BOARDERS WANTED.

1 ELEGANT SET OF ROOMS, WITH FIRST CLASS Board, to a family or single gentleman. 304 Second avenue, near Eighteenth street, opposite Stuyvesant square.

1 LARGE FRONT ROOM AND FRONT HALL ROOM, handsomely furnished, to let, with Board, at 217 West Fourteenth street; terms moderate; house strictly first class; references.

1 BLOCK FROM MADISON SQUARE.—ELEGANT Second Floor, together or separately, with or without private table; Room for a gentleman; references exchanged. 119 East Twenty-third street.

$1 50 PER DAY, $6 PER WEEK AND UPwards, for first class Rooms, with excellent Board, at 172, 174, 176 and 178 Bleecker street, six blocks west of Broadway.

2D FLOOR—HANDSOMELY FURNISHED ROOMS to rent, with Board; terms moderate. No. 177 Lexington avenue, corner Thirty-first street.

2 LARGE ROOMS, WITH BOARD, ON SECOND AND third floors; large closets, hot and cold water; also hall Room. 137 Macdougal street, near Washington square.

2 BLOCKS FROM BROADWAY—$6 50 TO $7 50 PER week.—Good Rooms and Board for single gentlemen; handsomely furnished house; good neighborhood and location. 61 East Fourth street.

4 DOORS FROM FOURTEENTH STREET.—TO LET, on the third floor, front, a large Room, with alcove, for married or single gentlemen, with first class Board. 45 Seventh avenue.

5TH AVENUE, NO. 363.—A LARGE ROOM ON SECOnd floor to let, with or without Board; also nice Rooms on the fourth floor, for families or gentlemen; price moderate.

9TH STREET, NO. 44, BETWEEN BROADWAY AND University place.—To let, together or separately, two connecting Rooms; every improvement; French table (private if desired); day boarders accommodated. J. LIBAU.

14TH ST., 327 WEST.—WITH BOARD, ELEGANTLY furnished extension Room; also elegant fourth story Room, for families or single gentlemen, at a very moderate.

15TH STREET, WEST, 347.—A FRONT AND BACK Room, on second floor, nicely furnished, to let together or separately, with good Board.

18 WEST FORTY-NINTH STREET, NEAR FIFTH avenue.—Front Room, on third floor, elegantly furnished, with Board; house and table first class; references exchanged.

19 WEST TWENTY-FOURTH STREET.—A SUIT of newly and elegantly furnished Rooms on second floor; also one single Room, with or without Board.

22D STREET, 356 WEST.—ONE PLEASANT FOURTH floor front Room, for two persons, with Board and fire, $14 per week, or to one person for less.

23D STREET (MADISON SQUARE).—PLEASANT, large Rooms to let, with or without Board; also single Rooms for gentlemen; references exchanged. 28 East Twenty-third street.

23D STREET, WEST, 412, OPPOSITE LONDON TERrace, convenient to Elevated Railway.—Entirely new and elegantly furnished Rooms, with unexceptionable table, private if desired; family Southern; references.

24TH STREET, 257 WEST.—DESIRABLE AND handsomely furnished front Rooms on the second and third floors, with good Board and attendance, for families and single gentlemen, at moderate prices; references given and required.

24 WEST THIRTIETH STREET.—PARLOR AND Bedroom adjoining on first floor; also single Room, suitable for family or gentlemen, with or without Board.

28TH STREET, 105 WEST.—A SUIT OF HANDsomely furnished Rooms, with good Board; separately or together; also third story Room; English family; references.

29 WEST FIFTEENTH STREET, NEAR FIFTH avenue.—Handsomely furnished front Rooms, on second floor, en suite or separately, with Board; first class house; private family; location unsurpassed; references.

33 EAST TWENTY-THIRD STREET.—A PARTY going South will vacate a second story front Room Friday; southern exposure. Also fourth story Room, with first class Board.

33 WEST FORTY-FIFTH STREET.—A ROOM ON third floor to let, with Board; references exchanged.

33 EAST NINTH STREET, NEAR UNIVERSITY place.—A large fine Room, on second floor, handsomely furnished, to let, with or without Board; terms very reasonable; house first class.

34TH STREET, NEAR EIGHTH AVENUE AND ELEvated Railway.—A small private family, owning their residence, will let a few Rooms, in suits or singly, with excellent Board, at moderate prices to desirable parties. References exchanged. Address PERMANENT, station E.

34TH STREET, 111 WEST.—SINGLE ROOM ON THE fourth floor, $8, with Board; one table boarder accommodated; references.

41 WEST SIXTEENTH STREET.—BOARD, WITH cheerful, sunny front Room on second floor; also quare Room on third floor; to gentleman and wife or wo friends; terms moderate.

