SALES OF REAL ESTATE.

A COUNTRY SEAT OF THIRTY-FOUR ACRES FOR sale—It miles 40 minutes from the New Jersey Central Railroad, near the depot, with store and farming utensils, all in good order. Price $6,200, half cash. Particulars of A. SERGEANT, 15 Wall street.

A SUPERIOR THREE STORY BRICK HOUSE, 143 West Forty-fourth street, for sale. Inquire on the premises, or of J. A. PAGE, No. 4 Beekman street.

NEW TWO STORY HOUSE AND LOT FOR $1,000—on parcel street, convenient to cars. Terms $300 or more cash, and $50 quarterly till paid. Inquire of Mr. DAY, Westbrooklyn street, first house above Sixth avenue, Brooklyn.

AN ELEGANT COUNTRY SEAT AND VALUABLE Farm of about 200 acres for sale, formerly residence of the late General Wickham, at Goshen, Orange county, on the Erie Railroad, 60 miles from New York; one of the finest sections and healthy localities in the State. WARREN MARDEN Sackett & EDWARD S. VAIL, 56 Wall street.

NUMBER OF THREE AND FOUR STORY BROWN stone houses, in due condition, good order and possession May 1, for sale low. W. P. BUYNOUR, 171 Broadway.

GREAT BARGAIN.—TWO FINE COUNTRY SEATS on the banks of the Raritan, at New Brunswick, both large and commodious, abundance of fruit, and from one to ten acres of land; $6,000 and $12,000. J. S. FERGUSON, 39 Nassau street, room 34.

A VERY HANDSOME COTTAGE AT SOUTH BREEZE, for sale. Horse and carriage free; minutes walk; immediate possession. PARSONS & WARD, 81 Cedar st.

A BARGAIN.—COTTAGE OF 12 ROOMS FOR SALE, with barn and four acres, well stocked with apples, pears, cherries, grapes and strawberries; three minutes walk from depot; only 1 H. OLIVER, No. 7 Beekman street.

A WELL BUILT HOUSE—JUST COMPLETED, WITH all modern improvements, in a first rate location, Frank lin avenue, Brooklyn, for $7,000 cash, the balance on long time mortgage, or unpalatable stock. Inquire at Savory's Dining Saloon, 142 Fulton street, New York, or of H. WEBB, 71 Schermerhorn street, Brooklyn.

A SPLENDID MANSION AND FINE FARM FOR sale; located two miles from Fairview on the Hudson; house large, about 25 rooms, with spacious piazzas, furnished throughout, with all modern improvements; 20 acres of land, on suitable, well fenced, with house and wire fences; abundance of fruit, ornaments, &c. A healthy, delightful and first class location. This property is offered at less than it would cost to put the buildings on at present to close an estate. Terms, $10,000, half cash. Apply on the premises, or to S. EMBERSON, 421 Eighth avenue.

A BEAUTIFUL DWELLING HOUSE, ALL MODERN improvements, gas fixtures, stoves, &c., for sale with immediate possession; only $4,000 cash; or will exchange for good unencumbered property, on the Hill, with a piece of splendid land; from carpentry and shade trees near the house, which is one of the finest in the neighborhood; first class. S. EMBERSON, 421 Eighth avenue.

BARGAINS.—TWO FINE IMPROVED FARMS AT NEW Brunswick, 140 acres each, buildings large and ample, with all necessaries; plenty of fruit, price, with stock, crops and tools, $18,000 and $10,000. Also several others in the vicinity. J. S. FERGUSON, 39 Nassau street, room 34.

COTTAGES, WITH ONE, TWO OR SIX LOTS, IN Bergen Bergen, N. J., at prices from $1,000 to $4,000. Terms to suit purchaser. Carriages free to see them from Jersey City ferry. JOHN PRINGLE, 15 Montgomery street, Jersey City.

COUNTRY RESIDENCE FOR SALE—AT TARRYTOWN, on the Hudson; one mile from the railroad station; 4 acres of good land, abundance of choice fruit, shade and shade trees; a good dwelling, modern improvements, in fine order; carriage house, stable, &c.; splendid views of the river. Neighborhood unimpeached. Inquire of S. EMBERSON, 421 Eighth avenue.

COAL LANDS FOR SALE CHEAP.—134 ACRES, VEIN 24 feet thick, opened and worked; on Baltimore and Ohio Railroad, 14 mile from station. Place suitable for stock company. Address T. P. D., box 5,656 Post office, N. Y.

DOCK PROPERTY, ON THE EAST RIVER, FOR sale; 22 (100) feet, with 16 feet water at low tide. Apply to E. Poll, on premises and Post office.

