CITY REAL ESTATE FOR SALE.

East Side.

A.—FOR SALE—A NEW THREE STORY HIGH STOOP brown stone House, Fifty-sixth street, near Lexington avenue; a brick House, Fifty-third street, near Third avenue. Inquire of owner, A. KLABER Marble Works, 156 East Eighteenth street.

A FULL LOT, EXCAVATED AND READY FOR IMprovement, with party wall, on Forty-fifth street, near Madison avenue, for sale, and no cash required if improved. M. A. J. LYNCH, 72 Cedar street.

A FIRST CLASS BROWN STONE HOUSE FOR SALE or exchange for down town property. Apply at 783 Lexington avenue, to the owner.

A.—TWO OF THE BEST VACANT MURRAY HILL Lots, near Fifth avenue, for sale or exchange for Lots near Central Park. Apply to CHAUNCEY BARNARD, No. 100 Broadway.

A SUPERIOR FULL SIZE 4 STORY HIGH STOOP brown stone House, extra lot and stable if wanted, beautifully located, near 5th av., Murray Hill, for sale at a very low price to close the estate. Also an extra large elegant corner House; finest location on Murray Hill, for sale at a bargain. Others on 5th and Madison avs. from $40,000 to $150,000. W. P. SEYMOUR, 171 Broadway.

A.—TEN FULL LOTS NORTH SIDE 122D STREET, between First avenue and avenue A; superior location; price low; terms easy. Also southwest corner Eighth avenue and 112th streets, five full lots cheap. Also two full lots, south side Sixty-fourth street, between the Boulevard and Tenth avenue, at a low price. 80 per cent may remain five years; no rock; sewered and graded. W. MYER, owner, No. 7 Warren street, room No. 7.

A CHOICE PLOT OF LOTS FOR SALE CHEAP—ON Ninety-second street, near Fourth avenue; street completely regulated and nearly built up. Also many others. A. BELLAMY & GAY, No. 3 Pine street.

A BARGAIN ON SECOND AVENUE—A FOUR STORY and basement corner House; store property; must be sold; terms easy. T. J. McKVILY, 250 East Fifty-eighth street, corner Second avenue.

BARGAINS IN REAL ESTATE.—FOR SALE—ONE House, west side third avenue, five story, $21,000; three Houses, east side Third avenue, $40,000; three elegant brown stone Houses, Fifty-second street near Lexington avenue, each $50,000; three elegant tenant Houses in Fifty sixth street, near Second avenue, $15,000 each; three in Thirty-sixth street, near Seventh avenue, $11,000 each; Lots on all the avenues and streets, cheap, and on easy terms. T. J. McEVILY, 250 East Fifty-eighth street, corner Second avenue.

BROWN STONE, WELL BUILT, WELL RENTED Third avenue Stores for sale low to prompt buyer, and having as sure prospective value as any city property. V. K. STEVENSON & SON, 11 Pine street.

BUILDERS OR MANUFACTURERS.—THE MOST ELIgible site for immediate improvement is the south west corner of First avenue and Forty-eighth street; only half block from East river, containing over 100 feet frontage on First avenue and 100 feet on Forty-eighth street; terms very easy. Particulars with POTTER BROTHERS, No. 5½ Pine street.

FOR SALE—FOUR STORY HIGH STOOP BROWN stone House, 242 East Sixty-first street, five minutes' walk of Central Park; cheap, $18,000. Inquire on the premises.

FOR SALE—A RARE CHANCE—A FULL LOT ON Fifty-third street, between Fifth and Madison avenues, and a lot directly in the rear, on Fifty-second street, making together a lot 25x200; near St. Thomas' church and surrounded on all sides by first class dwellings in course of erection. Apply to J. A. WALSH, 132 Mercer street.

FOR SALE—FIVE HOUSES IN GOUVERNEUR street, between Madison and Monroe streets; four story, basement and sub-cellar; gas, water, marble mantels, &c.; in good condition; rent to good tenants at $3,164; mortgage $15,000; price $28,000. Apply at 46 Gouverneur street, from 8 to 10; or at 12 South Eleventh street, Williamsburg, after 4. A. ROSS.

FOR SALE—THE LARGE FIVE STORY BROWN stone front Store, No. 23 Cortlandt street. Terms easy. Apply to T. M. CONKLING, No. 88 Worth street, up stairs.

