SALES OF REAL ESTATE.

A BEAUTIFUL MANSION, VALUED AT $8,000, 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.

286 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 luxuries 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.

A VALUABLE REAL ESTATE PROPERTY IN NEW Jersey, six miles from Hoboken city, for sale, consisting of about 240 acres, as follows, viz.—A Farm of about 91 acres, 25 meadow, orchards, woodland, never failing springs, &c., with farmhouse, barns and outbuildings in good order; situated on the Hackensack plankroad and Bull's ferry road, a few minutes' walk from the English Neighborhood junction, Northern Railroad. Part of it commands a fine view of the city of New York.

Also about 150 acres extending from the Hackensack junction (seven miles from Hoboken) to within a short distance of the Hudson river, having several avenues and a horse railroad from Hoboken surveyed through the farm.

The location being healthy and of easy access to the city by land and water presents an opportunity rarely offered to those desiring a country residence or villa sites.

Will be sold together, separately, or in parcels to suit. Terms easy. Apply on the premises to ARTHUR GREEN, English Neighborhood, N. J.

A NUMBER OF DESIRABLE FARMS IN THE VICINITY of Stamford, Conn. For sale; also Residences in the village; also to let. Residences, furnished and unfurnished. Apply to TAYLOR BROTHERS, 133 Nassau street, N. Y.

A CHOICE FARM FOR SALE—IN THE TOWN OF Madison, N. J., on the line of the Morris and Essex Railroad, ¼ of a mile from depot, 1¼ hour from New York; 8 acres of land, large brick house, good outbuildings; is well watered and eligibly situated. For full particulars apply to J. B. BUNTING, 183 Broadway, third floor.

AT A VERY LOW PRICE.—FOR SALE, THOSE TWO very desirable three story and basement high stoop Houses, 86 and 88 Lexington avenue; all improvements and in first rate order. Terms easy. May be seen from 10 to 11 daily. Size 20x42; lot 20x60. Apply to JAS. DENNIS & SON, 412 Fourth avenue.

A FIRST CLASS HOUSE AT A GREAT BARGAIN.—House four stories and high basement, 25x65; lot 25x 105 feet, with every modern convenience and in superior order. The Furniture is new and cost over ten thousand dollars; will be sold, with or without the house, at a sacrifice. Neighborhood unexceptionable. Terms to suit. Apply immediately on the premises, 218 West Fourteenth street. The above is decidedly the cheapest full sized residence in the city.

A NEAT HOUSE FOR $1,700; EASY OF ACCESS TO the city, with five Lots in garden, at Central Morrisania, near Harlem Railroad. Trains early and late. Inquire of G. W. DITCHETT, No. 2 New Chambers street.

A NEAT HOUSE AND NINE LOTS FOR $4,500; handsomely located on Washington avenue, corner Ninth street, Morrisania. Fine fruits, shade trees and shrubbery; handy to city, early and late. G. W. DITCHETT, No. 2 New Chambers street, second floor.

A RARE OPPORTUNITY.—THE ADVERTISER WILL dispose of his Planing and Moulding Mill and Lumber Yard on very accommodating terms, or will exchange for a good farm. The mill is running night and day and is doing a profitable business. The lumber sales for February were over $12,000. The business can be divided, and will be sold separately or together. Apply on the premises to THEODORE TAYLOR, corner of Fifty-third street and Second avenue.

A HOUSE AND LOT FOR SALE—184 WEST EIGHTEENTH street, between Sixth and Seventh avenues; price $8,000. Inquire on the premises.

A GOOD DAIRY AND FRUIT FARM OF 80 ACRES, 22 miles on Long Island, near railroad station; large, convenient buildings, plenty of fruit, pure water, &c.; price low; terms easy. E. A. BUNCE, 2 City Hall place.

A FIRST CLASS FARM, 145 ACRES, HIGHLY CULtivated, well timbered, watered &c. Good buildings; 40 acres valuable apple, pear and peach orchard; finely located, high ground; 1¼ mile from village, depot and landing, 48 miles in New Jersey. For sale at a bargain.
W. P. SEYMOUR, 156 Broadway.

AN EXCELLENT GRAIN, STOCK AND DAIRY FARM, 113 acres, finely timbered, watered and fruited; good, neat buildings well located, half a mile from village and depot and one hour and a quarter from city, by Northern New Jersey Railroad. For sale low.
W. P. SEYMOUR, 156 Broadway.

AN ELEGANT PHILADELPHIA BRICK FRONT House, situated in East Thirteenth street, fine location; for sale also, a brown stone front, in Eighteenth street, and a great many others, by JOSEPH MCGUIRE, 125 Third avenue.

