CITY REAL ESTATE FOR SALE.

East Side.

A BARGAIN.—WELL LOCATED CORNER ON LEXington avenue, north of Fiftieth street, 75x100, $36,000; also Forty-sixth street, near Second, 100x100, $18,000; terms easy.
FINCKNEY & DUNKIN, 159 East Thirtieth street.

A CHOICE BUILDING SPOT ON WASHINGTON Heights, having splendid front on the Boulevard; also handsome House for sale cheap.
G. LESPINASSE, 25 Pine street.

West Side.

A FEW DESIRABLE BUILDING LOTS FOR SALE—On Fortieth street, between Ninth and Tenth avenues. Apply to AMERMAN & FORD, 840 Sixth avenue.

A.—LOTS MUCH BELOW MARKET PRICE, FIFTY-seventh street, Ninth and Tenth avenues, 100x100.5; splendid location; Forty-second street, Ninth and Tenth, 45x100, $12,000, $3,000 cash.
FINCKNEY & DUNKIN, 159 East Thirtieth street.

A GREAT BARGAIN.—FIVE FOUR STORY STORES, basement and sub-cellar brown stone Houses, new; 64 years' lease; best business location on Ninth avenue, between Twenty-eighth and Twenty-ninth streets; all let for over $13,000 per year; will be sold separately if wanted at a great bargain. Apply to the owner at the buildings, or to B. H. LEVY & CO., 271 West Thirty-eighth street, near Eighth avenue.

EIGHTH AVENUE.—FOR SALE CHEAP, FIRST CLASS Store and Lot, west side, near Fifty-fifth street, 25x75 feet deep; well rented till May 1, 1871. Apply to E. H. LUDLOW & CO., No. 3 Pine street.

FOR SALE—THE CHEAPEST HOUSE IN NEW YORK, one of the elegant row of brown stone fronts on 120th street, 120 feet from Sixth avenue boulevard, finished in first class style, with every modern improvement. Apply at the office of JOHN MCCLAVE, 44 Pine street.

FOR SALE—VERY REASONABLE, HOUSE 49 WEST Fifty-fifth street, four story high stoop brown stone, 18.9x55; lot 100.5. Apply before 11.

FOR SALE—A FINE THREE STORY BROWN STONE House, on west side, near the Park, newly and handsomely furnished; immediate possession.
BELLAMY & STRATTON, No. 5½ Pine street.

FOR SALE OR EXCHANGE FOR TENEMENT PROperty, three Lots on Seventh avenue, near Fifty-fifth street.
K. F. PAGE & CO.,
Fifth avenue, corner Fifty-second street.

FIFTH AVENUE PLOT, 200 FEET ON THE AVENUE, 200 feet deep, located between Forty-eighth street and Central Park.
K. F. PAGE & CO.,
Fifth avenue, corner Fifty-second street.

$22 WEST THIRTY-SECOND STREET.—FOUR story brown stone House, 17x60x100; every convenience; best order and fine location; very easy terms. Apply to owner, present occupant.

$2,500 ONLY ON A $20,000 HOUSE, 25X50X100. Address VERY EASY TERMS, Herald office.

$20,000 FOR A THREE STORY HOUSE IN Eighth street, just west of Broadway. Possession when desired. Apply to E. H. LUDLOW & CO., No. 3 Pine street.

Miscellaneous.

TO SELL, EXCHANGE OR LET—BEAUTIFUL RESIdences in New York, Brooklyn, Newark, Orange, Elizabeth, Roseville, Woodside, Ridgewood, Irvington, Paterson; also Mount Pleasant, by MADOX, 39 Park row.

TO INVESTORS.—FOR SALE—TWO LARGE PROPERties, well rented; one price $125,000 will rent for $19,000; the other, $60,000, and leased for ten years at 10 per cent on selling price; both valuable business properties; terms easy; also a fine three story brown stone Residence; rents for $1,500; price $15,000. O. G. BENNET, 57 Cedar street.

BROOKLYN REAL ESTATE FOR SALE.

FOR SALE—IN WILLIAMSBURG, NINETEENTH ward, a two story and basement brick House, gas, water and heater; house in good order; location very desirable; six minutes from Roosevelt street ferry. Apply on premises, 162 Division avenue.

FOR SALE OR TO LET—TWO THREE STORY PHILAdelphia brick and brown stone basement Houses, all modern improvements, on Leffetts street, near Classon avenue, Brooklyn; fine location; newly painted throughout in fine style; terms to suit; rent very low to a respectable family. Apply to owner, J. B. COTTE, 153 Bowery.

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

For Sale.

FOR SALE OR TO LET—A THREE STORY HIGH stoop brown stone Philadelphia brick front House, with good cellar and all the modern improvements, solid cherry inside blinds, and also solid black walnut stairs and fine marble mantels on every floor; finished in first class style throughout; first class location; size, lot 20x100, house 20x36; located 198 Mercer street, one door from Jersey avenue, Jersey City, N. J.; price $12,500; also furniture for sale to suit buyers. Can be seen every day except Sunday and Monday, from 2 till 5 o'clock P. M. Inquire on the premises.