FOR SALE—ON THE NORTHEAST CORNER OF Madison avenue and Fifty-fourth street, the best House, excepting Stuart's marble palace, in the city, being elaborately finished in hard wood from cellar to roof; house 55x70, lot 100 feet; price $110,000. Inquire of the owner, JOHN C. SARES, on the premises.

FOR SALE—THE NEW FIRST CLASS FOUR STORY brown stone House No. 53 East Fifty-fourth street; the house is of very superior finish; parlor story, front basement and stairs are all finished in hard wood; house 22x85, lot, 22x100; possession immediately. Inquire of the owner, JOHN C. SARES, Madison avenue, fourth house north of Fifty-fourth street.

FOR SALE OR TO LET—COTTAGES ON EIGHTYfirst street, 115th street and 119th street, near Third avenue. Inquire of W. BOWLES, 156 East Eighty-sixth street.

FOR SALE CHEAP—A THREE STORY BROWN STONE House, No. 235 East Forty-eighth street. Can be seen by calling on owner, 125 Bowery.

FOR SALE CHEAP—PRICE $14,000—A THREE STORY brown stone House (Leasehold), on Forty-eighth street, near Third avenue. Can be seen by inquiring of owner, 125 Bowery.

FIFTH AVENUE, AT FORTY-NINTH STREET, 84x100, for sale, excavated and at fair market rate. Full particulars of V. K. STEVENSON & SON, 11 Pine street.

MUST BE SOLD—THREE STORY BROWN STONE House, East Seventy-ninth street, near Central Park, and one 2 story in Williamsburg, near ferry. Inquire of FRANKFIELD, 833 Eighth avenue.

MURRAY HILL.—TWO FINE HOUSES ON WIDE streets; four story, full size, near Fifth avenue; can be bought furnished or with stable if desired, cheap. W. L. BUTLER & CO., 69 Liberty street.

PEARL STREET STORE AND LOT FOR SALE—Brick; three story front; 25x1 0x121. Inquire of TREMAIN & CO., 50 Pine street.

5 STORY BRICK BUILDING, 30 FEET FRONT ON Ninth street, near Fourth avenue, well rented, for sale very cheap. M. A. J. LYNCH, 72 Cedar street.

$9,000 CASH, BALANCE ON MORTGAGE.—FOR sale, three Lots on the north side of Fifty-seventh street, 100 feet west of Lexington avenue. Fifty-seventh street is 100 feet wide, and will become one of the finest streets of the city. A bargain will be given to a prompt purchaser. Apply to ISAAC HONIG, 25 Pine street.

$14,000 ONLY FOR A FULLY FURNISHED three story brown stone House on East Fifty-fifth street, containing twelve rooms, besides bathroom and cellar; terms easy. M. A. J. LYNCH, 72 Cedar street.

$16,500 FOR A VERY CHARMING RESIDENCE; location unsurpassed; now rents for $1,500 per year. Apply to OWNER, 133 East Fifty-sixth street, between Lexington and Fourth avenues.

$36,000.—FOR SALE, HIGH STOOP MARBLE front House, elegantly and newly furnished, Thirty-first street, few doors from Grand Hotel. Apply to R. B. CANFIELD, 42 Wall street, between 12 and 1 P. M. Principals only dealt with.

West Side.

AT NO. 7 PINE STREET—BY JOSEPH A. LEVY, Auctioneer, Real Estate and Insurance Broker.
53d st., near 6th av., 3 st. h. s. b. s., 20x50x100.5.....$25,000
46th st., near 8th av., 3 st. h. s. b. s., 20x58x100.5..... 24,000
8th av., near 47th st., 3 st. store and dwelling, 25x100... 28,000
6th av., near 4-th st., 4 st. store and dwelling, 22x60.... 27,000
4th st., near 8th av., 3 st. h. st. brick, 20x45x98.9..... 16,000
$137,000 to loan on first and second mortgage.

A NICE TWO STORY FRAME COTTAGE, VERY cheap, on Ninety-seventh street, near Eighth avenue. Apply in drug store, corner Broadway and Thirty-second st.

