SALES OF REAL ESTATE.

AT ORANGE, N. J.—FOR SALE, A FIRST CLASS residence, only five minutes walk from depot and one hour from New York. The house is large, airy, modern style and very complete. Barn and large garden, with fruit, &c. Apply to E. H. ENSIGN, 156 William street.

A COUNTRY RESIDENCE FOR SALE—CONSISTING of new house, containing all the modern improvements, carriage house, barn and 20 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, Nos 9 and 11 White street, New York.

A FARM FOR SALE—ON THE MORRIS AND ESSEX Railroad, at Chatham, N. J.; 58 acres, part in timber, which can be profitably disposed of, and part good, arable land; water plenty; three minutes from railroad depot. As a building site it has superior advantages. Terms easy for cash. Address box 5,482 New York Post office.

A VALUABLE FARM FOR SALE CHEAP—IN MIDdlesex county, New Jersey, in a high state of cultivation, adapted to all kinds of produce, with a good apple orchard and a great variety of other fruit; is very conveniently situated, in a good neighborhood, within three hours' ride of New York by railroad. For particulars inquire of S. SILEW, 182 East Twenty-second street, or address J. N. Silew, South River, N. J.

A PAPER MILL AND FACTORY—ON A WATER landing, in Brooklyn, for sale, with 50 horse engines, boilers, paper machinery, &c. To be sold either partially or together. Apply to T. BOND, 152 Broadway.

A GOOD FARM OF 80 ACRES—NEAR RAHWAY, N. J., for sale cheap; under good cultivation; dwelling old style, barn and outbuildings new; all in good order; neighborhood good; possession immediately. F. D. RICHARDSON & CO., 82 and 84 Nassau street.

A THREE STORY, ATTIC, BASEMENT AND UNDER cellar brick House (full lot), on Pacific street, near Henry, Brooklyn. Price only $5,500. Terms very easy. E. R. KELLOGG, 139 Pearl street, New York.

A THREE STORY HIGH STOOP HOUSE, WITH ALL the improvements, with Furniture nearly new, for sale or to let; situated convenient to the cars, on Thirtieth street. Apply at Land office, 252 Fourth avenue, near Twenty-third street.

A COUNTRY SEAT FOR SALE—SITUATED ON LINE of New Haven Railroad; accessible by steamboat or cars; 6 acres of land, fruit and shade trees, lawn; commodious house, with all outbuildings in perfect order; all for $12,000. Apply to J. S. MOON, 292 Fourth avenue.

A FIRST CLASS EXTRA WIDE THREE STORY and attic House, 168 President street, with four lots of ground, between Clinton and Court streets, Brooklyn, built in the best manner, by day's work, for the late Edward Kellogg; House 38 feet wide, with 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.

A TWO STORY, ATTIC AND BASEMENT BRICK House, on Sands street, near Jay street, Brooklyn, with lot 200 feet deep, running through to Prospect street; has modern improvements. Price $5,500. E. R. KELLOGG, 139 Pearl street, New York.

A NEW TWO STORY HOUSE AND LOT FOR $1,450, with five rooms, filled in with brick; marble mantel, good cellar, cistern, &c.; $150 cash and $25 quarterly till paid. Also one for $1,850, and a corner Store for $2,500. Inquire of Mr. DAY, Seventeenth street and Sixth avenue, Brooklyn.

A FARM IN MONMOUTH COUNTY, N. J., FOR SALE; sixty-five acres of land and improvements, with stock, wagons, implements and furniture, bordering on Swimming river, a continuation of the Navesink, three miles from Red Bank. Price $4,500; $2,500 of which may remain at six per cent. For map and further particulars inquire of GEO. B. GRANNIS, room 10, 37 Nassau street, New York.

A FARM FOR SALE OR LEASE, OR EXCHANGE for city property, two hours from Bedford station, two hours from the city; the most beautiful mountainous region in Westchester county; sixty acres of land, last year cut forty tons of hay; large number of choice apple trees, running springs; the side hill well adapted to the culture of grapes; house has eight rooms, good barn; as the owner is going to Europe will sell cheap. Price $3,500; rent $350. Address B. L., Washington Heights Post office.

A FIRST CLASS HOUSE FOR SALE.—A LARGE four story House, with brown stone trimmings; size 32x68 feet; lot 25x98.9, Madison square; is very large and commodious; has handsome doors and staircase, silver safe and other conveniences; was built by the present occupant in the most substantial manner; it will be sold for cash, and present occupant will occupy it till fall at the rent that may be agreed upon. The reason for selling is the removal to a smaller house now building, not yet complete. Apply to E. M. LUDLOW & CO., No. 3 Pine street.

A TEN PER CENT INVESTMENT AND GOOD PROSpective increase in value.—I have two three story brown stone Houses in Forty eighth street, near Sixth avenue, 20x50x100.5, for which am offered $1,300 and $1,500 rental, three years lease. Also two four story stone, on Murray Hill, near Fifth avenue, am offered $2,200, $2,500 rental. D. D. ORRELL, 90 Cedar street.