43 WEST TWENTY-FOURTH STREET, NEAR Fifth Avenue Hotel.—A third story front and hall Room connecting, with Board; southern exposure; hall Rooms for gentlemen; table boarders taken; references.

45 WEST TWENTY-EIGHTH STREET, BETWEEN Broadway and sixth avenue.—Newly and elegantly furnished Rooms to let, en suite or singly; table first class in every particular; references.

48 WEST TWENTY-SIXTH STREET.—LARGE AND small Rooms, on second, third and fourth floors, with Board, for gentlemen or families. References exchanged. Near Broadway.

54 WEST TENTH STREET, BETWEEN FIFTH AND Sixth avenues.—An elegantly furnished desirable Room to let, with or without Board; grate fire; private family; references.

57 WEST TWELFTH STREET, BETWEEN FIFTH and Sixth avenues.—To let, with or without Board, handsomely furnished Rooms, singly or en suite.

57 NINTH STREET, BETWEEN BROADWAY AND University place.—Pleasant, well furnished Rooms, connecting or singly, to gentlemen, with or without Board; reference.

85 MACDOUGAL STREET.—TWO SECOND FLOOR Rooms for gentleman and wife or a party of gentlemen; also single Room; good table and a pleasant home; location desirable.

89 SEVENTH AVENUE, BETWEEN FIFTEENTH and Sixteenth streets.—An entire floor of handsome Rooms to let, with Board, together or separately.

91 SEVENTH AVENUE.—FURNISHED ROOMS, with Board, to let to gentlemen or gentleman and and wife; references.

125 EAST THIRTY-FIRST STREET.—A LADY HAS neatly furnished Rooms to rent to gentleman and wife; Board for lady if desired; house has all improvements. Mrs. HOVEY.

152 WEST ELEVENTH STREET.—HANDSOMELY furnished Rooms to let, with Board, to gentleman and wife or single gentlemen; Rooms en suite or singly; references exchanged.

303 WEST TWELFTH STREET (ABINGDON square).—Large Rooms for two persons: $10 to $14 per week; single Rooms for gentlemen, $6 to $7; dinner at 5 o'clock.

309 WEST FOURTEENTH STREET.—NICELY furnished front Parlor to let to gentleman and wife or single gentleman, with first class Board; also front Room on third floor.

A.—TO LET, WITH BOARD (PRIVATE JEWISH family), with good home comforts, one or two nicely furnished Rooms, to a gentleman and wife or two single gentlemen. 243 West Thirty-eighth street.

A STRICTLY PRIVATE FAMILY, RESIDING NEAR Fifth avenue, convenient to the hotels and clubs, would rent to one or two gentlemen the whole Second Floor, elegantly furnished, with or without Board. Address, with card, box 228 Herald office.

NEAR SEVENTH AVENUE, ABOVE FOURTEENTH street.—Handsomely furnished Rooms, with excellent Board, to let very moderately; cheerful society. Address H. K., box 212 Herald office.

BOARD AND LODGING WANTED.

A LADY, WHOSE HUSBAND IS IN EUROPE, wants Board for herself and three children, from 5 to 14 years; first class neighborhood; from Fifteenth to Thirty-fourth street and Sixth to Tenth avenue; reasonable terms; German family preferred; references exchanged. Address L., box 4,054 Post office.

A GENTLEMAN, WIFE AND TWO SMALL CHILdren desire Board; a place where there are no other boarders or an English family preferred. Address, stating particulars and terms, D. A. C., Herald office.

BOARD WANTED—FOR SELF AND WIFE; PRIVATE family preferred; location between Eighth and Thirty fifth streets and Fourth and Sixth avenues; terms must be reasonable. Address, stating price and location, DAVIS, box 142 Herald office.

BOARD WANTED—BY A GENTLEMAN, WIFE, child and nurse; locality between Forty-second and Fifty-ninth streets, west; two Rooms; price not to exceed $35. Address O. B., Post office box 1,126.

GENTLEMAN, WIFE, CHILD OF TWO YEARS AND nurse want two Rooms, sunny exposure; first class Board; central location; will pay $35 per week. Address, with particulars, box 463 Post office.

TWO GENTLEMEN, FROM BOSTON, ARE DESIROUS of securing Rooms, with or without Board, where they can enjoy the comforts of home; no other boarders; New England parties preferred. Address STRANGERS, box 141 Herald office.

WANTED—BOARD FOR GENTLEMAN AND WIFE; terms must be moderate; must be within three or four blocks of Broadway, between Eighth and Twenty-second streets. Address J. E. P., Herald office.

WANTED—BOARD AND TWO NICELY FURNISHED Rooms, with fire and gas, for a married couple and single gentleman; price about $25 per week, prompt; permanent if suited. Address, with particulars, F. P. R., Herald Uptown Branch office.