To Let or Lease.

TO RENT—NEATLY FURNISHED COTTAGE IN HUDson City, few minutes from New York. Fruit, shade, scenery, &c. Rent $60 per month.
COUNSELLOR, room 18, 27 Chambers street.

$60 PER MONTH FOR A TEN ROOM, HANDSOMEly furnished high stoop Cottage at Hudson City, N. J., overlooking Hoboken and New York; delightful for summer residence. Apply to J. A. BETTS, 101 East Broadway, New York.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

A BEAUTIFUL, FURNISHED COTTAGE TO LET—with immediate possession, on the southeast corner of Chestnut and Washington streets, Tarrytown; parlor, dining room, library and hall on the first floor; handsomely painted in fresco; five bedrooms, kitchen, &c.; range, heater, gas and gas fixtures throughout the whole house; nice grounds, stable and carriage house; will be rented cheap for three months or longer. Apply on the premises or to S. EMBERSON, No. 421 Eighth avenue.

ALL WANTING FARMS.—9,000 ACRES, GOOD SOIL, mild climate; 34 miles south of Philadelphia; price only $25 per acre; also improved Farms. The place is growing more rapidly than most any other place in the United States; thousands are settling. Address C. K. LANDES, Vineland, N. J.

AT AUCTION—WEDNESDAY, JUNE 8, AT 4 P. M., ON the premises. Positive and unreserved sale to close an estate. The well known Knowlton Place,
TARRYTOWN,
consisting of a superior brick house, containing 11 rooms, in perfect repair, and about 1½ acres of land, with a great variety of choice fruit and shade trees. Further particulars of auctioneers, MALLORY & BLACKWELL, No. 55 Liberty street, or opposite the depot, Tarrytown.

A NEAT TWO STORY COTTAGE, SEVEN ROOMS, garden, fruit trees, in a superior village on Harlem Railroad, 30 miles distant; very healthy location, church, school, good drives; $3,000; easy terms; possession immediately; or to rent. W. MYER, No. 7 Warren street, room No. 7.

A FARM OF 62 ACRES, 50 MILES OUT, 4 MILES FROM railroad station; good soil; 50 acres under cultivation; balance wood land; crops included; convenient to schools and churches; good house, barn, granary, &c. Apply at the office of Counting House Monitor, 75 Fulton street. Land agents need not respond.

AT NEW BRIGHTON—HAMILTON PARK.—TO RENT, a fine brick Villa, delightfully located; gas, water and all modern improvements; 35 minutes of Wall street.
HAMILTON, 26½ Broadway.

A SHREWSBURY RIVER COTTAGE FOR SALE—Situated opposite the Highlands, near Rumsome station; four acres of ground, fruit, shade, and ornamental trees, asparagus, berries, &c.; dwelling has twelve rooms, completely furnished; barn, carriage, boat and ice houses; all in good order. Apply to DECKER & CO., No. 7 Beekman street.

AT NEW BRUNSWICK, N. J.—A FINE, NEW AND convenient House, 12 rooms, elegantly located on five acres choice land; ten minutes from depot; $13,000; terms easy. A. D. NEWELL, M. D.

A SPLENDID FRUIT FARM OF 12 ACRES, NEAR New Brunswick; all filled with choice fruit; good house of eight rooms; good barn and stable; one mile from depot; only $3,500; very cheap.
J. S. FERGUSON, 39 Nassau street, room 24.

AT NEW BRUNSWICK—TO EXCHANGE, A FIRST class Farm of 108 acres; superior land; good buildings; plenty of fruit; splendid farm; only $13,000.
J. S. FERGUSON, 39 Nassau street, room 24.

A SPLENDID FRUIT AND TRUCK FARM OF 60 acres of fine land, seven acres in fruit; good buildings; well watered; in good order; five miles from New Brunswick, 2½ from depot; $7,000.
J. S. FERGUSON, 39 Nassau street, room 24.

AT KINGSBRIDGE.—ELEGANT COUNTRY HOME, one hour from City Hall; 18 lots; high ground, fruit, shade, stables, water front; $18,000.
HENRY E. KLUGH, No. 6 Wall street.

AT ASTORIA.—A BEAUTIFUL COTTAGE HOUSE AND Grounds to let; modern improvements; fine garden, fruit, grapes, shrubbery and hennery; $40 per month.
S. THOMSON & SON,
1,475 Third avenue, near Eighty-third street, N. Y.

AT RYE, WESTCHESTER COUNTY, ONE MILE FROM Mamaroneck depot.—Beautiful Country Residence, double house, situated on high ground, surrounded with fruit and shade trees; also barn, carriage house, grapery, &c., all in good order, with 4 or 18 acres; fruit in abundance; cheap; terms easy. F. BONNEAU, owner, 176 Centre street.