A GENTLEMAN'S RESIDENCE AT TURBY HOOK, fronting on the river, 3¾ acres and buildings to lease three years, furnished, at $2,500. Also others for sale and lease, variously located. D. D. ORRELL, 90 Cedar street.

A FIRST CLASS FARM—FRUITS AND BUILDINGS, 17 miles in New Jersey, one mile from Closter depot, 236 acres, $1,500; 168 acres excellent buildings and fruits, one mile from depot, Blauvelt ville, Rockland county, $13,500. Fruit and other Farms, all prices and locations, $1,600 to $40,000. W. H. MELICK, 407 Broadway.

A VERY CHEAP BROWN STONE FRONT HOUSE on East Thirtieth street for sale; size 22x50 feet; lot 100 feet; three story and basement, high stoop, with all the modern improvements; price $8,000. Also two others, 20x50 feet, lot 100 feet, at $725 each. Apply to JOHN FETTRETCH, 418 Third avenue.

A THREE STORY AND BASEMENT HIGH STOOP House in Seventy third street (size 18.9x45 feet, lot 100 feet), near Fourth avenue, for sale; it must be sold; three Houses on Eighty-second street, west of Third avenue; one $4,000, one $3,500, one $2,500; also one on Fifty-seventh street, full front, price $3,500; also a large number of low priced Houses in different parts of the city. Apply to JOHN FETTRETCH, 418 Third avenue.

A HOUSE FOR SALE—IN HOBOKEN, 106 BLOOMfield street; five minutes' walk from ferry; $3,000 can remain on mortgage at 6 per cent. Apply to SAMUEL PLUMMER, 92 Washington street, in Post office, Hoboken.

A FINE FARM OF ABOUT 200 ACRES, UNDER good cultivation, 70 miles out, with plenty of manure, some stock, well wooded, water supplied and fruit near 1,200 bushels corn &c. &c., in exchange for a city or country residence. Address Farmer, Herald office.

A FARM FOR SALE CONTAINING 70 ACRES OF good tillable land, well watered, choice fruit, good comfortable buildings, fine inland views, located 2½ miles from depot at Tarrytown; for sale with horses, carriages, oxen, cows, utensils, carts and all farming implements and everything ready for immediate occupation. Possession immediate. Terms to suit. Price for all $12,000. Apply to S. EMBERSON, 421 Eighth avenue.

A SPLENDID COUNTRY RESIDENCE FOR SALE—at Tarrytown, one mile from cars and steamboats, some 13 acres of good land, laid out in garden and lawn, stocked with choice fruits. The grounds are under constant care and cultivation and are much improved. A beautiful brick Mansion, with brown stone trimmings, with 15 rooms, containing all modern improvements. Outbuildings first class. Immediate possession. Terms to suit. The view is one of the finest on the Hudson. Neighborhood unsurpassed. Apply to S. EMBERSON, 421 Eighth avenue.

A FARM OF 75 ACRES FOR SALE.—GOOD HOUSE, barn, price $3,000; one 70 acres, $2,800; one 80 acres, $5,000; one 34 acres, $2,500, and one 30 acres, $2,000, in New Jersey. Apply to P. ZEOLIO, 12 Centre street.

A VERY NEATLY DESIGNED GOTHIC VILLA RESidence, with ten acres of good land, situated a few rods from the station at Mount Kisco on the Harlem Railroad. For terms, &c., apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

A FARM OF 106 ACRES OF GOOD AND HIGHLY productive land, situated in Westchester county, 1¼ mile from the Bedford station on the Harlem Railroad. Price $7,500. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

A SHORE FRONT FARM OF 80 ACRES, ONE-HALF under cultivation, plenty of fruit, good fishing and shooting, and a good cottage residence, with barn and outbuildings, situated at Centreport, Long Island, is offered in exchange for a house in New York or Brooklyn. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

BRICK AND FRAME COTTAGES FOR SALE—ON THE banks of the Hudson, with nice grounds, laid out in parterre and lawn, stocked with choice fruits; very healthy; location excellent; possession immediate. Terms moderate. S. EMBERSON, 421 Eighth avenue.

BROOKLYN (E. D.) PROPERTY FOR SALE.—A COTtage House and two Lots, 213 and 215 South Sixth street, between Ninth and Tenth streets; price $3,200. Apply on the premises or to GEORGE P. HAMILTON, 172 Pearl street, New York, up stairs.

BROOKLYN.—FOR SALE, THE THREE STORY House No. 46 Portland avenue, 20 feet front; lot 100 feet deep; one of the most desirable locations in the city. 100 feet from Lafayette avenue, near Dr. Cuyler's church; hot and cold water and bath room recently put in order for the owner to occupy at a cost of $1,000; or more, gas fixtures throughout. Can give possession at once. For key to see the same apply to J. Davenport, corner of Fulton avenue and Oxford street, near the property.