YOUNG MAN, WITH GOOD REFERENCE, WISHES Board; location preferred between Seventh and Ninth avenues, from Thirtieth to Fiftieth streets. Address, stating terms, &c., H. P. A., Herald Uptown Branch office.

HOTELS.

A.—THOUSANDS VISITING NEW YORK STOP AT the Frankfort House, corner Frankfort and William streets; neat Beds, 25c., 50c. and $1 per day; gentlemen and families.

CALLEN HOUSE, 166 HUDSON STREET, CORNER OF Laight.—Excellent Board, $6 to $7 50 per week, with single Room; single Room, without board, $2 and upwards; Lodgings, 50c.; gentlemen only. Open all night.

CENTRAL HOTEL (EUROPEAN PLAN), 253 CANAL street, one block east of Broadway; good Rooms 50c. and 75c. per day; $3 and $4 per week; family Rooms, $1 50 and $2 per day.

GROVE HOUSE, 172, 174, 176, 178 BLEECKER STREET, six blocks west of Broadway.—First class Rooms, with excellent Board, $1 50 to $2 per day; $6 to $12 per week.

HOTELS.

LIBBY HOTEL, ONE BLOCK FROM CITY HALL, 56 Warren street.—All light Rooms; 50c. a day, $2 to $3 a week; family Rooms, $1 a $1 50 a day.

MADISON SQUARE HOUSE, BROADWAY AND Twenty-first street.—Refitted and refurnished, American plan; low prices to responsible parties; one Room suitable for two gentlemen, and one fine family Suit. S. E. CRITTENDEN.

MADISON AVENUE HOTEL, CORNER MADISON avenue and Twenty-seventh street.—Table d'hote; single Rooms, with full Board, from $10 to $18; family Rooms at moderate prices. S. THORNE, Proprietor.

NEW ENGLAND HOTEL, 30 BOWERY, CORNER OF Bayard street.—200 light Rooms, neatly furnished, 30c., 40c. and 50c. per night; $2 to $3 per week; for gentlemen only.

18 AND 20 EAST TWENTY-EIGHTH STREET, BEtween Madison and Fifth avenues.—Family and single Rooms; moderate price to good class parties; table d'hote.

COUNTRY BOARD.

BOARD WANTED BY GENTLEMAN AND WIFE IN Westchester county, vicinity of Harlem or Morrisania, and convenient to depot; private property preferred; terms must be moderate; references given. Address for one week G. W. M., box 1,316 Post office, New York.

CITY REAL ESTATE FOR SALE.

Central.

A DESIRABLE FOUR STORY FULL FRONT STONE Dwelling, with stable, Forty-ninth street, near Fifth avenue, in fee simple, at only $60,000, including Mirrors, Fixtures and Carpets. V. K. STEVENSON, Jr., 11 Pine street.

A FIRST CLASS FIVE STORY IRON FRONT STORE on Broadway, near Stewart's, for sale, at $65,000; size 24x100; rent $11,500. PHALON & SLOAN, 31 East Seventeenth street.

A MADISON AVENUE HOUSE FOR SALE—FULL front four story and basement; only $58,000; also one on Sixtieth street, $23,500, and a beautiful three story, west of Lexington, only $22,000. F. CRAWFORD, Bank Building, corner Fifty-seventh street and Third avenue.

AN ELEGANT THREE STORY HIGH STOOP BROWN stone House, on Forty-fifth street, near Sixth avenue, will be sold cheap if applied for at once. ISAAC HONIG, 111 Broadway, rooms G and H, basement.

Also a large number of others, ranging in price from $9,000 to $175,000.

A.—ELEGANT DWELLINGS CHEAP.—18 EAST 57TH, 20, 22 West 56th; 1, 17 East, and 18, 20 West 53d; 22, 24, 31 West 52d; 15 East 48th; 13 East 41st; 31 West 39th; No. 7 West 34th; Fifth avenue, 299, 584, 675, 781, 783. Some decided bargains. V. K. STEVENSON, Jr., 11 Pine street.

A TEN PER CENT INVESTMENT.—HANDSOMEST Store on Broadway, 40 years leasehold, rented for a term; paying $6,000 a year clear; only $25,000 required; balance easy. Address OWNER, box 4,767 Post office.

FOR SALE—A DESIRABLE HOUSE, IN TWENTIETH street, near Broadway, at a bargain. A. H. MULLER & SON, No. 7 Pine street, and 33 East Seventeenth street.

FOR SALE, A BARGAIN, TENEMENT OR FACtory Property, Nos. 129 and 131 Clinton place (Eighth street, each 25x45x⅗ block; the street is a thoroughfare and one of the most central and accessible locations in the city; the houses can be easily altered so as to produce a large income. Apply in the office at 127 Clinton place.