Also one four story, Thirty-fifth street, near Sixth avenue, $16,000.

A GREAT BARGAIN. IF APPLIED FOR ON MONday, can be had of three story, high stoop, sub-cellar, brick House, containing all the improvements; situated in Nineteenth street, near Second avenue. If not sold, it will be to rent on Tuesday, to a good, careful tenant. Apply to JOSEPH McGUIRE, 125 Third avenue.

AN ELEGANT BROWN STONE CORNER HOUSE, on Lexington avenue, for sale, cheap, or to rent; also a large number of other Houses for sale, at reduced prices. Apply to JOSEPH McGUIRE, 125 Third avenue.

A FOUR STORY BROWN STONE FRONT HOUSE for sale, on Forty-sixth street, between Fifth and Sixth avenues; one of the best locations in the city. Apply to J. MATHEWS, 84 Nassau street, from 1 to 4, room 25.

A THREE STORY BROWN STONE FRONT HOUSE for sale, worth $9,5.0, for $7,750, on Fifth avenue, between One Hundred and Twenty-ninth and One Hundred and Thirtieth streets; the location is to Harlem what the Fifth avenue at Thirty-fourth street is to Murray Hill. Apply to J. MATHEWS, 84 Nassau street, from 1 to 4, room 25.

A FINE THREE STORY BRICK HOUSE AND LOT, with court yard fronting south, and modern improvements, on Lafayette avenue, Brooklyn, near four railroads; convenient, healthy and beautiful locality for a home; price only $8,000. No. 33. Will vacate soon.

A RARE CHANCE TO PURCHASE A DESIRABLE Farm of nearly forty acres, in a healthy, pleasant location, with convenient, roomy dwelling, and necessary outhouses. Over sixty fruit trees and strawberry plot, and over thirty acres tillable land; convenient to the city by boat. Will be sold for $3,200, part can remain on mortgage. Apply to or address H. E., No. 7 New Canal street.

BERGEN HILL HOTEL PROPERTY FOR SALE—IN A very desirable location for business and a very respectable neighborhood; receipts of the Hotel can be seen for the last five years; will be sold on reasonable terms; two lines of horse railroads come right to the door. For particulars inquire at the Mechanics' Hotel, Cortlandt street, New York, of FREDERICK GAYLORD, at the bar.

BEST SPECULATION IN BROOKLYN—FOR SALE, a first class Fulton avenue Store, four stories high, in an excellent location. Apply to LYMAN C. DAYTON, 39 Wall street, Jauncey court.

BILLIARDS.—FOR SALE, A CORNER HOUSE AND Lot, in a first rate neighborhood; house three story, basement and under cellar; lot 21½x92½ feet; upper story in one large room; situated on Brooklyn Heights, about four blocks from Wall street ferry. For particulars apply to E. R. KELLOGG, 139 Pearl street, New York.

COUNTRY RESIDENCE FOR SALE.—13 ACRES OF land, one mile from Flushing Railroad depot and seven miles from New York. There is a good large house and outbuildings and plenty of apples, pears, grapes, cherries, peaches, quinces, crab apples, currants, black, red, straw and gooseberries; rich land, good fences, healthy location, first class neighborhood. A desirable location for one doing business in the city. For particulars call at the office of E. M. HARRINGTON, Esq., 42 John street.

COUNTRY SEAT FOR SALE—ON THE HUDSON, IN Rockland county, on the Palisades; a new house, fourteen rooms, large carriage house and stable, a well of pure water, fruit and shrubbery; between four and five acres of land; one mile and a half from Tappan station, on the Northern New Jersey Railroad, from the foot of Cortlandt street. Terms low, and immediate possession given. Apply to E. DEFEW, 90 Tillary street, Brooklyn.

CORNER STORE FOR SALE OR TO LET—THE BEST stand for a grocery or country store assortment at Elizabethport, New Jersey, being the most prominent corner in the place. Has water and gas; house four stories. Apply to Cooley & Heidritter, agents, Elizabethport, or E. R. KELLOGG, 139 Pearl street, New York.

CHOICE FARM FOR SALE—AT TARRYTOWN; SIXTY acres of land, good house and outbuildings, fine view, abundance of choice fruit, stream of water near the door; only three miles from the depot. Price and terms to suit. J. A. KENYON, 83 Nassau street.

DESIRABLE LOTS FOR SALE—ONE 50 FEET 3 INches wide, on First place; three Lots on Second place; twelve Lots 22 feet wide by 138½ deep, on Fourth place; also one Lot on Van Brunt street, near King, Brooklyn. E. R. KELLOGG, 139 Pearl street, New York.

DESIRABLE CORNER PLOT OF GROUND FOR sale, 150x100 feet, handy to the city, between Melrose and the Highbridge, West Morrisania; fine view of the river; a fine garden spot; well located near churches and schools, a short distance from Melrose or McComb's dam. Inquire of C. M. ANDERSON, 431 Water street, New York.