AT SPUYTEN DUYVIL—A NICELY FURNISHED House, carriage house, fine grounds, &c., to let; $800 to May or less for the season. A. H. BARTLETT, 379 Pearl street.

AT RYE, NYACK, MILTON, POUGHKEEPSIE, MILburn, New Brighton, Metuchen, Jersey City, Shady Side, Plainfield, Lafayette, Hackensack, Bay Shore, East Orange, furnished and unfurnished Houses for sale or to rent, at reduced prices. ROBERT T. MEEKS,
80 Cedar street.

A LARGE NUMBER OF FARMS AND COUNTRY Seats for sale and exchange, at Scotch Plains, Plainfield, Montclair, Bloomfield, Paterson, Ramsey's, Spring Valley and most of the stations within 40 miles of city.
S. IRELAND, 201 Broadway.

A BEAUTIFUL COUNTRY SEAT, NEAR THE CITY, completely furnished—barn, carriage house, ice house, lawn, flower garden, vegetable garden, abundance of fruit and shade, healthy location, mountain air, fine scenery, roads, &c.—to let for three or four months, to a family who will take good care of the place. For particulars address H. W. E., box 126 Herald office.

AT A SACRIFICE IF SOLD IMMEDIATELY—A HANDsome country Residence with 20 acres, at Jamaica, handy to city; must be sold as the owners are going South. For particulars apply to G. W. DITCHETT, No. 2 Chambers street.

A TWO STORY FRAME HOUSE, 10 ROOMS, NEW and pleasantly situated, five minutes' walk from depot, at Pecoine, L. I., to let, for the summer or by the year. Inquire at No. 5 Worth street.

ALL IN INSTALMENTS.—A CHANCE TO OBTAIN A home where property must naturally advance in value. A fine Gothic House, two Lots, first class neighborhood, at West Morrisania. Apply to G. W. DITCHETT, No. 2 New Chambers street, New York.

A BARGAIN.—FOR SALE, ON CASTLETON HEIGHTS, Staten Island, modern House, all improvements; greenhouse and half acre; perfect order; for health and surroundings unsurpassed; 8 minutes from landing.
COLLINS, 38 Pine street.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

A SPECIALTY—NYACK, ON THE HUDSON; RIDGEwood N. J.; Great Neck, Long Island, on Manhasset Bay and Sound—Farms, Residences and Building Sites by the acre or in small plots, for sale and to let to all demands by O. G. BENNET, 57 Cedar street.

A FIRST CLASS PRIVATE RESIDENCE, ON THE Hudson; water front; all modern improvements; fully furnished; will let only to a first class family for the season; rent moderate. Address HUDSON, Herald office.

COUNTRY RESIDENCE TO LET—8½ MILES FROM Portchester, on New Haven road; house, barn, carriage house; eight acres of land. Address J. L. MOSHER, Glenville, Conn.

COUNTRY PROPERTY IN VARIETY FOR SALE, TO let or exchange—Furnished and unfurnished; Summer Residences, good Farms, &c. HASTINGS, COLVIN & SALMON, Nos. 4 and 6 Pine street, New York.

COUNTRY RENT OR BOARDING.—A LARGE STONE Cottage will be rented furnished, or a family of six to eight persons can obtain Board. Location accessible and healthy. Prefer to rent. Inquire at SPOONER BROTHERS & CO.'S, 206 to 212 Canal street, New York.

COUNTRY SEATS TO RENT—FURNISHED AND UNfurnished, at Mount Vernon, New Rochelle, Rye, Portchester, Greenwich, Stamford and Norwalk; rents from $300 to $2,500. A large number at Fanwood, Plainfield, Montclair, Bloomfield and Rutherford Park; others at Red Bank, Staten Island, Nyack, Riverdale, Yonkers and Tarrytown.
S. IRELAND, 201 Broadway.

COUNTRY SEATS AND COTTAGES FOR SALE AND to let, at all prices, at Hackensack and vicinity; 50 minutes' time by Erie Railway.
E. M. MASON, No. 1 Centre street.

FARMS OF 42, 92 AND 63 ACRES, AT SPRING VALley, on the Northern Railroad, 33 miles from city, to exchange for Brooklyn Property. Apply to WILLIAM A. CROCKER, No. 7 Pine street, room No. 3.

FOR SALE—CHEAP HOME, NORTH SIDE STATEN Island; cottage, barn, 1½ acres, finely located; twenty minutes from ferry; $1,800; worth $2,500; terms easy.
DARRIN, 50 Broad street.

FOR SALE—$2,200—WEST NEW BRIGHTON, NEAT new two story Cottage and six Lots, pleasantly located.
DARRIN, 50 Broad street.

FOR SALE—DESIRABLE RESIDENCE FOR GENTLEman of moderate means; 8 rooms, ½ acre land; fruit, shrubbery abundant; north shore Staten Island; price $3,000, part cash. DARRIN 48 Broad street.

FOR SALE—ONE OF THE BEST FRUIT FARMS IN the State of Delaware. Apply to B. WALES, 129 West street, any day before 2 P. M.