48TH STREET, NEAR FIFTH AVENUE—ELEGANT full size high stoop stone Mansion for sale cheap; Columbia leasehold. V. K. STEVENSON, Jr., 11 Pine street.

East Side.

A CHOICE OUT OF SIX HIGH STOOP BROWN stone Houses in Forty-ninth street, east of Third avenue, for $10,500; only $2,500 cash required. PHALON & SLOAN, 31 East Seventeenth street.

A FINE STORE (BRICK) AND TENEMENT HOUSE, full lot, for sale, in Forsyth street, near Grand, much below its value. PHALON & SLOAN, 31 East Seventeenth street.

LOTS—FOR $1,000 EACH; EASY TERMS; GRADED streets; flagged sidewalks; gas; near Third avenue, on 144th, 145th and 146th streets. F. G. & C. S. BROWN, 90 Broadway.

$11,000.—FOR SALE, TO CLOSE A PARTNERship, corner Forty-third street and Prospect place, three story high stoop brown stone House; will be sold cheap. Also to let, First Floor and Basement, 352 East Forty-third street. B. F. MELROSE, 555 Third avenue.

$17,500 WILL BUY A FOUR STORY AND basement brick private Dwelling, located in Thirty-first street, between Lexington and Fourth avenues; in splendid order; painted throughout; rare chance. F. ZITTEL, 1,036 Third avenue.

West Side.

A BROWN STONE HIGH STOOP FOUR STORY and basement House, well rented to four desirable families; every convenience; price $19,000, cash $5,000. 204 West Thirty-sixth street.

A POSITIVE BARGAIN.—THREE STORY FRONT and rear House, rented for $1,500; lot 25x85 block; price less than $11,500. WALTER W. MONTAGUE, Eighth avenue and Twenty-first street.

A GEM.—$15,500 FOR A FOUR STORY BROWN stone front House, between Nineteenth and Twenty-third streets; first class location. WALTER W. MONTAGUE, Eighth avenue and Twenty-first street.

FOR SALE—THE TWO NEW AND ELEGANT French flat Houses 545 and 547 West Twenty-eighth street; rented at $3,000 per annum. Inquire of S. GAYTON, owner, 127 East Eighty-fifth street.

FOR SALE—THREE 5 STORY DOUBLE TENEMENTS, each 25x76; lots 100, with stores, near Eighth avenue; rented for $10,350 per year; price $78,000; will sell separately. SAMUEL MILLIKEN, Real Estate Agent, 456 Sixth avenue.

FOR SALE OR LEASE—FOR A NUMBER OF YEARS, a Plot of Property, 54x100, in Thirty-eighth street, between Eighth and Ninth avenues; agents need not apply. Inquire 323 West Thirty-eighth street, between Eighth and Ninth avenues.

GREAT INDUCEMENT TO CASH BUYERS.—FOR sale, the three story and attic high stoop brick House, 22x50, lot 109 feet, No. 142 West Fourth street, near Washington square. Apply to ISAAC HONIG, 111 Broadway, rooms G and H, basement.

JOHN S. PIERCE, 106 BROADWAY, OFFERS AT A positive sacrifice a three story high stoop brown stone House, on the north side of Seventy-first street, near the Grand Boulevard.

WELL PAYING STORE AND DWELLING PROPerty for sale—In Bleecker street, near Christopher; Store in Canal street, $15,000; House in 19th street, west of 6th avenue, $12,500; in Jane street; Store in 6th avenue; Store in Hudson street. The property is all very desirable and will be sold greatly under its value. Apply at the owner's, 605 Hudson street.

9TH WARD PROPERTY FOR SALE—HOUSE AND Lot on Morton street, near Bleecker, 25x98. Address or apply to G. L. CROWELL, 157 Broadway, from 12 M. to 1 P. M.

Miscellaneous.

$150,000 FOR A SPLENDID BUILDING, NOW paying a rental of $18,000 and taxes; located where it must grow in value; will rent for $22,000; in three years; one half can remain on mortgage. Address box 3,635 Post office.

BROOKLYN PROPERTY FOR SALE AND TO LET.

HERALD BRANCH OFFICE, BROOKLYN.
ADVERTISEMENTS FOR THE NEW YORK HERALD
RECEIVED AT OUR BRANCH OFFICE,
IN THE LONG ISLAND SAVINGS BANK BUILDING,
CORNER OF FULTON AV. AND BOERUM ST.
OFFICE OPEN FROM 8 A. M. TILL 9 P. M.
ON SUNDAY, FROM 3 TILL 9 P. M.
CARRIERS AND AGENTS' DEPARTMENT,
NO. 7 FRONT STREET, BROOKLYN.