DOCK PROPERTY FOR SALE—WITH LARGE STORE house, &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.

FACTORY AND DWELLING HOUSE FOR SALE cheap, or to lease, with Steam Engine and Boiler, situated on eighteen lots of land, in Hudson city, N. J., two miles from Jersey City ferry. Apply to JOHN JUST, 84 Gold street, N. Y.

FARM FOR SALE—IN WESTCHESTER COUNTY, 60 acres of splendid land, fine house and outbuildings, six miles east of Sing Sing and one mile west of Mount Kisco, known as the Dewey Farm. For terms apply to G. W. HUTCHINS, No. 1 East Tenth street, N. Y.

FARM FOR SALE—ON THE PASSAIC RIVER, NEW Jersey; forty-five acres; three miles from depot; twenty minutes by railroad and ten miles by turnpike from New York; price $150 per acre; house and barn, &c. Apply to R. FURMAN, 26 Courtlandt street.

FARM FOR SALE—CONTAINING 5½ ACRES OF GOOD land, in a high state of cultivation, suitable for gardening; on the premises are a good orchard and every variety of small fruits; good house and outbuildings; will be sold with or without the stock and crop. It is a very desirable place for a person doing business in the city, being only one hour's ride on the New Jersey railroad, and five minutes' walk from the depot. Apply to WM. J. DAVISON, 91 Chambers street, or to JOHN WOODS, Metuchin, Campbell's depot, New Jersey Railroad.

FARM FOR SALE—CONSISTING OF ABOUT 60 ACRES, four of which are wood, the rest meadow, pasture and tillage, beautifully located about nine miles from Saratoga Springs. The buildings are a large two story house with extension, barn, hay house, carriage house, with stable and shed; all in good condition. Farm well watered with trout streams. For further particulars inquire of G. B. ROGERS, 54 Wall street, room No. 7, third floor, between 9 and 10 A. M. or 3 to 4 P. M.

FARM FOR SALE IN NORTHPORT, L. I.—A FINE Farm of 22 acres, 17 acres under cultivation; has a splendid orchard of apples, pears, &c.; there is a good well of water on the premises, also a good farm house and all necessary outbuildings. This farm is beautifully located and is a rare chance for parties desiring a pleasant country residence convenient to the city. Apply to A. KNOWLTON, agent, 335 Fulton, corner of Portland avenue, Brooklyn.

FARM FOR SALE AT A BARGAIN.—94 ACRES OF land, good house, barn and carriage house, fine orchard of grafted fruit, plenty of wood and water; only three miles from the depot at Tarrytown. Price $7,000. Terms to suit. JOHN A. KENYON, 83 Nassau street.

FARM ON SHARES, OR TO LET—RICH, WELL SUPplied with manure, easy to work, convenient to market. Will produce tobacco or any matter requiring rich soil. Call from 8½ to 10 A. M. and from 3 to 7½ P. M. Dr. MOORE, 86 East Fifteenth street.

SALES OF REAL ESTATE.

FOR SALE—THE FASHIONABLE SUMMER RESORT known as Sachem's Head, Guilford, Connecticut.—This celebrated and charming sea side retreat and valuable property, located on Long Island Sound, 10 miles from New Haven and 3 miles from Guilford, Connecticut, on the New Haven and New London Railroad, and consisting of the Hotel Building, 500 feet in length, with all the recent improvements and additions, with accommodations for 500 guests, with piazza 400 feet long and 22 feet wide, fronting on the sea; three large parlors and dancing hall, 50x100, dining rooms, 60x120; furniture bought new in 1860; billiard room and bowling alley, 80x30; barroom, 20x30; barber shop, 15x16; barn, 60x140; icehouse, 40x22; hennery, 40x30; oyster house, 16x16; bathroom, 16x30; greenhouse, 40x20, filled with the choicest foreign grapes and flowers; 15 acres of land around the hotel, 10 of which are laid out with walks and filled with trees and flowers; 2 acres for grazing and three acres for garden. Also, within five minutes' walk of the hotel, a Farm of seventy-five acres, in fine cultivation, with new house, barn and sheds, all in complete order, are offered for sale, together or separately, on terms easy, to suit purchasers. No one who has visited this delightfully secluded, and yet easily accessible retreat, can forget its beautiful views of old ocean in storm and calm, its cool, bracing breezes, its pure air and the unrivalled opportunities afforded for fishing, sailing, bathing, and, above all, its entire exemption from mosquitoes, those pests of travellers. If not sold by the 15th of May, the house will be opened as usual by the present proprietor, H. Lee Scranton, in June next, for the accommodation of health and pleasure seekers. Due notice will be given. For further particulars address H. LEE SCRANTON, New Haven, Connecticut, or FOWLER & HAND, No. 179 Broadway, New York.