A BROWN STONE HOUSE, 104 WEST THIRTYeighth street, four story high stoop extension, for sale; $35,000. Permit and terms from owner, Mr. MANN, 621 Sixth avenue.

AN ELEGANT FIRST CLASS HOUSE, FOUR STORY, brown stone, on Thirtieth street, a few doors west of Fifth avenue, for sale, with or without the furniture. M. A. J. LYNCH, 72 Cedar street.

AS THE TIME APPROACHES FOR THE COMPLETion of the Eleventh avenue Grand Boulevard, which is to pass through Washington Heights, the demand is constantly increasing for Villa Sites in this favorite locality. Persons desirous of purchasing at Washington Heights or Fort Washington should consult immediately with POTTER BROTHERS, No. 5½ Pine street.

A VERY FINE THREE STORY HIGH STOOP BRICK House; $17,000; easy terms; is actually worth $20,000; all improvements; partly frescoed; excellent order; immediate possession; or will let at very low price. Apply any time on premises, 230 Fifty-third street, between Broadway and Eighth avenue cars.

A GRAND BOULEVARD BUILDING SITE, 100X100, corner of 141st street, for sale; extra low to cash customer; location unsurpassed. V. K. STEVENSON & SON, 11 Pine street.

A DESIRABLE FOUR STORY FRESCOED DWELling for sale, at $7,750, with possession; 20x58, lot 100 feet, Forty-second street (100 foot street), near Broadway. V. K. STEVENSON & SON, 11 Pine street.

A BEAUTIFUL TWO STORY AND BASEMENT BROWN stone House on West Forty seventh street, in perfect order, for sale, including carpets and gas fixtures. A. BELLAMY & GAY, No. 3 Pine street.

BARGAINS FOR SALE—A FOUR STORY BROWN stone House in Thirty-eighth street, corner of Seventh avenue, $37,000, and a three story brick House in Forty-fifth street, between Sixth avenue and Broadway, $15,000. KAVANAGH, GRADY & FOX, northeast corner Forty-second street and Sixth avenue.

EIGHTH AVENUE, AT SIXTY-SEVENTH, EIGHTYsecond and 125d street; three plots each, at lowest market rates. Full particulars of V. K. STEVENSON & SON, 11 Pine street.

FOR SALE—BY WOLF & CO., 179 FIFTH AVENUE.
Cottage House, 99th st., near 8th av., 25x100.....$7,500
5 story and rear Building, in Greene st.....2,000
3 story Cottage, Gothic, all improvements, 113th st..... 9,500
4 story h. s. b. r., W. 57th st., marble and walnut finish.55,000
3 story brick, 25x40x102½, East 82d st.....11,000
3 story h. s. b. s., East 86th st., all improvements.....17,000
3 story h. s. b., East 58th st.....16,500
4 story h. s. b., b. s. t., East 50th st., lot 25x102.2.....28,000
4 story brick, West 28th st., all improvements.....18,500
3 story h. s. b. s. West 53d st., all improvements.....30,000
6 Lots, East 75th st.....12,000
14 Lots, near Jerome Park.....14,000

FOR SALE—FOUR NEW FOUR STORY BROWN STONE Houses, finished in black walnut, situate in Forty-eighth street, between Sixth and Seventh avenues, will be sold at a very low price if applied for immediately. KAVANAGH, GRADY & FOX, northeast corner 42d street and 6th avenue.

FOR SALE—THREE NEW THREE STORY HIGH stoop stone front Houses, Nos. 304, 306 and 308 West Fifty-fifth street. Come and see; price $15,500. Apply on premises or 3 8. WM. BEDELL.

FOR SALE—A FIRST CLASS FOUR STORY HIGH stoop free stone House, 22x50, and extension; lot one-half block; in Seventeenth street, between Fifth and Sixth avenues; the house is in splendid order throughout. Particulars of ISAAC HONIG, 25 Pine street.

FOR SALE—FIRST CLASS THREE STORY BROWN stone House, West Forty-eighth street, in fine order. Particulars of owner, at GEORGE HUGHES & CO.'S, 209 Church street. No agents.

FOR SALE—ONE OF THOSE HANDSOME LITTLE Houses in Forty-eighth street, No. 38, between Fifth and Sixth avenues; now ready to occupy. Who will be the lucky buyer?