FOR SALE—LARGE HOUSE, SEVERAL ROOMS, good as new, with Barn and 40 Lots; high, healthy and pleasant location, with plenty of large fruit trees; near horse and steam cars, and within easy walking distance of ferries, price $6,500. BARTLETT, HAITER, 68 Fourth street, near Broadway, Brooklyn, E. D.

FOR SALE VERY CHEAP—A FIRST CLASS BROWN stone House, without a fault; expressly built for the owner and fully furnished; in the neighborhood of Pierrepont place. Also a nice small brick House, in William street, Red Hook. Apply to P. LYNCH, grocer, corner of Fourth place and Court street.

FOR SALE AT A SACRIFICE AND ON EASY TERMS—Four Factories, or will lease, with or without 60 horse power Engine, near the river. REYNOLDS, 133 Ninth street, Williamsburg.

TO LET—SOME BROWN STONE FRENCH FLATS, just finished, close to Carroll Park, Brooklyn. Apply to ROBERT McDERMOT, No. 327 Smith street, Brooklyn.

TO LET—NEAR HAMILTON FERRY, WITH OR without steam power, a well lighted second floor Room, 50x55 feet, with good entrance. Apply at South Brooklyn Steam Engine Works, corner of Summit and Van Brunt streets, South Brooklyn.

WESTCHESTER COUNTY PROPERTY FOR SALE AND TO RENT.

ACRES IN WESTCHESTER COUNTY.—NO BETTER investment.—several desirable Properties, adjacent to new city limits, at figures which cannot fail to prove highly remunerative to purchasers. STEPHENS BROTHERS & CO., 187 Broadway, street floor.

AT TARRYTOWN AND ALL ALONG THE EAST bank of the Hudson—Handsomely furnished and unfurnished Houses and Cottages to let and for sale at very low prices, with immediate possession. S. EMBERSON, 659 Sixth avenue.

FOR SALE—AT TARRYTOWN, A BEAUTIFUL PLOT of Ground, 2½ acres; fine river views; price $9,000. A two story House, with six Lots, price $5,000. A new two story and attic House, with eight Lots, price $5,000. A new two story and attic House, with four lots, price $4,000. Terms very easy. HOPKINS & CARRINGTON, Twenty-second street, between Broadway and Fifth av.

YONKERS.—GOOD BRICK HOUSE, DELIGHTFULLY located on Warburton avenue, close to station, for sale or rent. R. G. HUBERT, Jr., 61 Liberty street.

PROPERTY OUT OF THE CITY FOR SALE AND TO RENT.

AT PASSAIC, N. J., 12 MILES ON NEW YORK AND Erie Railroad—Half mortgage, balance bonds, mortgages, stocks or cash will buy a handsome two story French roof House and Carriage House, with every improvement, on plot of five Lots; cash price $10,000; cost $12,000 three years ago. Address M. & M., box 192 Herald office. No commissions paid.

ASTORIA, LONG ISLAND—ELEGANT ACCESSIBLE Country Seat right on the river; desirable dwelling Grounds; graperies; all improvements; rental reasonable. V. K. STEVENSON, Jr., 11 Pine street.

A VALUABLE TRACT OF LAND, OF ABOUT 400 acres, in Cumberland county, Tennessee, for sale at a bargain, for cash only. Apply to JOHN S. PIERCE, 106 Broadway.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

A HOTEL FOR SALE—FAIRFIELD HOUSE, FAIRfield, Conn., to close estate of Lewis F. Cleveland; unfurnished. Inquire of W. W. STEPHENSON, Executor, 347 Broadway, room 22, New York.

BEAUTIFUL RESIDENCE, NEAR STAMFORD, Conn., for sale—Contains seven rooms and bathroom (with hot and cold water), besides attic and cellar (with furnace); sale will include Furniture if wanted; Stocks and Bonds will be taken in part payment. Address MELVILLE E. MEAD, South Norwalk, Conn.

FOR SALE—FINE HOUSE AND SEVEN ACRES OF Lots, garden, orchard, &c., situated in the village of Fishkill, Dutchess county, 60 miles from city via Hudson River Railroad; terms easy and price low. Inquire of S. I. S. WHITE, 12 Wall street, room 2.

FOR SALE—LARGE MILL, WATER POWER, TURbine wheel (64 horse); two Cottages; barn; 12 acres Land; sell at a bargain. H. F. CHADEAYNE, Cornwall, Orange county, N. Y.

ORANGE, N. J.—(SPECIALTY) THOROUGHLY BUILT Residence, modern conveniences, 10 rooms; ⅓ acre, garden, lawns; excellent neighborhood, near depot; sale, $9,000. HAMILTON & WALLIS, 30 Pine st., N. Y.