COUNTRY RESIDENCE FOR SALE.—AT SOUTHEAST, Putnam county, N. Y.; 55 miles from New York by Harlem Railroad; a fine wooden house, spacious and well arranged, with 50 acres good land immediately adjoining, if desired by purchaser; convenient outhouses, fruit and shade trees in abundance. Location healthy and delightful. Price low. Terms easy. Apply to A. E. TWEEDY & CO., 83 Broadway.

COUNTRY SEAT FOR SALE—A VERY DESIRABLE Residence, at Peekskill, on the Hudson. The property consists of a fine Dwelling, nearly new, containing seventeen rooms, besides the laundry and kitchen, replete with all the modern improvements appertaining to a gentleman's residence. The outbuildings consist of fine stable and coach house, and rooms for coachman's family; chicken and cow house and a beautiful and well finished gardener's lodge at the entrance. The grounds contain four acres, consisting of a fine grove, garden and lawn, which can be kept in good order by one man. The place commands one of the finest views on the Hudson. Possession given on the 1st of May. For terms and full particulars reference may be had to J. B. KITCHING, 26 Pine street.

COUNTRY RESIDENCE.—FOR SALE OR EXCHANGE for unencumbered city property, a large double two story house, containing eighteen rooms, ceilings frescoed, hall laid in tile, and all modern improvements, large carriage house, with 7½ acres of land; every variety of fruit and ornamental trees; commanding a view of the Sound and within 15 minutes' walk of New Rochelle depot. More land can be purchased adjoining if desired. Apply to J. P. [illegible]SON, Main street, New Rochelle.

HOUSE IN BROOKLYN FOR SALE—IN [illegible]en Willoughby street and De Kalb avenue, [illegible] De Kalb avenue, on the west or [illegible]unning on each side the block; [illegible]he rear and alley way; yard [illegible] rooms, with gas and gas [illegible]n extension and good [illegible] mortgage for five [illegible] Mr. PUTMAN, [illegible] Brooklyn.

SALES OF REAL ESTATE.

COUNTRY RESIDENCES FOR SALE—ON THE BANKS of the Hudson, within 25 miles of this city, with first class buildings; modern improvements; full river views; nice grounds, stocked with choice fruits, containing from two to eighty acres of good tillable land, some of them immediately on the river bank. Possession at once. Terms moderate. S. EMBERSON, 421 Eighth avenue.

COUNTRY SEAT FOR SALE—ON THE BANKS OF Seneca lake, about one half mile south of Geneva. The house is one of the most complete and thoroughly built in Western New York. It is 50 feet square, with an extension 32 by 29, the whole built of brick with hollow walls; a piazza 12 feet wide around the main building. The outbuildings, which include a large barn, cow house, hen house, workshop, ice house, large boat house, &c., are all in perfect order. There are 16 acres of land in splendid condition, including a large vegetable and fruit garden, had a young orchard of about 200 apple, pear, peach and cherry trees. With the place can be had a farm of about 50 acres, with a gardener's cottage, barn, Fairbank's hay scale, &c.

For further particulars apply to HOMER MORGAN, No. 3 Pine street, N. Y.

FARMS IN WESTCHESTER COUNTY CONSTANTLY on sale—Grain, dairy, garden, poultry, fruit and vineyard. Apply to JOHN SNARE, Stuyvesant Institute, 659 Broadway.

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.

FARMS AND COUNTRY SEATS FOR SALE—A FEW minutes from Wall street, at Elizabeth, Plainfield, New Brunswick, &c.; healthy and pleasant places and frequent trains. B. FRANKLIN CLARK, 90 Cedar street.

FARMS AND COUNTRY SEATS FOR SALE—AT JAmaica, Long Island, 9 acres, $3,000; 15 acres, $6,000; 40 acres, no buildings, $3,000; 45 acres, $13,000; 79 acres, $14,000, and others. Hours, 10 to 1.
GEO. SEIDMORE, 16 Nassau street, New York.

FARMS FOR SALE—WITH IMMEDIATE OCCUPATION, located within two and a half miles of cars and steamboat at Newtown; one of 12 acres, one 16, one 30, one 60, one 70, two 80, one 100, one 64, one 132, one 210; all are well watered, good dwelling houses, barns, stables, carriage houses and choice fruit; some of them in full view of the Hudson; will soon be very valuable for building sites; price $100 per acre; terms moderate.
S. EMBERSON, 421 Eighth avenue.

FOR SALE—THE COUNTRY PLACE OF THE LATE J. S. Petrie, on the North Shrewsbury river, N. J., 25 miles from the city and near the village of Red Bank; highly cultivated and complete in all its arrangements; profusion of all fruits, an oyster bed on the shore, unsurpassed conveniences for boating, fishing and bathing; easy of access, and healthy beyond any question. Further and full particulars will be given by GEO. H. PETRIE, 44 Park place, and WM. SLOANE, 591 Broadway.