FOR SALE—THE HOME OF THE LATE A. J. DOWNing, Esq., on the bay, at Newburg. An elegant country Seat, with landscape and a water view unsurpassed upon the Hudson. George W. Curtis, Esq., in his memoir of Mr. Downing, says of this place:—"I have often passed a week there without wishing to go outside the gate, and entirely forgot there was any town near by." It contains six acres, highly cultivated, in lawn and garden, with fountain, gate-house, trees, ornamental and fruit, in every variety. Mansion spacious, with lower, verandas, gas, water, &c.; carriage, coachman's and ice houses; barns and henneries, graperies and greenhouse filled with every variety. Buildings in collegiate Gothic style, and walks gravelled. It is a first class residence, and highly praised by the experienced eye of Miss Frederika Bremer, in her letter to Mr. Downing's friend. Parties wishing to purchase the premises divided can do so, and have a residence that can be occupied the entire year. The drives in its vicinity are excellent and picturesque, and amid scenes of great historical interest. The country seat and its surroundings have been made classic by eminent American and foreign criticism and Revolutionary incidents.

The American Cyclopedia says of it:—"That Mr. Downing erected an elegant mansion, which, with its tastefully arranged grounds, afforded the first practical illustration of the builder's conception of an American rural home." The location commands grand and charming mountain and water views, unsurpassed upon this continent, embracing miles upon miles. Describing the premises, a distinguished American writer says:—"The thicket seemed not to conceal, but to annihilate the town; so sequestered and satisfied was the guest of the garden that he was quite careless and incurious of the world beyond."

The buildings upon the premises could not be replaced for eighty thousand dollars; and never failing water and all the modern improvements contribute to make it one of the most beautiful and desirable homes on the Hudson. The neighborhood is unexceptionable, and the premises very accessible. The Fishkill station on the Hudson River Railroad is about fifteen minutes' drive from the premises, and fine boats ply regularly between Newburg and New York.

This is an exceedingly rare opportunity, as such desirable premises are not often for sale, this being the second time in about a half a century.

Terms made easy. Apply to or address TIMOTHY CRONIN, Counsellor at Law, No. 161 Broadway.

FOR SALE—VALUABLE STORE PROPERTY, ON FULTON street, Brooklyn; will be sold at a bargain; also a four story brick House, in East Twenty third street, New York. Apply to C. C. WUST, No. 1 Front street, Brooklyn.

FOR SALE—A COUNTRY SEAT ON LONG ISLAND, with 12 acres of good land, accessible by railroad, about twenty minutes' from the city. It has a good gothic house and outbuildings, ice house, &c. For other particulars apply to M. S. MYERS, 476 Broadway.

FOR SALE—THE MADISON HOUSE, CORNER OF Madison avenue and Twenty-seventh street; price $18,000; cash $6,000, balance bond and mortgage. This property, in view of its location, is very cheap. No less will be taken. Inquire of S. H. STUART, 12 Chambers street.

FOR SALE—THE COMPLETELY FURNISHED COUNtry place of the late J. S. Petrie, on the North Shrewsbury river, near Red Bank, N. J., and twenty-five miles from this city; modern and well furnished house, grounds highly ornamental, profusion of all kinds of fruit, oyster bed in front of terraced bank, and every appliance for a gentleman's residence; a view can be seen and information obtained by applying to G. H. PETRIE, 44 Park place, or WM. SLOANE, 591 Broadway.

FOR SALE—IN BROOKLYN, NOS. 48 AND 50 SCHERmerhorn street. Building of brick, four stories, with cellar, containing a five horse steam engine and other fixtures, nearly new. Suitable for manufacturing purposes. Inquire on premises. TAPPIN REEVE, Builder.

FOR SALE—HOUSE NO. 30 WEST THIRTY-FIFTH street, three stories, high stoop, white marble, 20x60, lot 98.9. Price $15,000, including gas fixtures, shades and oilcloth. For permits apply to BENEDICT & COIT, No. 4 Pine street.

FOR SALE—THE THREE STORY BROWN STONE English basement House 191 West Twenty-seventh street, 12½ feet front. Apply to WM. PAUL, No. 239 West Thirty-second street.

FOR SALE—A PRETTY PLACE AT NYACK, ON THE Hudson, with two story Gothic House and Barn; with all kinds of fruit, and splendid view of the river. Inquire of C. P. SNEDEKER, at the Express office, 60 Warren street, between the hours of 2 and 3 o'clock, or on the premises, near Female Institute, Nyack.

FOR SALE—THE FRONT AND REAR HOUSE, 164 West Thirty second street, between Seventh and Eighth avenues, with a store in front house. The premises are in good condition, and yield a good rate of interest. Apply to SPIESS & ROSSWOG, No. 9 Maiden lane.

FOR SALE—A THREE STORY BASEMENT AND UNder cellar brick House and Lot, 158 East Houston street; price $8,000; cash $2,000. Also three story brick House and under cellar brick front House, with two story brick on rear, lot 25x100, opposite Singer's sewing machine manufactory, Mott street. Apply from 12 to 3 to J. H. DOUGHTY, 153 Bowery.