FOR SALE OR TO LET—FURNISHED, THE DWELLing part of 180 Bleecker street, filled with lodgers.

CITY REAL ESTATE FOR SALE.

West Side.

FOR SALE—ON WASHINGTON HEIGHTS, IN FULL view of the Hudson, three beautiful Residences, all in complete order and modern, with from ten full lots to three acres; also one of five acres, near Inwood, almost completely covered with choice fruit and shade. Fine greenhouses and graperies. Prices from $75,000 to $120,000. Parties desiring to purchase in this choice location will be personally shown the above by applying to F. EMBERSON, 421 Eighth avenue.

FOR SALE—A VALUABLE PLOT ON GREENWICH below Fulton street; will be sold low if taken immediately. Apply to E. H. LUDLOW & CO., No. 3 Pine street.

FOUR STORY HIGH STOOP BROWN STONE HOUSE, 50 feet deep built, new, near Lexington avenue, on Fifty-ninth street. Price $14,500 if sold at once; $8,000 first mortgage. Call at S. S. LEVY & CO.'S, 271 West Thirty-eighth street, near Eighth avenue.

FOR SALE OR TO LET—FURNISHED, A COSY three story, English basement brown stone House on Fifty-second street, between Broadway and Eighth avenue; is in perfect order; price low and immediate possession. Apply to ISAAC HONIG, 25 Pine street.

FOR SALE OR TO LET—HOUSE AND LOT, 15 WEST Twentieth street, 25x100; doctor's office reserved, if let. Apply on premises from 9 to 4.

JOSEPH MASON & GEORGE B. WALTON, 141 BROADway, offer for sale the following Houses:—
On West Tenth st., near 6th av., three story brick.....$12,000
On West 22d st., near 6th av., elegant three story House. 20,000
On West 27th st., w. of 6th av., three story brown stone. 21,000
On West 44th st., near B'way, three story brown stone. 24,000
On West 47th st., near 6th av., four story brown stone. 40,000
On East 20th st., near 2d av., three story brown stone.. 10,000
On East 33d st., near 2d av., three story brick..... 13,000
On East 39th st., near 7th av., three story brown stone. 23,000

5TH AVENUE LOTS.—THE CHOICEST CORNER PLOT, below the Park, for sale at a bargain; terms easy. Also Plots and single Lots, on and near 5th and Madison avs., from 38th to 59th and 83d sts; bargains. W. P. SEYMOUR, 171 Broadway.

56TH STREET.—FOR SALE, FOUR LOTS ON SOUTH side, between Sixth and Seventh avenues. Apply at 334 Hudson street.

$10,500.—BEDFORD STREET.—18x40x77, FOUR story brick; also St. Mark's place, 22x55x100, four story, b. s. brick; Second avenue, 22x58x100, four story, b. s. brick. Inquire of T. J. GIBBONS, 109 Bleecker street.

Miscellaneous.

BUSINESS PROPERTY AT A BARGAIN—NEAR Broadway and Canal street; can be improved to pay 20 per cent on investment. Apply at 197 Broadway, room 10.

DWELLING HOUSES FOR SALE.—SEVERAL VERY great bargains in Houses, situated in choice locations, on easy terms. Apply immediately to BAKER, Broadway, corner of Forty-fifth street.

FOR SALE—REASONABLY, NEAR BROADWAY, IN Twenty-seventh street, first class four story brown stone House, 25x60, lot 100, with or without Furniture, all in elegant order, with immediate possession. WARD & OGDEN, Broadway, corner Seventeenth street.

TO BUYERS.—SEVERAL CHOICE PLOTS OF UNIMproved city Property, near improvements; must be sold. W. L. BUTLER & CO., 69 Liberty street.

TWO LARGE FIRST CLASS HOUSES IN THE FINEST location on Fifth avenue for sale; also several Houses on the intersecting streets. M. A. J. LYNCH, 72 Cedar street.

BROOKLYN REAL ESTATE FOR SALE.

A SACRIFICE.—$4,000 FOR A TWO STORY AND basement sub-cellar piazza front frame House, filled in, gas, water, heater, vestibule doors, beautiful location, street paved, four lines cars; terms easy. BUCKLE & SANDERSON, 162 Broadway.