FARMS FOR SALE—30 ACRES, NEAR DUNDAFF; 62 acres, buildings, plenty of fruit, land first rate, 3 miles from Passaic station, Erie R. Road, and 14 miles from Jersey City. Also two excellent Farms at Paterson—one of 50 acres with all good improvements, woodland and water, 15 miles from station. Price $150 per acre. The other 80 acres, near the last named. Price $150 per acre. Both in Bergen county, N. J. Also a splendid farm, fronting on the Passaic river, 3 to 4 acres cleared, 2 miles from station, on Erie Railroad; good buildings, plenty of fruit, 1 mile from station, on Erie Railroad, and 2 miles from Paterson, N. J. Price $8,000. Also Gentlemen's Residences in Hackensack and Englewood, also many other Farms and Residences along the Northern Railroad of New Jersey and throughout the State. Maps, Houses and prices. For particulars inquire of J. FELDBAUM & CO., Real Estate Agents, Hackensack, opposite the Green, N. J.

FARM FOR SALE—FROM 200 TO 400 ACRES, IN EXcellent condition, and in a high state of improvement in every respect; wood, meadow, fruit, orchard and ploughland, of desirable proportions, and no waste grounds. Also a substantial farmer's Dwelling House, large Barns and other outhouses. Will be sold low and on favorable terms. Apply to the owner, HALSEY HULSE, on the premises, Sayville, Long Island.

FARM FOR SALE—SITUATED IN UNION COUNTY, N. J., 25 miles from New York, containing 101 acres of excellent land for farming purposes, and believed to be superior all kind of fruit; the adjoining property having been secured by the Fissile Oil Company, and on which wells are now being bored. Inquire of G. E. MENDUM, inspector, 75 Chambers street, N. Y., or H. P. BRONK, geologist, Plainfield, N. J.

FARM OF 86 ACRES FOR SALE—IN THE ENGLISH Neighborhood, about nine miles from Hoboken, two from Fort Lee; the cars on the Northern Railroad will stop if required. For terms inquire of ROBERT ANNETT, Fort Lee, N. J. Also the Pavilion Hotel to let. Inquire as above.

FOR SALE—ON FIFTY-SEVENTH STREET, BEtween Third and Lexington avenues, three brown stone front high stoop houses, containing all improvements. Apply, from 10 o'clock A. M. to 2 P. M., to J. W. GOODSELL.

FOR SALE—A GOOD HOUSE, ONE ACRE OF Ground, Fruit of all kinds, Barn, Stable, &c., in all particulars a comfortable and convenient residence. Furniture, first quality, for sale if wanted. Apply to H. STONE, 556 Broadway, N. Y.

BOOK SALE—AN ELEGANT FOUR STORY BROWN stone front House, 81 West Forty-second street, between Sixth and Seventh avenues. Possession immediately. Apply on the premises, or to WRIGHT, GILLIES & BRO., 253 and 257 Washington street, N. Y.

FOR SALE—$420—THE HANDSOME NEW TWO story attic basement and sub-cellar Cottage, finished in handsome style, with double walls and marble mantels; second house west of Central Park, on north side of Eighty-fourth street. Apply on the premises.

FOR SALE—AT A BARGAIN, A VALUABLE PROperty, situate in Park street, the most fashionable part of the city of Newark, N. J., within five minutes' walk of the New Jersey Railroad Company's depot. The dwelling is in good repair, being newly painted throughout, and contains 14 rooms; fitted with hot and cold water, bath, water closet, range, gas fixtures, all complete. The lot is 60 feet front on Park street and 250 feet deep, fronting on the rear on a public street; good stable and carriage house. The garden is well stocked with fruit, flowers, &c. Possession given immediately. Price $10,000. For further particulars and a view of the property inquire of JOHN W. TRUSWELL, general insurance and real estate agent, 308 Broad street, Newark, N. J.

FOR SALE—TIMBER AND FARMING LANDS.—IN parcels to suit purchasers, a very desirable tract of timber and farming land, on line of Delaware & Atlantic railroad, twenty miles from Philadelphia, containing 3,000 acres. Address JOHN DICKSON, 230 Walnut street, Philadelphia.

FOR SALE—AT FLUSHING, L. I., THE COTTAGE Residence known as No. 1 Monroe street. Cottage place, 100 feet wide, extends through to Madison street, about 300 feet deep, 10 feet on Madison street and 50 feet on Monroe street. House is two stories, with wing, containing 12 rooms; the ground abundantly supplied with the choicest varieties of fruits, flowers and other plants, will be sold cheap for cash. Possession given immediately. Apply to WILLETT A FARRL, Flushing, L. I.

FOR SALE—IN BROOKLYN, FOUR LOTS ON THE southwest corner of Fulton and Franklin avenues. Apply to J. and J. OSBORNE, 260 Broadway, rooms 1 and 7.

FOR SALE—COUNTRY RESIDENCE NEAR WEST shore of Hudson river, 20 miles from New York, Tappan Zee, 2½ from Piermont, and ½ mile from Sneden's Landing, opposite Dobbs' Ferry. House contains 17 apartments, including cellar, bathroom and all modern conveniences; barn, ice house, cow house, cattle sheds, ice house, tool and other outbuildings; also fish pond. All nearly new, completely fenced, and in perfect order; 10 acres of ground, large garden, all kinds of choice fruit trees and vines, and in a upper orchard; very healthy neighborhood; recommended by present owner as winter and summer residence; owner going abroad is the reason for selling; offered unlimited for a short time; inquire in New York. Apply to T. W. BAYARD, No. 14 Pearl street.