ORANGE COUNTY.—FARM OF 50 ACRES, TWO hours from New York, via Erie Railway, ten minutes from Greycourt station; good buildings, fruit trees, &c. Address A. H. SEELY, Chester, Orange county, N. Y.

PHILADELPHIA FACTORY.
For sale, a large brick Factory, southeast corner Fifth and Buttonwood streets; three fronts; fine large showrooms, office, blacksmith shop, paint shop, hoisting machines, &c., &c.; lately fitted up for a carriage factory, but suitable for almost any manufacturing business; lot 46x119 feet; terms reasonable. Apply to or address SAMUEL T. FOX, southeast corner Ninth and Callowhill streets, Philadelphia, Pa.

STORE SUITABLE FOR ANY BUSINESS.—SPLENdid Rooms to live in, business part of city of Plainfield; price $10,000; half down. Address PAFF, box 419 Post office, Plainfield, N. J.

WHY GO WEST?—MARYLAND OFFERS WONDERful inducements for investment; Farms, $300 and upward; delightful climate; settling rapidly and land advancing. Pamphlets free. 44 Broome street, Drug Store.

$100 LOTS AT GARDEN CITY PARK, ADJOINING A. T. Stewart's Garden City.—Only $5 monthly will secure a choice one and soon pay for it; millions of dollars are being expended at Garden City; you can profit by the outlay if you invest now; investments in land pay better than savings banks; they are always safe; banks are not; liberal discount to those who pay cash down, with warrantee deeds at once; examine this property; be at store, 439 Third avenue, at half-past 9 A. M., and go with my agent; ladies shown every courtesy. B. W. HITCHCOCK, Real Estate Headquarters, 439 Third avenue, near Thirtieth street.

REAL ESTATE TO EXCHANGE.

A FIRST CLASS BROOKLYN HOUSE, NEAR THE ferries, for a modern House in New York; worth $35,000 to $50,000. Principals address MILTON B. CLAPP, 198 Remsen st., Brooklyn.

A SPLENDID PLOT OF LOTS, IN HARLEM, NEAR Sixth avenue, will be exchanged for a private or tenement House and cash; also four avenue Lots, with a loan. F. CRAWFORD, Bank Building, corner Fifty-seventh street and Third avenue.

A FINE CORNER HOUSE AND STORE ON FIRST avenue for sale cheap; will exchange for a small House or for low priced Lots, lightly encumbered. Apply to JOSEPH McGUIRE, No. 87 Cedar street, corner Broadway.

A LOW PRICED RESIDENCE AT YONKERS—GOOD location and river view—to exchange for a House in Brooklyn worth about $13,000. MARTIN DUNN, 202 Broadway, near Fulton street.

EXCHANGE—FOR BROOKLYN OR NEW YORK House, a modern Residence on the Hudson; 20 acres; no encumbrance; photograph at office. J. O. HOYT & SON, 171 Broadway.

FOR SALE OR EXCHANGE—A SPLENDID PROPerty, at Yonkers, on the Hudson; plot 50x90; house new, with elegant improvements, 13 rooms; will sell cheap for cash; terms easy, or will trade for Dry Goods or Clothing. For particulars address box 31 Post office, Yonkers, N. Y.

FOR SALE OR EXCHANGE—HOUSE, BARN AND two acres of Land; 45 minutes from New York; all improvements. No. 201 Sixth avenue.

FOR SALE OR EXCHANGE—AT ELIZABETH, N. J., $45,000 equity in private Residence, with extensive grounds, on a prominent avenue, and $20,000 cash for New York improved; also several neat Cottages at low prices and upon easy terms; fine Building Lots, free and clear, to exchange for Brooklyn Improved. JOHN A. ELWELL, 93 Cedar street.

FOR SALE OR EXCHANGE—FOR PART CASH AND other Property, a Property up town, containing seven stores and dwelling, paying a net profit of $1,100; price $10,000; also a nearby Country Seat and 25 Lots; price $12,000, mortgage $2,500, for city property. H. PATTBERG, 234 Broadway.

FOR SALE OR EXCHANGE—FOR A RESIDENCE in Montclair, Orange, Montrose or South Orange, a Farm of 100 acres, two hours from New York by rail road. Address J. T., Herald office.

PANIC PRICE.—$11,000, $3,000 CASH DOWN; THREE story brown stone House, Brooklyn, 20x45x100; new; neighborhood unsurpassed; worth $14,000. G. G. GUILD, 61 Liberty street, from 10 A. M. to 12 M.

SPLENDID FARM IN EXCHANGE FOR BROOKLYN House, 175 acres, fine buildings, choice orchard, splendid vineyard; net annual income from farm $2,500 to $4,500; location near New Haven, Conn.; price $20,000; want house same value or less. Address GEORGE L. CARRINGTON, 352 Chapel street, New Haven, Conn.