FOR SALE—THE FINE THREE STORY BRICK House, on the corner of Hanson place and Portland avenue, Brooklyn. Has all the modern improvements, and is in fine order. Apply to CHARLES L. COLBY, No. 40 Burling slip.

FOR SALE—HANDSOME FRAME MANSION, IN COMplete order, carriage house and six heavily shaded lots, situated on high ground, just below the Central Park, on Fifty-fourth street, between Broadway and Seventh avenue. As a residence, church site, or for a public institution, it offers superior advantages for investment. Apply on the premises, or to W. J. STEWART, 157 South street.

FOR SALE—A DESIRABLE COUNTRY RESIDENCE and 13 acres, one mile from depot, at Flushing, L. I.; large house and outbuildings, abundance of fruit and shrubbery; excellent neighborhood, healthy location, easy of access. For circulars or information call on or address W. A. CORBIERE, No. 8 Pine street.

FOR SALE—TWO HOUSES AND LOTS, WITH STORE and a well established business. Inquire in the feed store No. 93 Jane street.

FOR SALE—THE FIRST CLASS FOUR STORY HIGH stoop brown stone front House, recently erected, 147 Madison avenue. House 25x65, with extension; lot 25x100. Apply to WM. D. P. MANICE, Executor, 46 Pine street, third story, between 1 and 3 o'clock.

FOR SALE—THE HOUSE AND LOT NO. 160 EAST Fourteenth street. Apply to DANIEL LE ROY, 20 West Twenty third street.

FOR SALE—AT A LOW PRICE, A LARGE PLOT OF Ground, with a frontage of about eleven feet, on Thirty-ninth street, near Second avenue. Apply to RICHARD AMERMAN, 1,148 Broadway.

FOR SALE—THE BROWN STONE HOUSE AND LOT, No. 148 West Thirty-sixth street, between Seventh and Eighth avenues. Houses and Lot, No. 152 West Thirty-fifth street, near Broadway. House and Lot, No. 66 Carmine street. Apply to RICHARD AMERMAN, 1,148 Broadway.

FOR SALE—A FARM OF 40 ACRES, GOOD HOUSE, Barn, and other outbuildings; a good well of water by the door, a never-failing stream running through the land; in a good state of cultivation; situated at Beaverstown, lower end of Pompton Plains, Morris county, New Jersey, eight miles west of Paterson. Terms easy. For further particulars inquire on the premises of DANIEL MOORE, or of W. M. HARRIS, Union Steam Works, Second avenue and Twenty-second street, between the hours of three and seven P. M.

FOR SALE—THE FACTORY PROPERTY NOW owned and occupied by Stivers & Smith. The building can be used with or without steam power. It is well adapted for a machinist, iron railing, or any smith work. Also upper floors, for piano, cabinet or any manufacturing business. Building is four stories, 25x100, with an extension of 25 feet; it has forge, blower, drilling machine, &c., which can be had with the property if desired. Apply to W. C. FLANAGAN, 117 Chrystie street.

FOR SALE—FURNISHED HOUSE IN FORTY-EIGHTH street, first class three story and basement brown stone House; high stoop, all modern improvements, in perfect order, painted walls, parlors and halls decorated in oil colors; neighborhood unexceptionable; Belgian paved street. Parlor furniture including piano of rosewood, other parts thoroughly furnished. Apply to WILLIAM S. DUKE, 161 Broadway.

FOR SALE—TERMS EASY—A HOUSE, CARRIAGE House, with Stables, together with twelve Lots of ground, nicely laid out in garden, with abundance of choice fruit, situate on the corner of Eighty fourth street and avenue A. Inquire of JOHN A. SILLICK, 119 East Eighty-sixth street.

FOR SALE—A TWO STORY AND BASEMENT FRAME House, corner of Union avenue and Java street, Brooklyn, late Greenpoint; terms easy; price $4,500; the location is eligible for any business purpose.

FOR SALE—THE FIRST CLASS HOUSE AND Grounds, 68x80 feet, on the northwest corner of Thirty-seventh street and Park avenue. Can be seen only by permit from W. H. WOOD, 65 Wall street.

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 20x90 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 BROOKLYN, A THREE STORY brown stone House, in Dean street; a three story brick House, in Hoyt street; a two story brick House, in Elliott place; a two story brick House, in Dean street; a three story brick House, in Atlantic, near Washington avenue. The above property will be sold less than it cost to build it, to close an estate. Apply to S. PETTIT, 362 Atlantic street, Brooklyn.