FOR SALE—AT LONG BRANCH, ONE OF THE choicest Country Seats, facing the Atlantic, adjacent to the residence of President Grant; will be sold furnished or unfurnished; house new; grounds spacious; ice house filled; stable and all necessary outbuildings. Owner might rent for the season. Address X., box 110 Post office, New York.

FOR SALE—A MOST COMPLETE AND BEAUTIFUL Country Seat on the Hudson River, at Dobb's Ferry; 12 acres; greenhouse stocked and every requisite for a gentleman's residence; must be sold immediately.
GEO. S. HANFORD, 82 Cedar street.

FOR SALE—150 ACRES, ELIGIBLY LOCATED FOR cemetery purposes, near New York, adjoining Brooklyn; also Farm of 80 acres; very productive, with desirable buildings; also 10 Acres and large new House and Barns; 9 miles from New York; very handsomely situated; also 60 Acres, with long front on Flushing Bay; very desirable for a residence.
J. A. JOHNSON,
20 Exchange place, room 20.

FOR SALE AT LONG BRANCH—AN ELEGANT double Cottage, containing 14 rooms, and having all the conveniences of a first class city residence, handsomely and completely furnished; located near the Mansion House and Continental Hotel, and convenient to railroad depot; price, with furniture, $23,000; terms easy. Inquire of A. D. VAN DOREN, Long Branch, or S. F. CURTIS, 594 Broadway, New York.

GLEN COVE, L. I.—TO RENT, A TWO STORY HOUSE, containing nine rooms; barn and two acres of ground. Also a furnished House. Apply to WICKS & WILLIS, Nos. 8 and 10 Pine street.

HOUSE AND ABOUT EIGHT ACRES OF GROUND ON the Shrewsbury river for sale or to rent, within two hours of New York by rail or steamboat. Inquire on steamer Sea Bird, foot of Warren street, North river, or of J. VAN TYNE, No. 2 Dey street.

NEW HAMBURG, ON THE HUDSON.—FOR SALE OR to let, "Sonneck," a desirable country residence, furnished. Terms easy. Apply to G. C. SATTERLEE, No. 173 Broadway.

ORANGE COUNTY FARM FOR SALE—100 ACRES, ¾ hour from Newburg; house, 11 rooms; spacious outbuildings; perfectly healthy; suitable for city boarders; terms very easy. For particulars inquire of H. T. HARRIS, 143 Allen street, or address S. V. MANY, owner, box 398 Newburg (N. Y.) Post office.

ONLY $900 DOWN.—AT RIDGEWOOD, N. J., A NEW Cottage, with seven rooms; good barn and half an acre of ground; three minutes' walk from depot; price $4,500. Inquire of C. SHUART, Ridgewood, or WM. BOCKEE, 137 Broadway.

RARE CHANCE.—A SPLENDID FARM FOR SALE, near Saratoga Springs, containing 130 acres; house and outbuildings in perfect order; plenty of choice fruit. Inquire of G. A. GOODWIN, 284 Eighth avenue, in bedding store.

RIDGEWOOD, N. J.—21 MILES (1 HOUR AND 10 MINutes) from New York, on Erie Railroad. Fine cars and frequent trains.

RIDGEFIELD, CONN.—FURNISHED HOUSE TO RENT, location central and unsurpassed, containing 14 rooms; grounds nicely laid out, two or eight acres, highly cultivated; very large yield of apples, pears, grapes, strawberries, &c.; three minutes' walk from depot; will be rented reasonable for the summer or by the year. W. H. SMITH & CO., 948 Broadway.

STATEN ISLAND SPECIALTY.—FOR SALE, ON NORTH Shore Staten Island, one mile from landing, new House, 1½ story, with extension, five rooms, with cellar and cistern; barn and garden, with fruits; lot 25x137. Price $5,000; easy terms. PHELPS, FALLON & CO., 135 Broadway.

STATEN ISLAND.—FOR SALE, ON TOAD HILL, 15 Acres, the highest point on the Island, commanding one of the finest and most extensive views in our country; unequalled for a country seat; fronting on two roads; it is supposed to contain valuable iron ore.
C. PITT & SON, 60 Lafayette place.

TO LET—AT STAMFORD, CONN., FURNISHED HOUSE and Stable; pleasantly located; near depot. Apply to D. D. GASSNER, on premises, or at No. 5 Pine street.

TO LET—A DESIRABLE COTTAGE, NEAR THE CITY and very easy of access at all hours; Furniture for sale cow; rent $500. Address COUNTRY HOME, Herald office.

TO LET—AT NEW BRIGHTON, S. I., TWO DESIRABLE Houses, unfurnished, both having modern improvements and carriage houses; about one acre in garden, well shaded and in good order; neighborhood unexceptionable and view unsurpassed. Apply to Mr. PENDLETON, 45 Broadway.