FOR SALE—A HANDSOME BRICK HOUSE ON GRAMercy Park, 26 feet 8 inches wide, with all the modern improvements and in good order. Apply to A. T. BROWN, 16 Wall street.

FOR SALE—AN ELEGANT COUNTRY SEAT, AT RYE, Westchester county, with 16 acres of land, sloping to the river; large modern bath house, stable, carriage house, ice house, henhouse and other outbuildings, all in perfect order. Grounds embellished and stocked with the choicest fruit. Apply to E. H. LUDLOW & CO., No. 8 Pine street.

FOR SALE—OR TO RENT, FURNISHED, THE FIRST class modern brown stone front House, No. 128 East Twelfth street, with all improvements and first class furniture.

FOR SALE—YONKERS PROPERTY; COTTAGE HOUSE, one acre of ground, good state of cultivation, fine lawn and plenty of fruit; house in perfect order; hot and cold water, gas, &c.; good river and inland view; cottage house, barn, &c. Apply to J. F. KENDALL, 1,234 Broadway, near Thirty-second street.

FOR SALE—AT YONKERS, A COUNTRY RESIDENCE, with half an acre, situated in good style; gas all through, fine view of Hudson, fruit and shade, carriage house, &c. $5,000. JAMES YOUMANS, Yonkers.

FOR SALE—AT NORWALK, CONN., THE MOST DESIrable beautiful and commanding location in town, within two minutes' walk of two horse cars; due at Stamford and Sat. Saturday; the desirable property for a gentleman's residence or for boarding school. The reason for selling, the owner, a lady, finds it too much trouble. Inquire away. And see box 300, Norwalk, Conn.

FOR SALE—TO CLOSE AN ESTATE, FORTY BUILDing lots at Lafayette, New Jersey. Terms easy. Apply to JAMES S. NOYES, Park avenue, corner of Ninth street, Jersey City.

FOR SALE—PRICE $14,000, A HANDSOME COUNTRY Residence, with farm of 157 acres, near Carmel Lake; must be sold this summer. Address John Wooden, Jacksonville, Tompkins county, N. Y.

FOR SALE—A DELIGHTFULLY SITUATED COUNTRY Residence, house and barn new, with modern improvements, an abundance of fruit and outbuildings. First class Furniture for a boarding house, for sale. Place easily accessible from Thirty-fourth street ferry, to the village of Newtown, L. I. Only reason for the remarkably low price. Address Box 4,000, Post office, Brooklyn, E. D.

FOR SALE—A HANDSOME COTTAGE, WITH ELEVEN rooms, water and gas, at Yonkers, N. Y. Near Gaynor's Hotel. Price $3,200. Apply to S. P. DENSON, 24 William street, basement.

FOR SALE—NOS. 8 AND 10 THAMES STREET NORTH, east side of Trinity place, 50 feet by 100 feet deep. The business of Church street is so rapidly extending that this property very valuable. Apply to CHARLES H. CLAYTON, 56 Pearl street.

FOR SALE—THE BROWN STONE FRONT DWELLing, 146 East Twenty-second street. Price $4,000 cash. Apply to JOHN McCLAVE, 48 Pine street.

SALES OF REAL ESTATE.

FOR SALE—ONE TWO STORY HOUSE, NEARLY new, containing a large store suitable for grocery business, with four lots, situated on St. Mary's avenue, near Vanderbilt's Landing, Staten Island. Inquire of WM. BOULE, 26 and 28 Hudson street, New York.

FOR SALE CHEAP—LARGE TWO STORY, ATTIC AND Basement brick House and Lot, No. 24 Pike street; lot 25 by 85 feet. May be seen daily from 10 to 3. Part of the price may remain on bond and mortgage. Apply to CHARLES FANNING, No. 6 Spring slip.

FOR SALE—$3,000—A FIRST CLASS COTTAGE, IN prime order, full grounds, fruits, flowers, &c., &c., half hour by rail on New Haven Railroad, one hour by road driving. Also Furniture by appraisement. Inquire in store 340 Fourth avenue, N. Y.

FOR SALE—COUNTRY SEAT OF 4 ACRES, AT PORT Washington, N. J., near boat landing; large House, Barn, &c.; fruit and shade; fine location; bathing and fishing. Very desirable for a gentleman's country seat. S. F. IRELAND, No. 846 Pine street, room 12.

FOR SALE—A DESIRABLE HOME IN COUNTRY, near city, about ten acres, handsome modern built House, suitable for family of ten or twelve persons; plenty of shade, fruit; fine river view, healthy, neighborhood first class; 1 hour and 20 minutes from New York; ten trains daily. A good place to bring up and educate a family, being within fifteen minutes' walk of an excellent college, a first class female seminary, churches and good public schools. Price, with ten acres, $12,000; with one acre, $7,000. For particulars and photographic views, apply to R. C. BROWNING, 347 Broadway.