A BARGAIN.—FOR SALE CHEAP, TWO THREE story brick Houses, on lots located in Brooklyn, near the ferry; price $5,500 each; terms easy. MITCHELL, 77 Cedar street.

FOR SALE—A HOUSE AND FOUR LOTS, ON MARION street, Brooklyn; only $4,000 cash wanted; also good paying Tenement and private property for sale or exchange in this city, on very easy terms. Speculators and all who have property for sale or to let give us a call. J. T. DILL, 149 Centre street.

FOR SALE, CHEAP—WELL BUILT THREE STORY base rent sub-cellar brick House, five minutes from ferry 12 rooms, marble mantels, &c.; only $8,500. DICKINSON & CARTER, 56 Wall street.

GREENWOOD CEMETERY.—WANTED, A FULL OR half Lot, enclosed in good location. Send number, section and price to G. H., 27 Stuyvesant place, between Second and Third avenues, New York.

$500 ONLY DOWN.—SUBSTANTIAL BRICK HOUSE, nine rooms; good location, near ferries; all improvements; well rented; possession if desired; price $5,800. Apply at 416 West Thirty-third street, New York.

$600 CASH—BALANCE TO SUIT, WILL BUY A two story brick House, all improvements; also a two story frame House and two Lots; price $2,500; terms easy. VILES & CO., DeKalb avenue, near Broadway.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE.

For Sale.

A BEAUTIFUL RESIDENCE IN BERGEN, WORTH $15,000, can be had for $11,500, on easy terms if applied for immediately; owner is going West. W. T. LATIMER, 75 Murray street, in crockery store

BERGEN POINT, N. J., NICE PLACE TO EXCHANGE, river view, for good Farm within forty miles of New York. Principals address OWNER, box 158 Herald office.

FOR SALE, CHEAP—HOUSE, ON GROVE STREET, Jersey City; 10 rooms and cellar; all improvements; 19x36x10; only $5,000. DICKINSON & CARTER, 56 Wall street.

SPECIAL NOTICE.—FIFTEEN FINE FULL LOTS IN Trenton, N. J., really worth $600 each, will be sold for cash only at $150 each. The lots have 12 feet alleys in rear, on the grade of street, and free and clear of all encumbrance. Cause of sale, want the cash at once. Also 35,400 acres fine Land in Southern Colorado. I will sell it entire for 20 cents per acre this week. Apply in person at office of CANFIELD'S plumbing establishment, 167 York street, Jersey City.

To Let or Lease.

TO LET—IN JERSEY CITY.—A SMALL PRIVATE family are desirous of letting three or four furnished Rooms for housekeeping, or would accommodate two or three young men, without board; terms low. Apply at 147 Wayne street, Jersey City.

TO LET—A WARM, SUNNY HOUSE, HUDSON AVEnue, near Van Vorst street, Hudson City, N. J., few minutes' walk from ferry; magnificent view. Churches, schools, good society. Address OWNER, box 3,260 Post office.

COUNTRY REAL ESTATE FOR SALE.

A GOOD INVESTMENT.—FOR SALE, ON THE EAST bank of the Hudson, near Yonkers, a beautiful Plot of Land, containing over 20 acres, fronting on Broadway and the river, with a large frontage on both, and surrounded with first class improvements; plenty of shade and fruit; old style buildings; elegant river and land views of great beauty. Map and full particulars with S. EMBERSON, 421 Eighth av.

AN ELEGANT RESIDENCE FOR SALE—NEAR TARrytown, on the Hudson, with immediate possession, and with the Furniture, Carpets, &c., if desired. The mansion is large, built of cut stone, by day's work, in the most substantial manner, as are also the stables, carriage house, coachman's and gardener's cottages. There are over 20 acres of land, but the place will be sold with less if desired. All kinds of choice fruit trees, shade and shrubbery. The location is very desirable, being on high ground and surrounded by summer and winter residences of gentlemen doing business in the city, and commands land and water views of unsurpassed beauty. Any gentleman wishing a desirable place, with full value for his money, should apply to S. EMBERSON, No. 421 Eighth avenue.

A BRICK HOUSE, WITH ABOUT ½ AN ACRE OF land, for sale, at a bargain, near the depot at Tarrytown; also a Frame House, with about one acre; plenty of shade and fruit; immediate possession given and terms easy. Keys with S. EMBERSON, 421 Eighth avenue.