TO LET—FOR THE SUMMER MONTHS, TO A SMALL family, a well shaded Cottage House, furnished, at White Plains, within three minutes' walk of depot. Apply to R. BYRNE, on the premises, or at 325 West Thirtieth street, N. Y.

TO LET—FURNISHED, A TWO STORY AND ATTIC frame Dwelling and 20 acres of Land, situated between Lake Mahopac and Carmel village, Putnam county, N. Y., about one hour's ride from this city; house 40x50 feet, ten rooms; barn, stable, boathouse and boat; icehouse filled at present. W. H. SMITH & CO., 948 Broadway.

TO LET—A WELL FURNISHED HOUSE AT FORT Richmond, Staten Island, for the season; has large grounds, stable, abundance of fruit and garden; five minutes from landing. Inquire of JOHN H. PRICE, No. 9 Murray st.

TO LET—AT MADISON, N. J., A FURNISHED COTtage, with stable, garden, ice, elegant grounds, abundance of shade, &c. For particulars call or address G. O. MULFORD, 156 Fulton street.

TO LET—AT REDUCED RENTS, FURNISHED AND unfurnished Houses, delightfully located at Rye, Yonkers, Spuyten Duyvil, Orange, Montclair, Irvington, Staten Island; also New York and Brooklyn. Permits of A. JOURNEAY, No. 1 Pine street.

TO RENT—FOR SUMMER MONTHS, FIVE ELEGANT furnished Mansions and grounds at Tarrytown and south of it to first class tenants.
GEO. S. HANFORD, 82 Cedar street.

TO RENT—AT SPUYTEN DUYVIL, ON THE HUDSON, for the season or year, a two story and attic House, with about half an acre of ground; garden planted; plenty of fruit and shade trees; carriage house, stable, &c.
W. H. SMITH & CO., 948 Broadway.

THE RUTHERFURD PARK ASSOCIATION WILL SELL their few remaining Building Sites in the Passaic Valley, 40 minutes from New York, at reasonable prices.
J. FISHER SATTERTHWAITE, Agent, 10 Pine street.

TWO NEW HOUSES AT RIDGEWOOD, N. J.—ONE has 6 rooms; lot 50x75 feet; price $3,000; also two story frame Dwelling (26x26, with 8 rooms; lot 75x78; price $4,000; both near depot. Inquire of owner, C. D. ACKERMAN, planing mill, near depot, or to WM. BOCKEE, 137 Broadway.

WESTCHESTER COUNTY.—FOR SALE, SMALL COTtage, near depot, $2,500; one do., $3,500; one of 18 acres, $4,000; one 50 acres, $8,000; one 100 acres, $10,000; one fine place, 30 acres, fronting on water, $13,000, and a great variety of first class places, from $20,000 to $100,000.
S. IRELAND, 201 Broadway.

$75 PER MONTH FOR A LARGE FURNISHED House and Garden, at Flushing; 3 minutes from the cars. Apply at 18 St. Mark's place.

150 ACRES—THREE-QUARTERS OF A MILE ON the west bank of the Hudson river, above the Highlands; a dock for steamboats on the place; Mansion House, large Farm House, Barn and Carriage House, Outbuildings, in the most beautiful part of the Hudson; no mosquitos; will be sold, with Furniture and Stock, on easy terms. Address box 2,098 Post office.

200 ACRE DAIRY, ORANGE COUNTY FARM, well stocked and highly remunerative; also a very desirable shore Farm and Country Seat; beautiful and cheap. A. F. JAYNE & CO., 111 Broadway, room 86.

$250 FOR THE SEASON.—BEAUTIFUL COUNTRY Residence, at Highlands of Navesink, N. J., to let; house large and conveniently arranged; splendid view of the Bay and Narrows; immediate possession. Inquire of J. ANDREW, 85 Barclay street, between 11 and 2.

$600.—TO RENT, AT RUTHERFURD PARK, NEW Jersey, a very desirable House, 13 rooms, large barn and five acres of ground; 600 grapevines, 300 cherry, currants, 200 pears, Lawton blackberries, &c.; 35 minutes from New York, via Erie Railway. Apply to G. M. HUGHES, Station Agent; or to JOHN C. MARIN,
384 Broadway, New York.

$4,500 WILL BUY OR $350 WILL RENT A GEM of a House; near depot, Harlem Railroad; eight rooms, with improvements.
A. JACKSON HYATT, White Plains.

REAL ESTATE TO EXCHANGE.

A FIRST CLASS THREE STORY AND BASEMENT high stoop brown stone House, most conveniently located on one of the first streets in Brooklyn, near City Hall. Built three years since, for the then owner, in most substantial manner. This spring, thoroughly overhauled by days' work, and now in the most complete order and repair, from cellar to garret. Has 14 rooms, every wall and ceiling elaborately painted in oil this spring. The entire premises will not need ten cents' outlay for next ten years. "A perfect gem." Every possible modern convenience; hot and cold water in every room, speaking tubes, &c., &c. Street, Nicholson pavement, ten seconds to cars. Size 20.6x45x100. Title perfect. Excellent medical practice attached. Immediate sale or exchange desirable and to prompt purchaser, will be sold for $4,000 less than actual cost and value. Would take a roomy house, with plot, (value under $10,000) in Harlem, Fordham, Tremont, or Westchester suburbs, in part exchange. Terms easy. Address, for exchange, with fullest particulars, look box E, Post office, Brooklyn.