FOR SALE—FOUR LOTS SOUTHWEST CORNER OF Eleventh avenue and 106th street, being at the junction of Broadway with said two 100 feet streets; a most eligable location, both for immediate improvement or for an investment. Price $1,000 each, if sold now; will be out of the market after Tuesday next. Apply at 151 Canal street.

FOR SALE—A DELIGHTFULLY SITUATED FARM and Country Residence, on the west bank of the Passaic river, N. J.; splendid river front, containing 20 acres, with two dwellings, barn and outbuildings, orchard of fruit, &c.; fine fishing, boating and bathing; and within about one hour of the city. Also, adjoining, an elegant River Front of 20 acres of beautiful land, with fruit, &c., together with about 40 acres in the rear and adjoining the above, with very elegant landscape view. Inquire on the premises, between Passaic and Paterson, of JAMES SIMMONS, or to his address, Paterson, N. J., or C. BROWN, 16 Bond street.

FOR SALE—AN ELEGANT COUNTRY RESIDENCE, at Bay Ridge, Long Island, near Fort Hamilton; Brooklyn city cars passing every ten minutes. The house is beautifully situated on the shore, and elegantly furnished with hot and cold water throughout the house, fine hot house, gardens well stocked, and eight acres of land, with barns, stables, agricultural implements, &c., &c. The advertiser has a lease for two years from May next, which, with the furniture, farm implements and everything complete for immediate occupancy will be sold. The purchaser can if he wishes, buy the fee simple of the place on the expiration of the lease. Apply to A. BELL'S SON, 25 Park row, New York; W. E. ROBINSON, Esq., 13 Court street, Brooklyn; Mrs. KING, on the premises, Shore road, Fort Hamilton.

FOR SALE—A HANDSOME THREE STORY AND basement House, furnished and in perfect order; parlors and basement painted in fresco; a good grape vine in yard. Apply at 407 Fifth avenue, N. Y. House 234 East Thirtieth street. To be seen from 12 to 4 P. M.

FOR SALE—IN YORKVILLE, A THREE STORY AND basement brick House, 17x40, with all modern improvements. Price $5,000, half cash, balance can remain on mortgage. Location first class. House in perfect order. Inquire on the premises, Eighty-third street, south side, first brick house east of Third avenue.

FOR SALE—A NEAT COTTAGE HOUSE, CONTAINing ten Rooms, marble mantels and sliding doors, with stained glass in parlors, situated on southwest corner of Nineteenth street and Fourth avenue, Brooklyn. Apply to W. H. FLANDROW, 236 Bowery.

FOR SALE—THE LOT WITH THE BRICK BUILDings thereon, 113 Spring street, between Mercer and Greene streets; lot 25x100; a part or the whole can remain on bond and mortgage. Inquire in the blacksmith shop

FOR SALE—THE FIRST CLASS FOUR STORY brown stone House 21 West Forty sixth street, near Fifth avenue. The street and neighborhood are the best above Thirty-eighth street. Apply on the premises, to the owner.

FOR SALE—HOUSE AND LOT, ON FOURTH AVEnue, Yorkville, between Eighty-fourth and Eighty-fifth streets, three doors from Eighty-fourth street, one block from Central Park. Apply to S. F. IRELAND, 81 Cedar st.

FOR SALE—TEN PER CENT PAYING PROPERTY, at Tarrytown, on the Hudson, three minutes' walk from depot and steamboat landing; the best stand for any kind of business; price $3,500; or would exchange. For further particulars address S. Tucker, Tarrytown Post office.

FOR SALE—PRICE $5,800—TWELVE THREE STORY Houses of a new and beautiful design, delightfully situated, foot of East Fifty first street and terrace wall. Apply to the builder, on the premises.

FOR SALE—THE TWO STORY BRICK HOUSE AND lot, 20 E. st Fifty-first street, near Fourth avenue, contains gas and water; price $3,800. Inquire of JOHN WEBB, 233 Grand street, corner of Bowery.

FOR SALE—AN ELEGANT BROWN STONE FRONT House, located in a good neighborhood, four stories, basement and sub-cellar, with all the modern improvements; price $20,000. A portion can remain on bond and mortgage if desired. Inquire of JOHN S. CHRISTIE, 53 Cedar street.

FOR SALE—THE THREE STORY AND BASEMENT high stoop brick House, brown stone stoop, &c., No. 345 East Forty ninth street, between First and Second avenues; house 18 feet 9 inches by 45; lot 100; house nearly new, in complete order, with all the modern improvements. Will be sold at a bargain and terms easy. Inquire on the premises.

FOR SALE—REASONABLY, THE DESIRABLE HOUSE and Lot No. 175 West Eleventh street; house 21.6 by 53 feet deep, three stories and basement, with all modern improvements, and in a desirable location. Apply to W. R. TAYLOR, 54 Wall street, basement.