FOR SALE—A SPLENDID FULL FRONT HOUSE, ON Eleventh street, near Fifth avenue; will be sold low to close an estate; also others. CHARLES R. MILLS, 34 Cedar street.

FOR SALE—A COTTAGE, WITH HALF AN ACRE OF Garden and great abundance of fruit, situated on the Hudson river, four miles above Peekskill landing, within five minutes' walk of Carriage Railroad depot and steamboat landing. Price $1,500. Inquire of G. F. DILLON, 43 Exchange place, room 16.

FOR SALE—AT PLAINFIELD, N. J., A MODERN built House, gas throughout, water in the kitchen; good well, fruit, shade, shrubbery, &c. Inquire at 10 Wall street, room 16.

FOR SALE—20 COTTAGES, $1,100 TO $2,000; 10 ELEgant Residences, with 4 to 10 lots, $3,500 to $8,000; easy payments; 100 lots at $150 to $300. CHARLES R. MILLER, Atlantic avenue, East New York.

FOR SALE—HOUSE AND LOT IN SOMERVILLE, N. J., with good barn and carriage house, and good garden, grapery and choice fruits; the house contains 10 rooms. For particulars apply to D. J. LEEK, 382 South street, N. Y.

FOR SALE—IN WASHINGTON AVENUE BROOKLYN, a fine place, consisting of two story and attic frame House, large extension; all modern improvements; sewer connection, &c., now being put in complete order. Lot 80 x 50 feet; shade and fruit trees, &c. Price $9,500. Terms easy. Apply to WM. L. BURKE, 210 Broadway, or at 304 Washington avenue.

FOR SALE IN BROOKLYN—THE DESIRABLE DOUble House and Lot, 240 Clarendon avenue, near Dekalb avenue; house 34 x 43, three stories, basement and sub-cellar, sage stoop, brown stone front, and finished, with all the latest improvements; price $5,000; also House and Lot adjoining, price $4,400, brown stone front, and finished in the same manner as the other one; price $10,000. Apply to the owner, on the premises.

FOR SALE OR TO LET—A BEAUTIFUL COUNTRY Seat, with fine grounds, fruit trees, shrubbery, &c., in Montgomery, Orange county, N. Y., twelve miles back of Newburg, and only four to five hours from the city. To any one wishing to remove to the country the above is a splendid opportunity, as the locality is perfectly healthy and the property will be sold cheap or let, on reasonable terms, to a good tenant. For further particulars address Wm. H. Warner, 37 Warren street.

FOR SALE OR TO LET—TWO THREE STORY BRICK Houses, brown stone basements, on Eighth street between second and Third avenues, close all the modern improvements; will be sold low. Apply on the premises, or to S. EDDY, No. 8 Pine street.

FOR SALE OR TO LET—A LOT, 25x98, BRICK BUILDing in rear, 25x50 feet; two stories high and basement; brick stable in front and other small sheds in the yard, with room underneath for eighty tons of coal. Apply to A. SCHWARTZ, 374 West Forty-sixth street.

FOR SALE OR TO LET—THE VERY SUPERIOR first class four story brown stone House 44 West Fourteenth street, near Fifth avenue, in fine order. If not sold by the 15th of April, will be let to a responsible tenant. Apply on the premises from 10 to 12 A. M.

FOR SALE OR TO LET—A HANDSOME COUNTRY residence, on Staten Island, at Pleasant Plains, with three acres of land; house contains eleven rooms; barn and other outbuildings; plenty of fruit and shade trees. For further particulars inquire of Mrs. PHILLOPS, No. 111 Bowery.

FOR SALE OR TO LEASE—DOCK PROPERTY.—SHIP or LUMBER YARD, on East river, corner of North Second street, Brooklyn. LARGE STORAGE WAREHOUSE, with fine water front on East river. LOTS ON NEWTOWN CREEK, suitable for factories. Apply to S. B. SCHIEFFELIN, 170 William street.

FOR SALE OR PART EXCHANGE FOR GOOD COAL or railroad stock—A magnificent Estate of 15¾ acres, located on the banks of the Hudson. The residence, sixteen rooms, is modern, and built in the best manner, with all the modern improvements of a city house; good outbuildings, fruit trees, &c. Must be seen to be appreciated. Apply to WHARTON BROTHERS, 152 Broadway.

FURNISHED HOUSE IN CLINTON AVENUE, CORNER of Gates avenue, Brooklyn, for sale or to let.—The lot is 50 feet front, and location one of the best in the city. Possession 1st of May. Price $18,000, or if rented $200 per month. Apply to JAMES CRUIKSHANK, 55 Broadway.

HOTEL IN THE OIL REGIONS OF OHIO, FOR SALE or exchange—For a Farm near the city or Property in the city or Brooklyn. Possession 1st of October. Apply to owner, 172 Chatham street, room No. 3.