FOR SALE—SAW MILL AND TIMBER LANDS, AT Hankinsville, Oneida Co., N. Y. The mill has 25 saws, several circulars for lath, shingles and heading, is on the Black river and within ten rods of the canal. The land consists of 145 acres, covered with spruce and hemlock timber, spars and cord wood. The property can be bought upon terms by which it can itself pay for two-thirds of the purchase by July next. The business is now in successful operation and a large part of the profits of the year's business already made and on hand, in the lumber, spars, &c. For price and particular information inquire of HOMER MORGAN, No. 3 Pine street, New York.

FOR SALE—ON NORTH SHORE, STATEN ISLAND, a very desirable House, containing nine rooms, with gas, water, barn, &c.; well stocked with fruit and shade trees; eight minutes' walk from ferry. Part of purchase money can remain on mortgage. Address W. Y., box 150 Herald office.

FOR SALE—THE NEW, HANDSOME AND CONVEnient three story high stoop House, situated in Thirtieth street, between Madison and Fourth avenues, 22.4½x46, with extension, containing washroom, butler's pantry and back stairs; Lot 98.9 front, five stories, of extra quality of workmanship; bay windows to front basement and parlor, with plate glass; black walnut stairs from basement to top floor; marble hall; all of the floors deafened, and of narrow plank throughout; extra quality of plumbing to washtubs, butler's pantry, bath room, water closets, housemaids' sink, and basins to all of the chambers, with heavy hand plated faucets throughout. All of the external walls built hollow. Will be finished by 1st of April. Apply to CHARLES DUGGIN, Architect, 191 Broadway.

FOR SALE—IN THE VILLAGE OF WHITE PLAINS, one mile from the depot, a very desirable Country Residence for a retired gentleman or a merchant doing business in the city, containing 32 acres, in a high state of cultivation; abundance of fruit and convenient buildings, in good order; situated on Broadway, with a fine view of the surrounding country; good road and sidewalk. Inquire of JAMES ARMSTRONG, on the premises. Part of the purchase can remain.

FOR SALE—A FIRST CLASS FIVE STORY WHITE marble store in Chambers street west of and near Broadway, containing all the modern improvements, well rented and worthy the attention of capitalists. Apply to JOHN LLOYD & SONS, 15 Nassau street.

FOR SALE—A FARM OF ABOUT FORTY-FIVE ACRES, six miles from White Plains, three miles from Kinsico depot, Harlem Railroad, eight miles from Tarrytown, on the Hudson; fine young orchard, house nearly new; plenty of shade and fruit trees on the farm; well divided into meadow, pasture, orchard and woodland; price $5,000; terms easy. Inquire of C. B. HUSTED, Druggist, corner of Thirty-second street and Ninth avenue.

FOR SALE—IN NINETEENTH STREET, BETWEEN Broadway and Fourth avenue, a first class three story House, 25x50 feet and back building, three stories high; it was built in the best manner, and is sold on account of the owner's absence; price $20,000. For permit apply to E. H. LUDLOW & CO., No. 3 Pine street.

FOR SALE—IN FIFTY-FOURTH STREET, BETWEEN Broadway and Eighth avenue, a first class three story House, 25x50 feet, with part cellar; the house is in fine order, frescoed, and contains all the modern improvements; lot 25 6x100.5 feet. Immediate possession can be given. For permit to view the premises and further particulars apply to E. H. LUDLOW & CO., No. 3 Pine street.

FOR SALE—A THREE STORY MODERN BUILT brown stone House in East Forty-first street, desirably located, 19x47, in perfect order; price $9,500. Permits of A. JOURNEAY, No. 8 Pine street.

FOR SALE—WITH IMMEDIATE POSSESSION, A three story modern built high stoop brown stone House, 21x50, in West Forty ninth street, between Fifth and Sixth avenues; price $15,000. Permits of A. JOURNEAY, No. 8 Pine street.

FOR SALE—HOUSE AND LOT 47 BOND STREET, with water, bath, gas and offices in the rear; also brown stone House 389 Henry street, near President, South Brooklyn, with all modern improvements.
C. B. HITCHCOCK, 90 Fulton street, N. Y.

FOR SALE VERY CHEAP—THE HOUSE NO. 183 West Nineteenth street, three story, basement and under cellar. Also a large Tenement Property, No. 158 East Twenty-second street. Apply to JAMES STEPHENS, 64 West Twenty-fifth street.

FOR SALE—A HIGH STOOP BRICK HOUSE, NO. 159 East Thirty fourth street, north side, with all modern improvements; lot 24 by 100, or running through to Thirty-fifth street if desired; yard laid out in a garden. For particulars apply at the office of French's Hotel or 99 Barclay street.