FOR SALE—OR WOULD EXCHANGE FOR A SMALL house down town, a brown stone House, on East Thirtieth street. Inquire of JOHN OSMERS, corner of Prince and Greene streets.

FOR SALE—A FIRST CLASS FARM, ON THE NEW Haven Railroad, over 100 acres, highly cultivated, good buildings, all kinds of fruit; one of the most desirable locations in the vicinity of New York. S. F. IRELAND, 81 Cedar street.

FOR SALE—A CHANCE FOR BUILDERS—MUST BE sold to close a concern—Seven Lots, on the northwest corner of Thirtieth street and First avenue—four lots on the avenue and three on the street; high and slightly ground, with the old Coster mansion thereon. All cash or two-thirds on mortgage, five years, six per cent, at option of the purchaser. Address offers to box 1,000 Post office.

FOR SALE—FOUR LOTS, ON THE SOUTHWEST corner of Ninth avenue and 107th street, fronting 100 feet on Ninth avenue and 100 feet on 107th street. Inquire on the northeast corner of Third avenue and Sixty-sixth st.

FOR SALE—MODERN BUILT HOUSES, DESIRABLY located, ranging from $8,000 to $40,000. Also Country Seats, delightfully situated, varying from $3,000 to $40,000. Full particulars and permits of A. JOURNEAY, No. 8 Pine street.

FOR SALE—FURNISHED, ALBAN'S COTTAGE, beautifully located on the sea shore, near the Pequot House, New London, Conn., with a fine beach for bathing; the best boating and fishing privileges to be had on the American coast; barn and bath house built by and near the residence of Dr. Elliott. Price, $5,500. Full particulars and permits of A. JOURNEAY, No. 8 Pine street.

SALES OF REAL ESTATE.

FOR SALE—TWO HOUSES, A CORNER AND ONE adjoining, situated in one of the best localities in this city; built of the best material in market; the stores are occupied as a bakery and drug store; have all the modern improvements, marble mantels, &c., &c. Will be sold at a great sacrifice, as the owner is about leaving the city. For particulars inquire at the northwest corner of Seventy-ninth street and Second avenue.

FOR SALE—HOUSE 35 LONDON TERRACE, WEST Twenty-third street; a very delightful location and convenient of access. House in perfect order, with all first class conveniences. Will be sold low if applied for at once; terms easy. Apply to D. McDOUGALL, 542 Broadway.

FOR SALE—IN BROOKLYN, THE FOUR STORY frame House, 259 Livingston street, containing seventeen rooms, with modern improvements. Also the three story brick Building, 12 Nevins street. Terms easy. Apply on the premises, 259 Livingston street.

FOR SALE—THE ENGLISH BASEMENT HOUSE, 222 West Thirtieth street. Price $7,500. Can be seen from 10 A. M. to 3 P. M.

FOR SALE—IN BROOKLYN, AN ENGLISH COTTAGE, with 6 or 12 lots, in Grand avenue. The ground is beautifully laid out and well stocked with fruit, berries, &c.; good carriage house and outbuildings; will be sold at a bargain if applied for soon. Apply to A. KNOWLTON, 335 Fulton, corner Portland avenue, Brooklyn.

FOR SALE AT A BARGAIN—THE THREE STORY brick House and two full lots of ground, 25 by 100 feet each, situated at No 436 Atlantic street, between Nevins and Power streets. This property is in an improving part of Brooklyn, and will be sold very low. Apply to WM. MACKEY, 93 Fulton avenue, Brooklyn.

FOR SALE IN BROOKLYN—A FIRST CLASS TWO and a half story House; high basement and sub-cellar, with modern improvements. This house is located on one of the finest avenues in the city, convenient to the cars; the house is built in the best manner and is in perfect order, and will be sold very cheap, if applied for soon. A. KNOWLTON, Fulton, corner of Portland avenue, Brooklyn.

FOR SALE IN BROOLYN—TWO FINE TWO AND a half story brick Houses, in Ryerson street, high basements, subcellars, finished attic and cellar, Etna heater, range, gas fixtures &c., will be sold very low, on easy terms. Apply to A KNOWLTON, 335 Fulton, corner Portland avenue, Brooklyn.

FOR SALE OR EXCHANGE—AT SOUTH ORANGE, N. J., a Country Place, consisting of twenty acres of land, under a high state of cultivation, with all kinds of fruit in great abundance; good frame cottage, 11 rooms, ice house and barn, within 55 minutes by rail of New York. Inquire of FRANCIS MACKIN, 108 Liberty street, N. Y.

FOR SALE OR EXCHANGE—FOR NEW YORK PROPerty or Lots, not above 130th street, one three story and basement and extension brick House and Lot, and one brown stone English basement, three stories, and Lot in Brooklyn, E. D., near South Seventh street ferries. Address Houses, box 120 Herald office.