AT TENAFLY, NORTHERN NEW JERSEY RAILROAD. Several desirable Places, from 2 to 30 acres, at $6,000 to $20,000, for sale or exchange. W. P. SEYMOUR, 171 Broadway.

A. T. STEWART'S HEMPSTEAD PLAINS PURCHASE.—123 acre Farm, one-half mile from above purchase, good house, outbuildings and fruit, on Long Island Railroad, for sale sufficiently low to tempt farmers, investers or speculators. BENNET & KLENEN, 57 Cedar street.

AT SALTERSVILLE, N. J.—FOR SALE, A HALF acre Plot, with Shore Right on New York bay, 23 minutes from foot of Liberty street, per Central Railroad. Apply to RICHARD MORRIS, 198 Front street.

A FARM OF 69 ACRES, ABOUT 6 IMPROVED, WITH 60 fruit trees, with a stream of water, House and Barn; mile and a half from depot, five hours' ride from New York; price $800. Must be sold this week. Apply to CHARLES B. MATTHEWS, 160 West Thirty-fourth street.

A FINE COUNTRY SEAT OF 17 ACRES AT PEEKSKILL, N. Y., on the Hudson, about two hours' ride from city; splendid river view; to exchange for good mortgages or city property. Address RESPONSIBILITY, box 158 Herald office.

COUNTRY RESIDENCES, FARMS, HOUSES, LOTS and Building Sites for sale or to let on the banks of the Hudson, at almost every station on the line of the Hudson River Railroad. Parties desiring to purchase or hire will find full particulars and be shown the property by applying to S. EMBERSON, 421 Eighth avenue.

FOR SALE AT A GREAT BARGAIN—ABOUT 100 acres of good Land, with fine buildings, lots of fruit, large glass graperies, &c., on high ground, near Sing Sing; elegant water and land views of great beauty. Map, price and full particulars with S. EMBERSON, 421 Eighth avenue.

FOR SALE—A COTTAGE HOUSE AND LOT, IN THE village of Tremont, Westchester county. Inquire of A. M. SCHELL, 198 Leonard street, New York.

FOR SUBDIVISION OR INVESTMENT—SEVENTY acres at Mohwah station, 20 miles via Erie Railroad; large mansion house; every necessary outbuilding; stone stone, doing fine trade; all in elegant order. Price $35,000; terms very easy. JOSEPH MASON & GEO. B. WALTON, 141 Broadway.

MUST BE SOLD—A HANDSOME HOUSE, CONTAINing every improvement, with carriage house; three minutes from depot at Elizabeth city, N. J.; House 32x46; grounds 60x180; only $11,000; terms easy. DICKINSON & CARTER, 56 Wall street.

NEAR ABBATOIR, ON HARLEM RIVER.—A PLOT OF Lots, with water front, suitable for the fat rendering business and within the limits prescribed by the Board of Health; for sale at a reasonable figure and on easy terms. M. A. J. LYNCH, 72 Cedar street.

SUGAR PLANTING IN LOUISIANA.—A PLANTER OF 25 years' experience desires a partner with capital; crops bringing $400 per acre. Apply to JOHNSON & SMITH, 53 Pine street.

40 HORSE WATER POWER, NEAR A DEPOT, 12 miles from the city.—Manufacturers wanting to locate within an hour of the city will find great inducements from the owner, who wishes to take an interest in any well established business. Address VAN WAGONER & VOSSELLER, 106 West street.

$600 DOWN AND $20 MONTHLY UNTIL PAID.—Modern French roof House, marble mantels, dumb waiter, &c., one hour in New Jersey, fare 12 cents; taxes and interest on investment equal to only $350 per rent; price, if sold immediately, $4,750; will exchange for long mortgage. JOHN LINN (no stairs), 72 Barclay street.

COUNTRY REAL ESTATE FOR SALE.

$15,000 WILL PURCHASE A FARM ON THE Hudson, near Peekskill; 126 acres, with house and barn; near depot. 90 acres, new house and buildings, $6,000. 83 acres, good buildings; twenty miles from Jersey City, $6,000. Also Real Estate of every description for sale or exchange by A. SERGEANT, 21 Wall street.