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 day's work, with all the modern improvements, containing 14 rooms and cellar. $2,200 can remain on bond. Can be seen by calling [illegible] Jersey avenue, or to J. SEAICH, 48 and 50 East Thirty-[illegible] street, New York.

SALES OF REAL ESTATE.

FOR SALE—AT STATEN ISLAND, EIGHT LOTS, situated on the south side of Third avenue, within one hundred feet of Fowler avenue, and within ten minutes' walk of Quarantine Landing. For terms, &c., apply to HENRY S. DODD, 32 Pine street, N. Y.

FOR SALE—NEAR RYE DEPOT, WESTCHESTER county, a Country Seat, containing 96 acres, 18 woodland, heavy timber; balance good land, finely improved garden, green house and fruit in abundance; the house is large, two story and attic double house; has all the modern improvements, and is supplied with pure water from a never failing spring; contains 17 rooms; barns and stables are all in perfect order; the water is conveyed to the yards, garden and green house. Apply to F. C. BULKLEY, 43 Wall street, Jauncey court.

FOR SALE—THE FARM OF THE LATE ALAN MEAD, situated in Westchester county, 1¼ mile west of Hart's Corners station, on Harlem Railroad; 136 acres of land, good buildings, good fruit, &c. Apply to AMOS MEAD, on the premises, or to BENJAMIN MEAD, 170 Water street, or at 177 West Twelfth street, in the evening.

FOR SALE—IN JERSEY CITY, CORNER PAVONIA avenue and Grove street, the elegant double House and Stable and Carriage House, with 50 feet Lots of ground; House contains eighteen Rooms and twelve pantries; furnished with gas, hot and cold water, bath, &c.; three-fourths of purchase money can remain on bond and mortgage. Apply on the premises, or to C. H. A., No. 212 Greenwich street, New York.

FOR SALE—THREE SMALL FARMS, IN WESTchester county, about fourteen miles from New York; one of 6 acres, with small house and barns; one of 18 acres, with good house and buildings; also about 30 acres of Land, without buildings. Apply to BAKER & DIBBROW, 1,361 Broadway.

FOR SALE—NO. 11 VARICK PLACE, THREE STORY brick, 25x40x100. All modern improvements. Good neighborhood. Price $30,000.
VAN WINKLE & WINANS, 14 Pine street.

FOR SALE—18 GROVE STREET, NEAR BLEECKER street, a pleasant three story House, with dining room extension two stories. Lot 100 feet. House in good order. Price $11,000.
VAN WINKLE & WINANS, 14 Pine street.

FOR SALE—NO. 131 WEST TWENTY-THIRD STREET, four story brown stone, 25x50 and extension. Price $22,000.
Also
A paying Property corner of Spring and Mott streets.
VAN WINKLE & WINANS, 14 Pine street.

FOR SALE—A BRICK HOUSE, IN GOOD CONDItion, with a very desirable lot on Madison street; is offered at a bargain. For terms, &c., apply to DILLENBECK & BARNES, No. 12 Pine street.

FOR SALE—THE THREE STORY AND BASEMENT House 103 East Sixteenth street, near Stuyvesant square. The house is in perfect order, very conveniently arranged, with parlors, &c., and has all the modern improvements. For terms, &c., apply to JAMES CARR, No. 4 Stanton street.

FOR SALE—THE TWO STORY, ATTIC AND BASEment House 245 Henry street; size of house 23 by about 40, lot 23 by 80 feet. For price, terms, &c., apply to JAMES CARR, No. 4 Stanton street.

FOR SALE—ON BROOKLYN HEIGHTS, COTTAGE House, 46 Willow street; also 110 Ryerson street and Lots on Washington avenue, to close an estate; bargains. Apply to JOHN BRAINERD, No. 2 Court street.

FOR SALE—A NEAT COTTAGE IN THE COUNTRY, about 30 miles from New York, on the New Haven Railroad. Contains ten rooms and kitchen, barn, garden, grounds, and everything convenient for a large or small family. Can be bought low. For terms, address W. H. Kelley & Bro., 627 Broadway, N. Y.

FOR SALE—AT TARRYTOWN, A NEW TWO STORY Cottage; marble mantels, five acres of land, river view, good neighborhood, &c. Apply to ALLEN NEWMAN, 25 Wall street, N. Y.

FOR SALE—A FINE COUNTRY SEAT OF ABOUT five acres, in Stamford Conn., about half a mile from New Haven depot and steamboat landing. It commands a fine view of the Sound and surrounding country. For particulars apply at 284 West Forty-third street. No agents need apply.

FOR SALE—THE TWO STORY AND ATTIC HOUSE 176 Clinton street, with tea room extension and alleyway; Lot 25x100. Inquire of W. H. FALCONER, 21 Second street, from 8 to 10 A. M. and 6 to 8 P. M.