REAL ESTATE TO EXCHANGE.

COUNTRY OR UP TOWN PROPERTY WANTED—IN exchange for down town improved, well located. Address S. B. J., Herald office.

FOR SALE OR EXCHANGE—FOR IMPROVED NEW York or Brooklyn Property, or for improved Village Property, near the city, a Farm of 17 acres, beautifully situated on the Hackensack river.
J. H. BEATTY, 52 Franklin street.

FOR SALE OR EXCHANGE—A VINEGAR MANUFACtory, in perfect order, with Lease and Good Will. Apply on the premises, from 10 to 12 A. M., 106 Furman street, Brooklyn, between Fulton and Wall street ferries.

FOR SALE OR EXCHANGE—A FINE PLANTATION in Northern Alabama, on the Memphis and Charleston Railroad and Tennessee river, two days' travel from New York, six hours from Memphis and 24 hours from New Orleans, containing about 1,000 acres, 700 under cultivation, balance in fine wood; beautiful mansion in fine repair, new gin and gin house, with excellent buildings for the accommodation of tenants, fencing and everything in good condition and can be rented so as to bring an income of $10,000 per annum. Would make a delightful residence for an invalid or any person desiring a Southern home. For further particulars address G. S. & CO., 220 Front street, New York.

FOR SALE OR EXCHANGE—SEVERAL DESIRABLE Improved Properties in Brooklyn, for farms and country residences. MACOMBER & BARKER, 347 Broadway, and 235 Cumberland street, corner of Fulton av., Brooklyn.

FOR SALE OR EXCHANGE FOR CITY PROPERTY—One of the finest Country Seats and Farms in Bergen county, N. J., a short distance from New York, near Erie and Midland Railroads; house strictly first class, with good stone farmhouse, stable, coach house, barns and other outbuildings; icehouse filled. The farm is highly cultivated; has one acre of bearing grapevines, one-half acre Lawton blackberries, 500 bearing pear trees; also apple orchards, plum and peach trees; currants, raspberries, strawberries, all varieties, together with a beautiful grove of seven acres. Address A. C. W., 171 Broadway, room B.

FOR SALE OR EXCHANGE—A DOUBLE HOUSE, with extra lots; every modern improvement; in the best part of the Nineteenth ward, Brooklyn; ten minutes' walk from the ferry; or will exchange for a place with more ground, about one hour's ride from the Brooklyn ferries. Address W. A., box 578 New York Post office.

TO EXCHANGE—A FARM OF 51 ACRES, NEAR PLAINfield, for a residence on Staten Island; also a valuable Residence in Elizabeth, for one in Brooklyn of equal value.
BROOKFIELD, 81 Cedar street.

THREE THREE STORY BRICK HOUSES, BELOW Fourteenth street, no encumbrance, well rented, with some cash, to exchange for brown stone front Houses up town. GEO. S. HANFORD, 82 Cedar street.

REAL ESTATE WANTED.

ICE PROPERTY WANTED—A PIECE OF SHORE PROperty on the North river, above Kingston, with not less than 1,000 feet front on deep water. Address, with full description and lowest cash price, W. M. ANDREWS, Agent of Home Ice Company, No. 60 East Tenth street, New York.

FARM.—WANTED—A GOOD IMPROVED FARM IN exchange for a stock of Merchandise, Suburban Lots and a good Bond and Mortgage. Address, with full particulars, FARMER, box 199 Herald office.

WANTED—NEW YORK PROPERTY, IN EXCHANGE for the finest location in Brooklyn, 40x90, with Outbuildings and 30 Lots; $30,000, equity $24,000. Address box 3,751 New York Post office.

WANTED TO PURCHASE FOR CASH—A MODERN Dwelling House, about 20x55; location between Thirty-fourth and Fifty-sixth streets and Fourth and Sixth avenues. Address, with price, box 380 Post office.

WANTED TO PURCHASE FOR CASH—A MEDIUM sized stone front or brick House, well located, from $12,000 to $18,000. Apply to MACOMBER & BARKER, 347 Broadway.

PIANOFORTES.

A.—"BARNES'" PIANOFORTES ARE SUPERIOR IN tone, finer in finish and more durable than any other manufactured, for which they were awarded the prize medal at the American Institute Fair, 1869, and are offered extremely low for cash or instalments. Warerooms 157 Eighth street, near Broadway.

A LARGE STOCK OF FIRST CLASS PIANOFORTES can be found at Messrs. JENNYS & SONS', 232 East Twenty-first street, between Second and Third avenues. This firm not only make one of the finest instruments offered to the public, but their prices are the most reasonable.