FOR SALE OR EXCHANGE—FARMS AND COUNTRY Seats; several in Westchester, Dutchess and Orange counties, N. Y., others on North and East rivers; five fine Farms at Paterson, N. J. Apply to J. ELLIOTT, 81 Cedar street.

FOR SALE OR EXCHANGE—A FINELY LOCATED Country Seat, at Tarrytown, about 5 acres; good buildings, fine assortment of fruit; one of the best views on the North river; will be sold at a great bargain. Also several other first class Farms and Country Seats on the Hudson river. S. F. IRELAND, 81 Cedar street.

FOR SALE OR TO LET—AN ELEGANT RESIDENCE on the Kingsbridge road and 152d street, about 9 miles from City Hall and in the vicinity of Fort Washington, commanding a splendid water view, embracing about eight acres of land, handsomely laid out with ornamental and fruit trees, graperies, gravelled walks, conservatories, &c.; brick house, recently built, of stylish architecture, frescoed ceilings, 60 feet front by 50 feet deep, containing gas, water and all the modern conveniences; stables, outbuildings, &c.; located on the Harlem river, within ten minutes' walk of the Hudson River Railroad depot and two steamboat landings, fifteen minutes' ride from the Third avenue and from the Harlem railroads, and forty-five minutes' ride from the City Hall. Inquire of ANDREW J. SMITH, 11 Chambers street.

FOR SALE OR TO LET—AT NEW ROCHELLE, Westchester county, a large House, containing 13 Rooms, with barn and wagon house and about 15 acres of ground; has a large apple orchard, also pears, cherries and other fruits. Well adapted for a private residence or a genteel boarding house. Apply to A. KNOWLTON, corner of Fulton and Portland avenues, Brooklyn, where a plan of the house can be seen.

FOR SALE OR TO LET—STATEN ISLAND PROPERty, an elegant Cottage containing twelve rooms, on Prince's Bay, one mile from railroad depot, with barn, sheds, stables, carriage, hen, ice, summer and bathing houses in complete order; fruit in abundance; excellent garden, well and rain water at door; grounds tastefully arranged, about 80 acres, with the whole or part thereof. Also 20 acres in a high state of cultivation, with good Dwelling, quarter mile from Rossville. Also three story Dwelling and basement, containing 26 rooms, barn, stables and sheds, well calculated for boarding, public house, or school, three-quarters of a mile from railroad depot and beach. Also the property, formerly Staten Island Oil Co., wharf and buildings, suitable for almost any kind of manufacturing purposes. Apply to ALBERT JOURNEAY, No. 8 Pine street, or H. M. BAILEY, 220 Broome street.

FOR SALE OR TO LET—THE DWELLING HOUSE NO. 28 East Thirteenth street, between University place and Fifth avenue. For particulars apply to ANDERSON & PELL, 45 William street.

FOR SALE OR TO RENT—A COTTAGE WITH twelve rooms, thirteen lots, large shade trees and stable, on high ground, at Morrisania; fine view and healthy. Apply to J. N. CROW, 378 Canal street.

FOR SALE OR TO RENT—THE ELEGANT HOUSE, No. — Carroll place (Bleecker street); it is 28 feet 6 inches front, has all the modern improvements and is in perfect order; to be seen from 9 to 11 o'clock. For permit, &c., apply to E. B. LUDLOW & CO., No. 3 Pine street.

FIFTH AVENUE.

For sale—the desirable extra sized Lot, on the south east corner of Fifth avenue and Forty third street, 25.5x108 feet, together with the Lot, 25x60 feet, for stable, in the rear, on Forty third street. For terms apply to E. B. LUDLOW & CO., No. 3 Pine street.

GRAND OPPORTUNITY FOR A RICH BARGAIN.—400 acres of choice Timbered Farming Land, in Central Wisconsin, located in a well settled section, near a thriving city; timber partly pine, and the timber upon the land is worth more than is now asked for the property. The land will be double the price asked in five years. I propose to put it at a low price, and put with it an equal amount of money for a fair exchange of goods and merchandise suited to the country trade. This unquestionable. Addr as H. Morris, box 189 Herald office.

LOTS, ON FIFTH AVENUE, WANTED.—WANTED, for cash, six or eight full sized Lots, on Fifth avenue, between Fortieth street and Central Park. Address H. W., box 1,231 Post office.

TO IRON FOUNDERS AND MANUFACTURERS DESirous of changing location or starting anew.—Your attention is called to Elizabethport, New Jersey, as being the best point near New York, on account of the low cost of coal, iron and lumber, low taxes, and offering all the advantages of the city. Please examine the place before locating elsewhere. Lots for sale on very favorable terms. For particulars apply to COOLEY & HEIDRITTER, agents, Elizabethport, or E. R. KELLOGG, 139 Pearl street, New York.

VALUABLE REAL ESTATE FOR SALE—ONE LOT, 100x25, on south side of Sixty fifth street, 125 feet west of Eighth avenue; two Lots, 100x25 each, on south side of Ninety ninth street, commencing 125 feet west of Eighth avenue, by JACKSON & PURDY, 647 Broadway.