FOR SALE—A NEAT, MODERN, SMALL THREE story high stoop House on West Twentieth street. Has range, hot and cold water, bath, water closet, good cellar, and is a perfect model of a small house. Price $6,500.
JAS. R. EDWARDS,
277 West Twenty third street.

FOR SALE—ON WEST TWENTY-SECOND STREET, a beautiful four story brown stone front English basement House, substantially built and in splendid condition, decorated, &c. Price $10,000.
JAS. R. EDWARDS,
277 West Twenty-third street.

FOR SALE—ON THIRTY-FOURTH STREET, WEST side, a very handsome three story high stoop brown stone front House, perfectly modern in arrangement and finish and in good order. Size 22x50; lot one half the block in depth. Price $15,500.
J. R. EDWARDS,
277 West Twenty third street.

FOR SALE—A GOOD THREE STORY HIGH STOOP House on West Thirty-first street, 20x50; modern improvements throughout; one of the best built houses on the block; neighborhood unexceptionable. Price $11,000.
JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—ON WEST TWENTY FOURTH STREET, between Seventh and Eighth avenues, a good three story high stoop Brick House, 20x61, including the extension; modern improvements, &c.; price $9,000. This is a cheap house.
J. R. EDWARDS, 277 West Twenty third street.

FOR SALE, TO CLOSE AN ESTATE—THE THREE story and attic Dwelling House and Lot situated on Washington square, at the corner of Fourth and Macdougal streets, 34 feet front by 80 feet in depth. The house has two parlors, a dining room and library on the first floor, four bedrooms on the second, four bedrooms on the third, together with basement and attic rooms. Apply to D. APPLETON & CO., 443 and 445 Broadway.

FOR SALE—THE THREE STORY BRICK HOUSE 95 West Twentieth street, 22 feet wide by 45 feet deep; Lot 22 feet by half the block, between Sixth and Seventh avenues. Price $10,500. Possession 1st of April. Apply to HOMER MORGAN, No. 2 Pine street.

FOR SALE—OR WOULD EXCHANGE FOR A SMALL house up town, a first class four story brown stone high stoop House in Twelfth street, near Fifth avenue. In perfect order, and rents for $1,600. Price $16,000. Possession April 1.
F. HAY, 15 William street.

FOR SALE—AT TARRYTOWN, ONE MILE FROM DEpot, a neat Cottage, with eight acres of good land, stocked with all kinds of fruit, shade and ornamental trees; carriage house, fine river view, &c. Apply to ALLEN NEWMAN, 25 Wall street, N. Y.

FOR SALE—PROPERTY NO. 43 CROSBY STREET, two doors north of Broome; lot 25x100; part of the purchase money may remain on mortgage. Apply to DANIEL M. DEVOE, carpenter, No. 178 Coster street.

FOR SALE—NO. 174 ELDRIDGE STREET; LOT 24X88. House large, well built and in good order. Terms easy. Apply to M. S. MEYERS, 476 Broadway.

FOR SALE—IN BROOKLYN, THE THREE STORY brown stone front House, 322 Henry street, between Harrison and Degraw. It has all the modern improvements and is in fine condition. Apply at LESLIE'S Agency, 170 Atlantic street, corner of Clinton, Brooklyn.

FOR SALE—AT YONKERS, A NICE HOUSE, WITH half an acre; gas, heater and water, in good view of the Hudson. Price $3,000. Also a Cottage, near Glenwood Station, at $2,500. Apply to JAMES YOUMANS, Yonkers.

FOR SALE—THE FOUR STORY ENGLISH BASEment Houses Nos. 277 and 279 Fourth avenue. Also the brown stone House 151 avenue B. Apply at 215 Water st.

FOR SALE—THE LAUNDRY PROPERTY 157 WEST Fortieth street; a full lot, with a two story brick building, insured for $2,000, which can easily be turned into a stable. Will be sold at a bargain.
JAS. R. EDWARDS, 277 West Twenty-third street.

FOR SALE—TWO FRAME HOUSES, ONE THREE and the other two stories, both on the same lot, situated on Eleventh avenue, between Thirty-fifth and Thirty-sixth streets. Inquire of THOMAS SMULLEN, southeast corner of Thirty-fifth street and Eleventh avenue.

FOR SALE—ON STATEN ISLAND, A FARM OF 20 acres, or more land if desired; on the farm are good house, kitchens, barns and outhouses, all in good repair; plenty of fruit of all kinds and a never failing well of water. This property lies on the Plank road, 2 miles from Port Richmond landing and 1½ hour from New York. Stages passes the house four times daily. Inquire of HENRY MILLER, Jr., barge No. 20, foot of Spring street, New York, or of HENRY MILLER, on the premises.