TO EXCHANGE—RAILROAD BONDS, WESTCHESTER county Lots on New York and New Haven Railroad, Bonds and Mortgages, for Furniture, Horses, Harness, Carriages, &c. Address WESTCHESTER, Herald Uptown Branch office.

WANTED—A FARM, WITH STOCK, CONVENIENT to depot, in exchange for well located Tenement Property, rented for $3,000. T. OLIVER CARTER, 39 Nassau street, room 11.

$7 PER ACRE CASH—OR EXCHANGE FOR MERchandise, 80 acres fine Wheat Land, Wisconsin, near railroad. Address COLTON, 90 Second street, South Brooklyn, L. I.

3,200 ACRES FARM LAND IN MISSOURI, selected for colonization, for sale in small lots or exchange for Goods or Property not over half mortgaged. GEO. H. BENDER, 28 Varick street.

$200,000 WORTH OF REAL ESTATE, OR part, to exchange for Merchandise, Stocks, Bonds, Mortgages or Business. VAN AUKEN, 111 Broadway, room A, basement.

REAL ESTATE WANTED.

A BROWN STONE HOUSE WANTED FOR CASH—About 23 feet, worth $45,000 to $65,000, above Fortieth street, between Madison and Sixth avenues. MONAGHAN & CO., 137 Broadway, office 5.

FARM WANTED—ON LONG ISLAND, WITHIN 25 miles of New York, 25 to 50 acres; price to be reasonable. Address W. R. S., 34 Eighth avenue, New York.

OWNERS OF DESIRABLY LOCATED, MODERN, well built brown stone Houses, in want of ready money, will find a prompt cash purchaser by sending location and price to box 5,783 Post office.

$45,000—ALL CASH—WILL BE PAID FOR four story brown stone House, 22x50x100, between Forty-second and Seventy-fourth streets, Lexington and Sixth avenues; immediate purchasers and tenants for first class houses in New York and Brooklyn. JACOB V. D. WYCKOFF, 64 and 66 Broadway.

HOUSES, ROOMS, &C., WANTED.

In this City and Brooklyn.

A.—A.—A.—PERSONS DESIRING TO RENT THEIR Houses the ensuing season can enter them upon our books free of charge. Renting first class residences a specialty. PHALON & SLOAN, 31 East Seventeenth street.

A BOSTON FAMILY, OF THREE ADULTS, DESIRE a Floor or suit of unfurnished Rooms, centrally located, at once. Address, stating price and particulars, PERMANENT, Post office box 668.

WANTED—A SMALL OFFICE, IN PINE, CEDAR OR Liberty street, between Broadway and William street, first floor or basement; rent not to exceed $400 per annum. 10 Wall street, room 44. J. E. B. & CO.

WANTED—FOUR OR FIVE UNFURNISHED ROOMS, including bathroom, for light housekeeping, by a gentleman and wife, in a respectable neighborhood, below Thirty-fourth street. Address, stating terms, box 4,768 Post office, New York.

WANTED—SMALL FURNISHED OFFICE, ON OR near Broadway, below Union square. Address, with terms, &c., PHYSIC, Herald office.

LOAN OFFICES.

AT 77 BLEECKER STREET, NEAR BROADWAY—Money liberally advanced to any amount on Diamonds, Watches, Jewelry, Pianos, Silks, &c., or the same bought; also Pawnbrokers' Tickets bought at 77 Bleecker street.

AT 89 NASSAU STREET, BETWEEN FULTON AND John streets—NEWMAN LEOPOLD continues the buying, selling or advancing on Diamonds, Watches, Jewelry, Pianos, Merchandise. Life Policies for any amount.

AT WOLF BROS', 896 BROADWAY, PARTIES DEsiring to get Loans on Diamonds, Watches, Jewelry, Silverware and Silks will be more liberally dealt with than at any other house.

AT JACKSON'S, 806 BROADWAY, OPPOSITE ELEVenth street—Money liberally advanced on Diamonds, Watches, Jewelry, Silks, Dry Goods and Personal Property of every description. Private entrance for ladies.

AT 681 BROADWAY, CORNER OF AMITY STREET—Money liberally advanced on Diamonds, Watches, Jewelry, Silverware, Pianos, Camels' Hair Shawls, Silks, &c. Private office for ladies. Business confidential. 681 Broadway. S. FIRUSKI.

AMERICAN OFFICE.—$75,000 ON DIAMONDS, Watches, Jewelry, Silver, camel's hair Shawls, Laces, Valuables, &c.; utmost value loaned; or will buy. Established 1834. J. H. BARRINGER, 735 Broadway.

AT HYMAN'S, 710 BROADWAY—LIBERAL ADvances made on Diamonds and Watches, Silverware, &c., or will pay the highest market price for the same.