HOUSE FOR SALE—IN JERSEY CITY.—FIRST CLASS brick House, 157 Henderson street; modern improvements; price only $4,700. Inquire of Mr. CLARK, corner of Wall and Henderson streets, Jersey city.

HOUSE WANTED—MODERATE SIZE, BETWEEN Tenth and Fortieth streets, and Second and Fifth avenues. Apply, or send with full particulars this day, at PHELPS & WATSON'S, 16 Beekman street.

I HAVE RECEIVED INSTRUCTIONS TO SELL TWO very superior and imposing four story and basement high stoop brown stone tenement Houses, excellently located. These houses contain all the improvements on each floor, are in the very best possible order, admirably arranged and will always command first class tenants; each would now rent for $1,350 and will be sold for $12,500. Any one wanting a safe and nice property would do well to see them. Particulars with KILPATRICK, under Bull's Head Bank. Also, at a sacrifice, one of those new and elegant class private Stables, in Thirty-fifth street. If sold this day $4,000 will be taken; 21 years lease.

IOWA LANDS.—CHOICE SELECTIONS, CONVENIENT to county seats, schools and railroad lines, to exchange for Brooklyn City Property. Inquire of A. KNOWLTON, Real estate Broker, 325 Fulton avenue Brooklyn.

LANDS.—TO ALL WANTING FARMS.—LARGE AND thriving settlement of Vineland, mild climate, thirty miles south of Philadelphia, by railroad, rich soil, producing large crops; twenty acre tracts at $25 per acre payable within four years; good business opening; good society. Handbills are sending and making improvements. Apply to CHAS. K. LANDIS, Postmaster, Vineland, Landis Township, N. J. Letters answered. Papers containing full information will be sent free.

MURRAY HILL.—FOR SALE, FIRST CLASS BROWN stone House and Stable fronting on rear street. Apply at No. 9 East Forty-eighth street, 9 to 12 A. M. 4 to 7 P. M.

OIL.—OIL Speculators or individuals desiring to procure some of the best oil territory in Pennsylvania, at low prices, will do well to call on or address R. M. NEVIN, at the Dry Goods Hotel, New York city, or JAMES KNIGHT, President Oil Creek Land Company, Spartansburg, Pa.

OIL LANDS IN WEST VIRGINIA.—THREE HUNDRED acres of valuable oil lands, on south fork of Hughes river, Ritchie county, lying in the line of the great upheaval, about one mile rated as pulling depot. The surface indications of oil are abundant, and wells are about to be sunk on the adjoining tract. Title perfect. For further particulars address J. S. Potts, Washington, D. C.

OIL LANDS—WEST VIRGINIA—FOR SALE—200,000 acres; title perfect. Apply to ANDERSON & PELL, 42 Wall street.

PRICE $2,500.—FOR SALE, ONE OF THE MOST DEsirable and convenient places to be found for the price anywhere within the vicinity of New York. The plot contains over six acres, and on the premises is a house that has eight rooms, and is in very good order; also a barn suitable for horse and carriage. It is situated on Hackett avenue, near Broadway, S. I., within eight minutes' walk of Factoryville landing. Apply to BARTLETT BROWN, Factoryville, S. I.

SECURE A HOME.—LANDS FOR SALE IN THE CELEbrated Great settlement of Hammonton, N. J., 30 miles from Philadelphia, on a railroad, and near the New York Railroad. No better soil in the State, for fruit, vegetables and easily gardening is the best in the Union. Hundreds of acres now producing to be seen, on which is made from $300 to $400 per acre. Mild and healthy climate, soft water, churches, schools, mills, stores, &c. Price from $30 to $45 per acre for twenty acres and upwards; ten acre Fruit Farms, $500. Terms easy; title perfect. For full information address R. J. Byron, Hammonton, N. J. All letters answered.

SEVERAL COTTAGES AND BRICK HOUSES, DESIRably located in Williamsburgh for sale low. Apply to ALFRED CLOCK, 64 Fulton street, N. Y.

SEA SHORE.—DESIRABLE COTTAGE LOT AT Long Branch, N. J., one of the best situated lots at Long Branch, 75 feet, fronting the ocean, 600 feet deep, to Morris street; adjoining the fine residence of Mr. Bispham, Jr. Choice and cheap. Will be sold at the low price of $30 a foot, front if applied for immediately. Address box 1,356 Post office, Philadelphia.

TENANT HOUSE FOR SALE.—A FOUR STORY BRICK Tenant House, 26 feet front, situated in West Forty-third street, New York. Price $7,000; one half can remain on mortgage. United States stock taken in place of money. Apply to Dr. EASTON, 264 Spring street, near Hudson.

TO BOARDING HOUSE KEEPERS.—FOR SALE, A large Warehouse, with numerous outbuildings, situated in a beautiful mountain town, 45 miles from New York, very desirable for a summer resort. Price $6,750, $2,000 down, balance, five years. Apply at No. 10 Cortlandt street. R. H. JONES.

TO EXCHANGE—FOR A SMALL PLACE WITHIN 30 miles of New York, a two story and basement frame House, 30 x 50, on 10th street, between Third and Fourth avenues; rent, $300 a year. W. C. BODDARD, No. 7 Pine street, room 8.