FOR SALE—TWO ACRES OF LAND, WITH A LARGE double house (two story) in good order, situated on the Maspeth and Newtown plankroad, three miles and a half from Williamsburg ferry, and eight minutes' walk from the Flushing Railroad depot. Stages pass the door every hour. Variety of fruit trees, vegetable and flower garden; a locust grove attached; good water; terms easy. Apply to JAS. H. PERRY, 49 Wall street, room 16, New York city.

FOR SALE—THE PROPERTY BOUNDED BY FIFTH avenue, Fifty-ninth street, Madison avenue and Sixtieth street, and Madison avenue, Fifty-ninth street, Fourth avenue and Sixteenth street, together or separately. Apply to JAMES CRUIKSHANK, 55 Broadway.

FOR SALE—FORTY VACANT LOTS, DESIRABLY LOcated on Broadway, Eighty seventh, Ninety-sixth and 120th streets, for cash or easier terms; twenty-eight Lots at Newtown, L. I., at a sacrifice, for cash or trade. Inquire of W. H. FALCONER, 21 Second street.

FOR SALE—IN ELIZABETH, N. J., A FIRST CLASS House, with beautiful grounds, situated on the corner of Jersey and Prospect streets, near Reid's nursery. The house is modern built, contains 10 rooms, with gas and water throughout; bath room and water closet. The lot is 144x250 feet, and is well stocked with fruit trees and adorned with shrubbery. Trains to New York hourly. Apply to G. B. WHITTLESEY or BENJ. OGDEN, 921 Broad street, Elizabeth, N. J.

FOR SALE—THE HANDSOME THREE STORY AND basement high stoop brown stone House, No. 48 East Twenty-ninth street, between Madison and Fourth avenues, 22x86 feet, replete with all modern improvements; hot and cold baths, water closets, bells, registers, furnace, range, stationary washtubs, dumb waiter, gas in every room, burners and chandeliers, all in complete order. The lot is extra size, being 123½ feet deep, thickly studded with a variety of flowering shrubs, vines, and a thriving grapery, planted and cultivated by the owner for his own use; having removed to the West he has resolved to sell the property, and offers it at the low price of $15,500. Apply to E. H. LUDLOW & CO., No. 3 Pine street, or to the owner, EDWIN DEAN, 488 Broadway, at the Singer Manufacturing Co.

FOR SALE
A FURNISHED HOUSE,
on Murray Hill, medium size, brown stone, in beautiful order throughout, desirably located near Park and Madison avenues.
The establishment is offered complete, with Paintings, Silver, Linen, Family Stores, &c. The Furniture is elaborate and costly, and in excellent condition. Price $35,000. Terms to suit. Possession at any time.
For particulars address G., box 1,384 Post office, or apply to
WARD McLEAN,
19 Wall street.

FOR SALE—NO. 73 RYERSON STREET, BROOKLYN, convenient house, modern improvements, pleasant neighborhood, with or without furniture; immediate possession. Three Lots, with two Houses, in Fifty-fifth street, near Seventh avenue, New York. GEO. M. REA, 68 Wall street, rear stairs, or 73 Ryerson st., Brooklyn.

FOR SALE OR TO LEASE—A COUNTRY RESIDENCE in Greenwich, Conn., 29 miles from the city of New York; a first class new two story and attic frame House, filled in with brick, 28x34, with a two story wing 18x40, containing twelve rooms besides the attic, carriage house, stabling and a large garden, with about one acre of land; convenient to churches and schools; a short distance from the New Haven Railroad depot and steamboat landing; price $6,000; more land if needed. Apply to JOHN GINTY, 125 Fourth avenue.

SALES OF REAL ESTATE.

FOR SALE OR TO LET—THE OCEANIC HOUSE and Cottage, billiard rooms, bowling alleys, barn, stables, &c., occupying two acres of land, at Coney Island. For particulars or a description of the property, with lithographic view, inquire of or address R. K. Bennett, Fort Hamilton Post office.

FOR SALE OR TO LET—AT TARRYTOWN, NEAR depot, a 1½ story brick House, eleven rooms; lot 210x50 feet; fruit and shade trees, &c.; rent $300; price $3,500. For particulars, apply to ALLEN NEWMAN, No. 25 Wall street, N. Y.

FOR SALE OR TO LEASE—A LARGE FAMILY MANsion, at Hastings, known as the Crowen House, suitable for a first class Boarding House or Young Ladies' Seminary; grounds beautifully laid out and well stocked with fruit, shade trees and ornamental shrubbery. The House is first class, containing 30 Rooms, wide halls throughout, surrounded by wide piazzas, twenty miles from New York, healthful, fine scenery, twenty minutes' walk from the depot and steamboat landing, commanding a fine view of the Hudson river. A neat Cottage adjoining