VALUABLE REAL ESTATE PROPERTY FOR SALE—Situated on the corner of Montgomery avenue and Franklin street, Hudson City, N. J., consisting of a large House and six full Lots, occupied as a hotel; horse car railroad by the door. It must be sold, as the owner must leave for Europe on account of ill-health. Apply to JULIEN CRAMER, 93 and 95 Duane street, or 55 Washington street, Hoboken.

VALUABLE CITY PROPERTY FOR SALE.—THE entire Block on First avenue, running from Second to Third street, and formerly occupied by the soap and candle manufactory of Allan Hay & Co., for sale on favorable terms. Apply to ALLAN HAY, 33 Broad street, or to Messrs. A. H. MULLER, F. R. WILKINS & CO., No. 5½ Pine st.

WANTED—A COTTON FACTORY, IN COMPLETE running order, containing from 5,000 to 10,000 spindles, with the necessary looms, &c. In replying to this advertisement state the quantity and kind of machinery, with detailed description thereof, when and by whom built; also whether the machinery is now running, and whether by water or steam power; also a description of the factory buildings, the quantity of ground attached thereto, and whether either will be sold separately and price of each. This being a bona fide advertisement, parties wishing to sell will give full particulars, addressed to Alfred Jenks & Son, 65 North Front street, Philadelphia, Pa.

WANTED TO PURCHASE—A FIRST CLASS HOUSE, of medium size, located between Twentieth and Thirty-fourth streets, and within a block of Fifth avenue. Address E., box 2,358 Post office.

WANTED TO PURCHASE—$15,000 TO $18,000—A small House, English basement preferred, in perfect order, between Twentieth and Fortieth streets, and Madison and Seventh avenues, and on south side of street. Address box 5,425 Post office.

$40.—CYPRESS HILLS CEMETERY.—FOR SALE, one full lot, near the entrance. Address W. H. M., Herald office.

84TH STREET.—FOR SALE, A LOT 25 BY 102 FEET 6 inches, genteel neighborhood, near the Central park; street curbed and flagged, Croton water and gas all complete. Price $1,000, worth $2,500. Eighth avenue cars run to 84th street. Apply to J. RADLY, 487 Sixth avenue

$1,500 WILL BUY A NEAT NEW TWO STORY frame House, with full lot, at Elizabethport, New Jersey. More lots if desirable. Terms favorable. Apply to Cooley & Heidritter, agent, Elizabethport, New Jersey, or to E. R. KELLOGG, owner, 139 Pearl street, New York.

$2,750 WILL BUY A PLEASANT RESIDENCE in Harlem, near corner of Sixth avenue and One Hundred and Twenty-fourth street; neighborhood first rate; house entirely new. Terms very easy. Apply to A. A. BISHOP, 290 Broadway, room No. 5. Keys at shoe store.

$6,500.—FOR SALE, A VERY COMPLETE BROWN stone front House, high stoop, basement, three stories and attic; first class neighborhood; house new. Apply on the premises, 121 East Forty-eighth street, near Third avenue.

$10,000 WILL BUY A BEAUTIFUL COUNTRY Residence at Bloomfield, N. J., with two acres of rich garden land, covered with choice fruit and ornamental trees, grapes, &c.; good large frame house and barn; terms easy. Apply to P. C. ANTHONY, 34½ Pine street, from 11 to 3 o'clock.

$14,000.—FOR SALE, A VALUABLE, WELL built four story brown stone English basement House, on Thirty fourth street, near Seventh avenue; $8,000 may remain at six per cent interest for five years. Possession 1st of May. P. C. ANTHONY, 34½ Pine street, 11 to 3 o'clock.

$22,500.—FOR SALE, A VALUABLE FOUR story stone front House, on Murray Hill, near Fifth avenue, 22 feet front; $14,000 may remain for five years at six per cent interest; possession 1st of May; will rent for $2,500. Apply to P. C. ANTHONY, 34½ Pine street, from 11 to 3 o'clock.

50,000 ACRES MINERAL AND AGRICULTURAL Lands.—A responsible person, having about 50,000 acres of rich mineral and agricultural lands in Missouri and other Western States, desires to open a correspondence with a reliable and influential party who will cooperate in the sale of said lands. To such a party a remunerative interest would be offered. Companies are already in profitable operations in and adjoining the vicinity of the mineral land. Full description of location and quality of lands furnished, with township plots, &c. References exchanged. Address box 4,006 Post office, St. Louis, Mo.

STEAMBOATS.

NEW BRUNSWICK AND NEW YORK.—THE STEAMer SYLVAN SHORE, Captain M. Conklin, will leave New Brunswick for New York, commencing Monday, April 4, every day (Sundays excepted), at 6½ o'clock A. M., stopping at Wood's Dock, Perth Amboy, Tottens and Rossville; returning, leaves New York, at 2½