TO MANUFACTURERS AND MACHINISTS.—FOR sale, premises 242 and 250 Newton street, one block from the East river, 50 feet front by 80 feet deep, with wooden building and boiler, nearly all new of Tuft's Elevator, complete and in running order; Shafting, Pulleys, Gas and Steam Pipe, &c. For particulars apply to or address the New York Dessicating Company, 192 Front street, N. Y.

TWO STORY AND BASEMENT NEW COTTAGE HOUSE and 120 feet of city lots on Monroe street, near Ralph avenue, making four lots of ground; price $1,250, or will sell the whole 24 lots, forming the corners of Monroe and Madison streets and Ralph avenue, west side, Brooklyn. Inquire of STEPHEN ROBERTS, 308 South street, N. Y.

TWO OF THE CHEAPEST FOUR STORY BROWN Stone Houses in the city for sale. Inquire of J. A. PAGE, No. 4 Beekman street.

VILLA SITE FOR SALE—TO CLOSE AN ESTATE, half a mile from Rosebank, near New Brighton, Staten Island; commanding a superior view. Terms accommodating. Apply G. A. JOURNEAY, No. 5 Pine street.

2 CORNER LOTS FOR SALE—AT PATERSON, N. J., in manufacturing locality, 100 x 200 each of depth. Apply to WM. OSMOND, 86 West Broadway, or ROBERT BOLTON, 41 Marshal street, Paterson.

SALES OF REAL ESTATE.

400 IMPROVED FARMS, COUNTRY RESIDENCES for sale or exchange, in every location, from 1 to 200 miles distance from New York in 10 to 60 miles, and near depots. Prices $5,000 to $50,000. A. SERGEANT, 15 Wall street.

$2,500 WILL BUY A NEAT TWO STORY COTTAGE House and full Lot on seventy-fifth street, between First and Second avenues, second from First avenue. Inquire of WM. CLINTON, on the premises.

$3,200.—FOR SALE, A THREE STORY FRAME House, near Tompkins and Myrtle avenues, Brooklyn; well finished, marble mantels, good neighborhood; free and clear; will take part cash. Apply to R. H. HASTINGS, 172 Chatham street, room No. 3.

$3,700.—FOR SALE, THE HOUSE AND LOT 475, Morris street, Jersey City. Five minutes' walk from the ferry. 10 rooms, modern improvements and in perfect order throughout. Two-thirds of the purchase money can remain on bond and mortgage. Apply on the premises.

$8,000 FOR A THREE STORY BRICK COTTAGE in Twenty-seventh street, near Lexington avenue; fine location; great bargain. S. F. IRELAND, No. 846 Pine street, room 12.

$13,000.—FOR SALE, A BONE BOILING AND Grinding Factory in East Williamsburg, two and a half miles from any of the ferries; stages pass the place. The factory is fitted up in the best manner, with steam power, good building and sheds. The Farm consists of seventeen acres of land, with good dwelling house, stable and barn, about fifty choice fruit bearing trees. Apply at 479 Sixth avenue, between Thirty-ninth and Fortieth streets, N. Y.

FOR SALE.

A GROCERY FOR SALE—WELL FITTED UP, IN A good business location; three years' lease will be given to the party buying. Apply at 145 Third avenue, N. Y.

A BARGAIN.—FOUR YEARS' LEASE OF BUILDING No. 1 Chatham square for sale, the best business corner in the city. Inquire in lamp store on the premises.

A.—FOR SALE—A DOWN TOWN LIQUOR STORE AT a sacrifice; also a Rifle and Pistol Gallery. Restaurants, Lager Beer and Billiard Saloons, Kindling Wood Yards. M. TURELL'S Store Agency, 77 Cedar street.

BONE DUST FOR SALE.—I HAVE REDUCED THE price of Bone Dust to $40 per ton. CHRISTIAN SCHWARTZ, 305 East Fifty-third street.

CLOAK AND SHAWL BUSINESS FOR SALE—THREE years old; fitted, together with Stock and Fixtures, well located, with a splendid trade. Address H. B., 188 Herald office.

FOR SALE—ONE NEW STEAMBOAT BOILER; DIAmeter 7 feet, front 7½ feet, length 22 feet. CURTIS & SHAFTER, 209 and 211 Franklin street.

FOR SALE—TWO FIRST CLASS BURGLAR AND Fire proof Safes. Apply to LOCKWOOD & CO., 22 William street.

FOR SALE—A LIGHT HORSE POWER; NEARLY new and in good running order; will be sold cheap, as the owner has no use for it. Apply corner Sixth avenue and Fifty-third street. L. SEAFORD.

FOR SALE.—FOR $2,200, A NEW HOUSE OF EIGHT rooms and half an acre of ground, near the depot at Williamsbridge, twelve miles on Harlem Railroad. Apply to JAMES CRAWFORD.