A BEAUTIFUL ROSEWOOD PIANO, ONLY $75; A seven octave, carved legs, overstrung bass Pianoforte at a great sacrifice for cash.
J. BIDDLE, 18 Amity street, near Broadway.

A.—ROSEWOOD OVERSTRUNG SEVEN OCTAVE Pianos, $175, $200, $225, $250, $275. DECKER & BROTHER, 58 Bleecker street, New York, one block east from Broadway.

A GREAT REDUCTION IN PRICE OF FIRST CLASS Square and Upright Pianos. A Steinway, also a Chickering, for $100. STEDMAN & HOLLYER, factory and warerooms 55 West Sixteenth street, between Fifth and Sixth avenues.

A GREAT OFFER.—HORACE WATERS, 481 BROADway, will dispose of 100 Pianos, Melodeons and Organs of six first class makers, at extremely low prices for cash during this month, or will take from $5 to $25 monthly until paid. The same to let, and rent money applied if purchased. New Chickering Pianos are included in this offer.

A MAGNIFICENT, RICHLY CARVED, FOUR ROUND corners, rosewood 7½ octave Pianoforte, made to order for $800, only seven months in use, will be sold for $275; also rich Parlor, Chamber and Dining Furniture at half cost; property of private family. 12 East Tenth street, one block west of Broadway, between University place and Fifth avenue.

A GREAT BARGAIN.—MAGNIFICENT 7½ OCTAVE, carved all round corner Piano; cost $800; price $225. N. P. B. CURTISS, 47 University place, corner Eleventh st.

A NEW STEINWAY PIANO VERY CHEAP FOR cash.—Also best pianos for $50, $75, $100, $125, $150, $175, $200, $225, $250, $275, $300. Sale or rent at WM. CANDIDUS', 36 Bleecker street.

A MAGNIFICENT ROSEWOOD PIANOFORTE FOR sale—Property family leaving city; made order by celebrated maker; fully guaranteed, used 5 months, cost $800, for $250; Parlor Suits, Paintings, Bronzes, Chamber, Dining Furniture; Silverware, Linen, Glassware, Chinaware; sacrifice. 57 West Fifteenth street, near Sixth avenue.

A RICH ROSEWOOD PIANOFORTE, SEVEN OCTAVE, made by celebrated city maker, overstrung, full iron plate, brilliant and powerful tone, made at a cost of $700, for $260. Call at private residence, 113 West Twenty-seventh street, near Sixth avenue.

A.—ELEGANT SEVEN OCTAVE ROSEWOOD PIANO, only $200; two rosewood Uprights, good order, $50 each; square Pianos $75, $90 and $100.
PEEK & SON, 146 Bleecker street.

A LADY WANTING MONEY WILL SELL—FOR $90, handsome Pianoforte, modern style and improvement, celebrated makers, sweet, powerful tone. Apply at 28 Third street, for two days.

PIANOS AND ORGANS—FIRST CLASS, AT GREAT bargains; Stools, Paintings, Watches, Jewelry, Plated Ware, Sofas, Soaps, &c.; cash advances on Pianos, Watches, Jewelry, Books, Furniture, Dry Goods, &c., or bought for cash. I. F. JONES, 52 Ann street.

ROSEWOOD 7 OCTAVE PIANO, $100—FINE TONE, &c.; magnificent overstrung bass and carved legs; improved Agraffe, at great sacrifice for cash.
JAMES GORDON, 22 Sixth avenue.

THE BEST PLACE FOR BARGAINS—NEW AND second hand Pianos of superior quality and tone, at J. & C. FISCHER'S, 421, 423 and 425 West Twenty-eighth street, near Ninth avenue.

ICE CREAM.

ICE CREAM UNEQUALLED IN RICHNESS AND purity, made of pure cream only and much below others prices. Orders from one quarts to thousands of gallons at shortest notice; strawberry festivals, Sunday schools picnics, &c., will receive careful attention.
DUNNINGTON & EMIGH,
Principal depot, 206 Fourth avenue.

M. J. DIXON, 275 BLEECKER STREET, FURNISHES hotels, restaurants, confectioners, fairs and excursions with his celebrated steam Ice Creams, of all flavors, at 40c. per quart.

MEDICAL.

ALL PRIVATE DISEASES CURED IMMEDIATELY without mercury. Manhood restored. Office very private. Dr. HARRISON, 52 Sixth avenue.

A GREAT AND SURE REMEDY FOR MARRIED ladies.—The Portuguese Female Pills always give immediate relief, being specially prepared for married ladies. A lady writes:—These pills relieved me in one day, without inconvenience, like magic. Price $5. Dr. A. M. MAURICEAU, office 129 Liberty street, or sent by mail.

A GREAT BENEFACTOR TO LADIES IS DR. EVANS, 94 Chatham street. His powerful medicines safe and certain, $5; also gentlemen treated; private diseases cured; manhood restored.