$16,000.—ELEGANT DWELLING IN THE CITY of Elizabeth, four minutes from depot; $4,000 cash; no better bargain offered. Photograph and information by A. W. GALLAER, 51 New street, room 11.

REAL ESTATE TO EXCHANGE.

A FINE COUNTRY SEAT, NOT OVER 1½ HOUR'S ride from City Hall, to exchange for Mortgages, city or Brooklyn property; also nice Farm to exchange. Address COUNTRY, Herald office.

FOR EXCHANGE—A FINE BROWN STONE HOUSE on Brooklyn Heights, worth a out $25,000, for a nice place within 1½ hour's ride from New York, worth $10,000 to $15,000. Address EXCHANGE, box 168 Herald office.

FOR SALE OR EXCHANGE—A LARGE CHOICE OF city New York, Brooklyn and Westchester Properties, and Long Island and New Jersey Farms and Country Seats. Apply to A. FALK & CO., Real Estate office, 139 East Fourth street, corner First avenue.

FOR SALE OR EXCHANGE—A FINE TRACT OF 80 acres, with large Dwelling, orange trees, &c., a quarter mile below city of New Orleans, on Mississippi road; never overflowed. Apply to R. M. FUNKHOUSER, 35 Pine street, basement.

FOR SALE OR EXCHANGE FOR CITY OR COUNTRY Real Estate, an old established and valuable Manufacturing Business, now in successful operation, including the manufactured stock ready for market, machinery, patents, &c.; value, $55,000. Apply to THOS. H. STOUT, 77 Cedar street.

FOR SALE OR EXCHANGE—GOOD HOUSES, PAYING Property, in Brooklyn, for lots, farm or land if with some cash. Also Country Seat to exchange. WHITNEY, No. 7 Willoughby street, Brooklyn.

TO EXCHANGE—VALUABLE IMPROVED PROPERTY, worth $11,000, for a merchandise or manufacturing business. Address L. M., Herald office.

TO EXCHANGE—FOR MERCHANDISE FOR SOUTHern market, a beautiful plantation on the Roanoke river, 1,000 acres, elegant improvements. Inquire of owner, at BENNET & KLENEN'S, 57 Cedar street.

TO EXCHANGE—CHOICE FARM, SOMERSET COUNTY, N. J., 30 miles from city, 45 acres, building sites, for good improved Brooklyn property. C. C. WAYLAND & AYMAR, 163 Fulton street.

REAL ESTATE WANTED.

SOUTHERN AND WESTERN LANDS AND PROPERTY in this city and vicinity bought, sold and exchanged. For sale, 83,000 acres of Land in Tennessee, 13 acres near Brooklyn and 40 acres near Plainfield, N. J. Apply to F. C. CANDEE or S. BROMBERG, 80 Broadway, room 50.

WANTED—COUNTRY SEAT, GOOD LOCATION, NEAR schools and city, not exceeding $8,000. Address, with description, WILLIAM A. MORRIS, Flushing, L. I.

WANTED—FARM IN ROCKLAND COUNTY, VALUE $6,000, in exchange for house in Brooklyn, same value, rented for $600. C. C. WAYLAND & AYMAR, 163 Fulton street.

WANTED—A THREE STORY HIGH STOOP BRICK, not less than 18 feet, with modern improvements, from Tenth and Fortieth streets and from Fourth to Ninth avenues, not over $14,000, half cash. Address, with full particulars, D. W. T., 158 West Twenty-sixth street, near Seventh avenue.

WANTED—TO PURCHASE FOR CASH, AND IMMEdiate possession, a three story House, containing all of the modern improvements. Owners desirous of realizing address L., 94 Second avenue.

WANTED TO PURCHASE IN BROOKLYN DIRECTLY—A two or three story House, near ferry; price $3,500 to $5,000, cash $1,200. BUCKLE & SANDERSON, 162 Broadway.

WOULD ANY ONE LIKE TO STEP INTO A WELL furnished House, centrally located, filled with boarders, and take the furniture on account of a small furnished, healthy country place, within one hour of city? Address J. W. D., box 141 Herald office.

PIANOFORTES.