FOR SALE—ONE 40 HORSE ENGINE AND SEVERAL Upright, Horizontal, Tubular, Locomotive and Fire Boilers, all new, also 12 horse Portable Engines for the oil wells. SAMUEL SECOR & CO., East River Iron Works, foot of Twentieth street, East river.

FOR SALE—THE FIXTURES, STOCK AND GOOD will, or either, of store on one of the avenues, near the Navy Yard. Apply immediately at 182 Prospect street, Brooklyn.

FOR SALE—FIVE STEAM BOILERS, IN GOOD ORder; will be sold cheap by applying immediately to WM. SCHMOER, at the office of the Sterling Wool Company, foot of South Eighth street, Williamsburg.

FOR SALE—TWO RETURN FLUE BOILERS, 30 FEET long 4 feet diameter, two 14 inch flues. The boilers are new and will be sold cheap by applying to ROBERT J. HUTCHINSON, Union Boiler Works, opposite Fulton ferry, Brooklyn.

FOR SALE—A FIRST CLASS PHOTOGRAPH GALlery. Apply at 421 Broadway.

FOR SALE—A LAMP, PAPER HANGING AND KEROsene Oil Store, in a desirable locality, now doing a good business; two large windows and cellar; this well adapted for the crockery or paint business and situated on a corner. Inquire in paint store, No. 5 Chatham square, of Mr. CLOSE.

FOR SALE—A SET OF CARPENTER'S AND CABINET maker's Tools to be sold cheap. Apply at Fifty-seventh street, second white house from Second avenue, for four days.

FOR SALE.—ONE PAIR OF LARGE STREET LAMPS, and two single ones, at 350 Fourth avenue.

FOR SALE—A CIGAR STORE AND SAMPLE ROOM, cheap for cash, as the proprietor is going to Richmond, Va. Apply at 1,308 Broadway, between Thirty-fifth and Thirty-sixth streets, Sixth National Bank Building.

FOR SALE—A SMALL, WELL FILLED UP LIQUOR Store, in the best part of West street, North river; shall be sold cheap. Inquire of F. KRAUSS, 295 Grand street, near Elizabeth.

FOR SALE.—SASH PARTITION AND SHELVING FOR sale cheap. Apply to J. BAYLEY, 56 John street.

FOR SALE—SHAFTINGS, PULLEYS, HANGERS AND Beltings; also all kinds of machinery, at 246 East Houston street, by CHARLES JORDAN.

FOR SALE—THE STOCK, FIXTURES, GOOD WILL and five years' lease of a good Dining Saloon; has twenty rooms, beds and bedding; now doing a good business; has been established for the last fifteen years; one billiard table. Will be sold cheap. For particulars apply on the premises, 257 South street.

FOR SALE—THE STOCK FIXTURES OF AN OLD ESTABLISHED Liquor Store, doing a good business. Apply to D. O'NEILL, in the liquor store, corner White and Beaver streets.

FOR SALE, CHEAP—A BAR AND OYSTER SALOON, with three neat Rooms adjoining; rent $27 per month. Inquire at 138 West Tenth street.

FOR SALE CHEAP—A CONFECTIONERY AND TOY Store, in splendid location; rooms to live in; rent low. Apply at 373 Greenwich street.

FOR SALE CHEAP—STOCK, FIXTURES, &C., OF A Grocery; a good chance for a man with a small capital. Inquire at 24 Willett street.

GROCERY FIXTURES FOR SALE.—STAND CASKS, Sugar Bins, Tea Canisters, Scales, Measures, &c., at 1,161 Broadway, corner of Twenty-seventh street.

IMPORTANT TO DEALERS IN GLASS OR PAINTers—$20 will buy a full stock of painter's utensils; also upwards of 600 fine liquor bottles, ready for market, and worth more than double the amount. Must be sold this day, at place of business, 365 Broome street, near Bowery.

KINDLING WOOD AND COAL YARD, 80 NEWARK avenue, opposite City Hall, Jersey City, of 20 years' standing, for sale or to lease.

MARBLE MANTELS FOR SALE CHEAP.—CORNER of Fifth avenue and Thirteenth street, South Brooklyn. F. H. BROWN.

MACHINERY FOR SALE.—ONE PAIR OF SOLID Rollers, with Frames; one pair of Hollow Rollers, one Screw Press, one large Mill, with 1,200 lbs. of Castings, and set of Patterns for grinding Plaster or any hard substance; one large circulating saw, with set of mortising saws, to grind the form of iron plates, and one Milling Machine. Inquire of CHRISTIAN SCHWARTZ, 305 East Fifty-third st.

MACHINERY FOR SALE.—NEW AND SECOND hand portable horizontal and upright Engines; two tubular Locomotive and upright Boilers; new and second Hot Rollers, all in good order; also Shafting and Pulleys of all sizes and one Hydraulic Press. Apply to P. S. GRIFFY, Nos. 8 to 10 Bridge street, Brooklyn, near New Chambers street ferry.