ALL PRIVATE DISEASES CURED IMMEDIATELY.—Dr. EVANS, 94 Chatham street. Without mercury. Dr. EVANS' Magical Invigorator; lost manhood is restored in fifteen minutes. Price $5.

A CERTAIN CURE FOR LADIES IN TROUBLE.—DR. EVANS, 94 Chatham street. With or without medicines. His powerful, safe Monthly Pills and Compound. Price $5.

ALL FEMALES IN TROUBLE RELIEVED BY DR. PARKER, with or without medicine, at one interview. 88 West Eleventh street, near Fifth avenue.

A.—LADIES IN TROUBLE GUARANTEED IMMEDIATE relief. No pay (until perfectly cured). Dr. ASCHER, No. 3 Amity place (Laurens street.)

A CERTAIN CURE FOR MARRIED LADIES, WITH or without medicine, by Madame RESTELL, Professor of Midwifery; over 30 years' practice. Her infallible French Female Pills, No. 1, price $4, or No. 2, specially prepared for married ladies, price $5, which can never fail, are safe and healthy. Sold only at her office, No. 1 East Fifty-second street, first door from Fifth avenue, and at druggists, 154 Greenwich street, or sent by mail. Caution.—All others are counterfeit.

LADIES' PHYSICIAN.—DR. H. D. GRINDLE, PROfessor of Midwifery, over 20 years' successful practice in this city, guarantees certain relief to ladies, with or without medicine. Sure relief to the most anxious patient in 24 hours. Residence 120 West Twenty-sixth street, near Sixth avenue. Elegant rooms for ladies requiring nursing.

A.—MADAME GRINDLE, FEMALE PHYSICIAN, 129 West Twenty-sixth street, guarantees relief to all female complaints. Pleasant rooms for nursing.

A.—PRIVATE AND CONFIDENTIAL MEDICAL ADvice. Honorable and scientific treatment. Dr. LEWIS, No. 7 Beach street. Forty years' private practice.

ALL LADIES' TROUBLES RELIEVED IMMEDIATEly.—Perfectly safe and sure. 106 Amity street, near Sixth avenue. Madame and Dr. DION.

A.—DR. AND MME. CLARKE, 10 AMITY STREET, relieve ladies in trouble without harm. Pleasant rooms for nursing.

DR. HUNTER, 55 BOND STREET, ONE DOOR FROM Bowery (40 years at No. 3 Division street), cures worst cases of private diseases, without mercury, in shorter time than any other physician or no charge. Manhood restored and nervous debility cured in one week, by Dr. HUNTER'S Botanic Cordial; $5 a pint.

IMPORTANT TO FEMALES.—DR. AND MADAME DUBOIS (25 years' practice) guarantee certain relief to married ladies, with or without medicine, at one interview. Female restorative $5. Patients from a distance provided with Board, nursing, &c. Electricity scientifically applied. No 154 East Twenty-eighth street, near Third avenue.

NERVOUS DEBILITY AND PRIVATE DISEASES, OF whatever character, treated with unparalleled success. Age, with experience, can be relied upon. Thousands, given up by other eminent physicians, are annually cured by Dr OLIN, 27 Bond street. Consultations confidential.

AMUSEMENTS.

WALLACK'S.
Proprietor and Manager.... Mr. LESTER WALLACK
SPECIAL NOTICE.—Mr. WALLACK begs to announce the
CLOSING NIGHTS
OF THE PRESENT BRILLIANT SEASON,
which will terminate SATURDAY, June 4, and will present a series of attractive pieces.
This THURSDAY, June 2, last time,
Tobin's play, THE HONEYMOON,
presented in its entirety.
The characters by Mr. J. W. Wallack, Mr. Charles Fisher, Mr. J. R. Stoddart, Mr. J. C. Williamson, Mr. Charles Rockwell, Mr. J. W. Leonard, Mr. E. M. Holland, Mr. Peck, Mr. Quigley, Mr. Curran, Miss Madeline Henriques, Miss Louisa Moore, Mrs. Laura Phillips, Mrs. John Sefton.
FRIDAY, June 3, last time,
THE RENT DAY and IS HE JEALOUS?
SATURDAY MATINEE, June 4,
AMERICANS IN PARIS and TRYING IT ON.
SATURDAY EVENING, last night of the season—Lovell's play, last time, LOVE'S SACRIFICE.

The summer season, which commences MONDAY, June 6, will be inaugurated by the engagement of the popular actor,
MR. JOHN BROUGHAM,
who will appear in his own highly successful drama, entitled
THE RED LIGHT;
or,
THE SIGNAL OF DANGER.

WALLACK'S.
SATURDAY, June 4,
MATINEE
at 1½ P. M.
W. H. Hurlburt's Comedy,
AMERICANS IN PARIS,
and the Comedietta,
TRYING IT ON.

UNPARALLELED PHENOMENON,
A CLUSTER OF STARS
OF THE FIRST MAGNITUDE
Visible by day.
NEXT TUESDAY, June 7,
at the Matinee, WALLACK'S THEATRE,
for the