A.—TWO MOST ELEGANT 7¾ OCTAVE ROSEWOOD Pianofortes for sale.—Richly finished, with round corners, carved legs, serpentine bottom, full iron plate, overstrung base, full Agraffe, rich tone; made by the most celebrated city makers; full warrantee for five years; wareroom price $775, will be sold for $375 cash; greatest bargain ever offered. Apply at 690 Sixth avenue, near Fortieth street. Examine these superb pianos before purchasing, as they are just half price. A. L. BATTERSON.

A RARE CHANCE.
A fine assortment of grand, square and upright second hand Pianos of our own make, and also those of other manufacturers, for sale on the most favorable terms.
STEINWAY & SONS,
109 and 111 East Fourteenth street.

A.—$800 ARION PIANO AT $425; A 7 1-3 OCTAVE, double round, at $325; and rosewood 7 octave at $180, $250, $275, at 99 Fourth avenue. CHAMBERS & SON.

A FINE PIANO, AS GOOD AS NEW, AT HALF PRICE.—7 octave, latest improvements. STEEDMAN & HOLLYER, 55 West Sixteenth street, between Fifth and Sixth avenues. Also a splendid double round.

A PIANOFORTE, SUITABLE FOR BEGINNERS, $75.—Also magnificent full finished rosewood Pianoforte, splendid tone, at a great sacrifice for cash. J. BIDDLE, 18 Amity street, near Broadway.

A PIANOFORTE MANUFACTURER, LONG AND FAvorably known for his French upright pianos, would dispose of his Business at a moderate price. Address Mr. GEO. GUEUTAL, 39 West Fourth street, New York.

AT PRIVATE SALE—A SUPERB ROSEWOOD PIANOforte, made order, celebrated maker, used six months, cost $650, for $275, including stool, cover; Paintings, Bronzes, Mirrors, Carpets, &c.; sacrifice. 67 West Fifteenth street, near Sixth avenue.

PIANOFORTES.—SECOND HAND PIANOS, COMPRISing square, uprights and grands, of various makers, in thorough order, for sale at low prices, by CHICKERING & SONS, 11 East Fourteenth street, between Broadway and Fifth avenue.

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ALL PARTIES HAVING HOUSES, FURNISHED OR unfurnished, will find immediate occupants for same by consulting books of WOOLF & CO., 179 Fifth avenue.

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THREE ADULTS WISH ROOMS FOR LIGHT HOUSEkeeping. Unless full particulars as to location and price are given no notice will be taken. Address Mrs. E. B., 439 East Tenth street.

UNFURNISHED.—PART OF HOUSE WANTED FOR housekeeping; good location; all improvements; all rooms on one floor preferred; small family; good references. Address J. K. C., Herald office.

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WANTED—A SMALL UNFURNISHED HOUSE, IN complete repair throughout; location, Twentieth to Thirty-sixth street, Lexington to Seventh avenue; small private family; rent payable in advance monthly. Address for three days B., Herald office.

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WANTED—FOUR OR FIVE ROOMS, UNFURNISHED, for gentleman and wife, locality Forty-ninth street, near Lexington avenue. Inquire at 922 Sixth avenue, second floor.

WANTED—A FLOOR OF ABOUT FIVE UNFURnished rooms, below Fortieth street and in house with owner preferred; rent about $30. Address H. W., Herald office.

WANTED—A FLOOR OF FROM FIVE TO SEVEN rooms, suitable for housekeeping, either partially or fully furnished or unfurnished. Address, stating lowest terms, 162 Broadway, room No. 5.

WANTED—A FURNISHED HOUSE, EITHER IN NEW York or Brooklyn, for a private boarding house, where the owner's board would be an equivalent for rent. Address L. E. L., station F, New York.

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WANTED—LARGE FURNISHED ROOM OR ROOM and Bedroom for light housekeeping, for mother and daughter, in a private family. Address H., 100 South Eighth street, Williamsburg.

WANTED—BY A GENTLEMAN AND WIFE, FOR light housekeeping, an unfurnished floor, about four rooms, in a private house, with modern improvements; terms must be moderate; location between Bleecker and Fourteenth streets, First and Sixth avenues; best references. Address E. X., box 222 Herald office.

WANTED—A FURNISHED HOUSE, WHERE THE rent would be taken in board and other boarders allowed; location not above Fortieth street. Call at or address 10 Willow place, Brooklyn.

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