PORTABLE ENGINES.—TEN AND TWELVE HORSE power; also one twenty horse power stationary Engine, and one twelve horse power Locomotive Boiler. For sale by FAIRMAN & WILLARD, No. 8 Dey street.

PORTABLE ENGINES FOR SALE.—10 AND 15 HORSE power; new and improved pattern, suitable for the oil regions. Address H. P., Jersey City Post office.

PHOTOGRAPH GALLERY, WORTH $1,000, FOR $500, if sold to-day. 256 Fulton street, Brooklyn.

PHOTOGRAPHIST.—FOR SALE, EIGHT YEARS Lease on Upper Floor at 5 Broadway. Splendid location; entrance free. Price $400. Rent low. Altered May 1 to suit. Apply as above.

RAILROAD TIES FOR SALE—COMPRISING WHITE oak, black oak and chestnut. Inquire at the Fifth National Bank, 355 Third avenue.

RARE CHANCE.—PARTIES GOING SOUTH WILL sell Stock and Fixtures of a store, corner of Broadway. Apply to Dr. DODD, 108 Fourth avenue, west side, sixth door below Twelfth street.

SHEEP SHEARS.—WARD & PAYNES' AND WM. WILkinson's for sale to the trade, by WM. IRVING, 20 Cliff street, N. Y.

TO MARKET MEN AND OTHERS.—FOR SALE, THE Good Will and Fixtures of a Butter Stand, now doing a good business. Apply at 25 Myrtle avenue, Brooklyn.

TO BOOKBINDERS.—FOR SALE, A SMALL CUTTING Machine and Table Shears; also a Clough Paper Cutter, at Monaghan's Bindery, 99 Maiden lane.

TWINES.—TO BUYERS. Cotton Twine. Canton Seine Twine. Jute Wrapping Twines. Wool, Hop, Tobacco and other Twines. Bed, Sash Cord and Clothes Lines. AT PRICES LOW DOWN FOR CASH. JAMES P. TRAVERS, 55 Beekman street.

THIRTY NEW AND SECOND HAND SAFES OF VArious sizes and makers for sale cheap, on account of removal; also a lot of jewellers' Draws, at 82 Maiden lane.

WHOLESALE AND RETAIL LIQUOR STORE FOR sale, in a good neighborhood. Apply to MAT. TULLY, 31 Mulberry street, New York.

$2,000.—FOR SALE, THE STOCK, FIXTURES, Benches, Belting, Machinery and good Will of a light Manufacturing Business, well established and now doing a first class cash business on Broadway; capital can be doubled in a few months; an honest and reputable person the owner to sell. Call on or address A. D., 276 Eighth avenue.

PERSONAL.

AGNES D.—I WILL BE THERE. S. S.

A MOST LOVELY MALE INFANT FOR ADOPTION. Apply at 61 Franklin street, second floor.

HEIRS TO ENGLISH LEGACIES WILL DO WELL to address Robert Fallthorp, Attorney at Law, 625 Walnut street, Philadelphia, Pa.

IF HUNTER HOPKINS BE STILL IN THE CITY, AND don't wish to return to his former residence, his aunt Sarah will be glad to see him and give him a comfortable home for the present at 166 Ryerson street, Brooklyn.

PERSONAL.—WILL MR. DAVID L. LEWIS OBLIGE Joseph Connell by calling upon him at No. 1 Essex Market as soon as possible?

ST. LOUIS—DID YOU GET THE REPLY TO YOURS of 10th March? M. M. M.

TWO BEAUTIFUL INFANTS TO BE ADOPTED OUT. Also wanted, a new born infant, for a good home. Call at 741 Greenwich street, near Perry street.

HOUSES, ROOMS, &C., TO LET.

A THOROUGHLY FURNISHED HOUSE TO LET—151 Washington street, Hoboken. Unexceptionable references. Apply to A. S. CATCHEL, 197 Broadway, N. Y.

AT 765 BROADWAY—A LARGE ROOM, ON FIRST floor, to let, for business purposes. Apply to J. O. BAILEY, corner of Bond and Fifth street.

A COUNTRY RESIDENCE TO LET—FURNISHED, within an hour of New York, beautifully situated on an eminence overlooking the Sound, at New Rochelle, near the water and depot; magnificent garden, with abundance of all kinds of choice fruit, stable, &c. Inquire at 52 Waverley place.

A NUMBER OF COTTAGES TO LET IN NEW JERSEY, twenty miles from the city; high, healthy and beautiful location. Rent $100 per year. Inquire at 28 Dey street, up stairs.

A NEW TWO STORY, BASEMENT AND CELLAR brick House in East seventh street, the eighth house east of Avenue A, to let or for sale. Apply as per bill on the house. Occupant will show premises.

A LARGE STORE, OR STORE AND BASEMENT, TO let—No. 60½ Greenwich street. A good stand for wholesale grocery house, liquor or commission business. Apply to JULIUS ROSS, Real Estate office, 40 Eighth avenue.

A SMALL FAMILY HAVING TAKEN A HOUSE IN Brooklyn would let one or two Furnished Rooms after May