; lot 400x104. The house has formerly done quite a thriving business. Will be sold or exchanged on reasonable terms. For particulars apply to Mr. JOHN J. CLAPP, Counsellor, at Whiteplains, or JAS. COUTANT, 126th street, Harlem.

FOR SALE OR EXCHANGE—FOR A HOUSE AND Lot in Williamsburg or Brooklyn, a Farm in Rockland land county of 34 acres, under a high state of cultivation, 28 miles from New York and one mile from Monsey depot, on the New York and Erie Railroad. On the premises is a new house, containing eight rooms, and two kitchens attached, with other outbuildings. Apply to J. E. QUACKENBUSH, 225 Fulton street, New York.

FOR SALE OR EXCHANGE—IN THIS STATE, A large tract of valuable Timbered Land, suitable for tanners and curriers or other manufacturing purposes; has good navigable water power. Would take any kind of property in the city or vicinity, schooner or propeller, Southern or other bonds. Apply for one week at 320 West Thirty-third street, near Tenth avenue.

FOR SALE—VALUABLE BROADWAY MARKET SLIP for sale, and some to let—Three in East 29th street, $14,000 each; six in 30th street, from $7,500 to $9,500; 31st street, $7,500 to $11,000; 32d street, $6,500; 33d street, $7,500; 34th street, $8,000 to $24,000; 35th street, $8,750 to $8,000; 36th street, $9,000; 37th street, $6,500; 38th street, $7,000; 40th street, $4,750; 48th street, two at $7,200 each; three in 49th street, $7,500 each, and about 200 other Houses in different parts of the city, at all prices. Also a large number of Basement Houses, very low. Apply to JOHN PETTEE, 418 Third avenue.

FOR SALE—TO CLOSE AN ESTATE, A VALUABLE Property on the Bloomfield Turnpike, lying partly within the limits of the city of Newark, N. J., consisting of 62 acres, part woodland, with first class buildings. Will be sold low and on easy terms. Apply to JOHN H. SUYDAM, 51 Cortlandt street, N. Y.

FOR SALE—A FOUR STORY BROWN STONE HOUSE in West Thirty second street. A four story brown stone House in East Thirty-ninth street. A four story brick House in West Thirty-third street. A four story brick House in West Fortieth street. The above houses have all the modern improvements, and in first rate neighborhoods; prices $6,500 to $15,000. Apply to CHAS. W. WARD, 41 Water st.

FOR SALE—IN BROOKLYN, THE THREE STORY brown stone front House, 262 Henry street, between Harrison and Doraw. It has all the modern improvements and is in fine condition. Apply at LESLIE'S Agency, 179 Atlantic street, corner of Clinton, Brooklyn.

FOR SALE—A GREAT BARGAIN.—CARRIAGE FACtory, Store, House and Summer Residence near New York; healthy and pleasant location; a rare opportunity for a residence and business combined, for a very little money. Full particulars of SOUTHWICK & WOOD, 18 Pine street.

FOR SALE—IN BROOKLYN, NEAR THE FERRY, four small new brick houses, finished in fine style, and rented at $500 each per annum. Price $4,500 each. JEFFERSON E. WILLIAMS, Architect, box 5,246 N. Y. P. O.

FOR SALE, A GREAT BARGAIN—A NEW TWO STORy and basement frame House, filled in with brick; gas and water; handsomely finished; only within ten minutes' ride of ferry in Brooklyn. House 24x32; Lot 25x100. Terms liberal.
ISAAC A. BIGGS, 73 Nassau street.

FOR SALE—SEVERAL FINE COUNTRY RESIDENces and Farms in New Jersey, containing from one to twenty five acres of productive land; a variety and an abundance of choice fruit; healthy and beautiful locations; near depot, fifty minutes from city; schools, churches and stores near; first class society and low taxes. Prices from $2,000 to $12,000. Address W. P., box 401 Herald office.

FOR SALE—A FIRST CLASS FOUR STORY BROWN stone House in Seventeenth street, fronting on Stuyvesant park; lot 25x100; price low. For permit and particulars apply to HENRY M. BENSLEY, 220 Broome street, from 8 to 12 M. and 1 to 6 P. M.

FOR SALE—A TWO STORY AND ATTIC NEW FRAME house and outbuildings, garden and orchard of young trees; two acres of land; in Rolling Spring, N. J., only twenty minutes' ride on the cars from Long Dock, Jersey City; ten trains each way daily; a most desirable locality; and more accessible than any other country place in the vicinity of New York; free from mosquitoes, and sure to increase rapidly in value. Will be sold to a desirable neighbour, for $7,000. Address D, box 1,478 N. Y. Post office.

FOR SALE—NATIONAL HOTEL, LONG BRANCH, N. J., real and personal property, containing 10 acres, fronting the ocean 600 feet, with hotel accommodations for 400 guests, completely furnished; gas works upon the premises; stabling, laundry, bowling alley, ice house and billiard room (two tables), and barroom complete. This is one of the largest hotels at Long Branch, and is decidedly the finest location, being near the terminus of the Delaware and Raritan Railroad. This hotel is offered at a low price, and but little money needed. Apply to H. MORGAN, No. 2 Pine street.

FOR SALE—100 FEET FROM CENTRAL MORRISania Depot, a Corner, 30, 40 or 50 by 100 feet; price $30 per foot; cars stop regularly; title indisputable. Address Cash, box 193 Herald office.

FOR SALE—ON NINETEENTH STREET, NEAR Fourth avenue, a large four story high stoop brown stone front House, 25x50; lot half the block; a first class house and a delightful central location. Price, $28,000.
JAMES R. EDWARDS, 277 West Twenty-third street.

FOR SALE—THREE STORY, HIGH BASEMENT brick House; all in good order, with hot and cold water; 20x40, lot 108 feet, on Twenty-ninth street, between Seventh and Eighth avenues. Price $7,500. Inquire of STEPHEN A. PIERCE & CO., 17 Nassau street.

FOR SALE OR EXCHANGE—THREE STORY HOUSE and Lot 236 Spring street, near Macdougal; house 23 by 40, lot 25 by 25 by 80; title perfect. Price $9,000, or would exchange for an up town house.
S. C. CLARK, 323½ Broadway.

FOR SALE—IN WESTCHESTER COUNTY, A DESIrable Farm of 120½ acres, good house and outbuildings, choice fruit, &c., 3½ miles from Dobbs Ferry and 1 mile west of Hart's Corner station. Will be sold low if closed at once. Apply on the farm to W. E. HASKINS, or to H. PRICE, 32 Murray street.

FOR SALE—THE HOUSE AND LOT NO. 103 EAST Eighty sixth street. The house is of brick, three stories and basement, 25 fe