ADVANCES MADE ON DIAMONDS, WATCHES, Jewelry, fine Laces, India Shawls, &c., at the jewelry store and auction rooms of JOSEPH SOLOMON & Co., 134 Fulton street, private offices. Auction sales every Wenesday. Se Habla Espanol.

MONEY LOANED ON DIAMONDS, WATCHES AND Jewelry, and the same bought; Silverware bought. GEORGE C. ALLEN, 841 Broadway, near Fourteenth street.

MONEY—MONEY—MONEY—ON DIAMONDS AND Jewelry of all kinds; Unredeemed Goods sold for less than you can buy at any auction, at the Diamond Store, 100 Nassau street, near Ann. G. A. JOSEPH, Diamond Broker.

403 SIXTH AVENUE, BETWEEN TWENTYtonrth and Twenty-fifth streets.—Liberal advances made on Diamonds, Watches, Jewelry, Silks, Laces and Shawls. Same bought at full value. L. BERNARD.

913 BROADWAY, NEAR TWENTIETH STREET (oldest established and most responsible office).—Liberal advances on Diamonds, Watches, Silverware, Jewelry, &c. Same bought and sold. A. C. SEETS.

AMUSEMENTS.

NIBLO'S GARDEN. VOKES.
LAST WEEK BUT ONE.
SPECIAL AND BRILLIANT PROGRAMME.
THE GOOD-FOR-NOTHING,
with
MISS ROSINA VOKES AS NAN,
THE WRONG MAN
IN
THE RIGHT PLACE,
MISS JESSIE VOKES,
MISS VICTORIA VOKES,
MISS ROSINA VOKES,
MR. FREDERICK VOKES,
MR. FAWDON VOKES,
IN THEIR ORIGINAL CHARACTERS,
introducing
NEW SONGS, DUETS, JIGS, DANCES,
and the
CELEBRATED VOKES QUADRILLES.
LAST MATINEE (BUT ONE) OF THE VOKES,
SATURDAY, AT HALF-PAST ONE.
Monday, Feb. 16, an entirely new, romantic, historical Drama, by George Fawcett Rowe, founded on Cooper's story, "The Last of the Mohicans," presented with a perfect cast of characters, picturesque scenery, thrilling tableaux, original music and novel and surprising effects.

BOOTH'S THEATRE. LESSEE, J. B. BOOTH.
EVERY EVENING UNTIL FURTHER NOTICE
will be presented, with
NEW SCENERY, PROPERTIES AND APPOINTMENTS
and a full and powerful cast of characters, a new and original play, in four acts, by
ADOLPHE BELOT,
written expressly for
Mrs. J. B. BOOTH,
entitled
ELENE.
ELENE.....Mrs. J. B. BOOTH
SATURDAY, FEB. 7, AT 1½,
GRAND MATINEE PERFORMANCE OF
ELENE.
ELENE.....Mrs. J. B. BOOTH
Seats secured in advance at the Theatre and at the Music Store of C. H. Ditson & Co., 711 Broadway.

ACADEMY OF MUSIC.—NILSSON.
RETURN OF THE
STRAKOSCH GRAND ITALIAN OPERA COMPANY.
The public are respectfully informed that the Strakosch Grand Italian Opera Company, which has met with the most unprecedented success in the Western cities and Boston, will return to New York and give eighteen (18) grand opera nights and six (6) matinees, commencing WEDNESDAY, Feb. 18.
On this occasion Mme. Christine Nilsson will make her farewell appearances in America prior to her return to London, where she is engaged to appear at Her Majesty's Opera, Drury Lane. In the course of this season Mme. Christine Nilsson will appear as Elsa, in Richard Wagner's LOHENGRIN.
The company comprises the following eminent artists:—
MADAME CHRISTINE NILSSON,
MLLE. TORRIANI, MLLE. MARESI,
MISS A. L. CARY,
SIGNOR CAMPANINI, M. CAPOUL,
M. MAUREL, SIGNOR DEL PUENTE,
SIGNOR NANNETTI, SIGNOR SCOLARA.
GRAND CHORUS AND ORCHESTRA.
Musical Director and Conductor.....SIG. E. MUZIO
Assistant Conductor.....MR. S. BEHRENS
The sale of Boxes and Seats for the season of 18 nights will commence on Thursday, Feb. 12, at the box office of the Academy.

BRYANT'S MINSTRELS, 23D STREET
23d street and 5th avenue. Begins at 8. Over at 10. Box office open from 9 A. M. to 10 P. M. Seats secured. ANOTHER CHANGE. TWO HOURS' FUN.
The pathetic Plantation Sketch, with invisible Chant, OLD BLACK JOE.
Old Joe.....Bob Hart | Young Joe.....Dave Reed
AS LIKE AS TWO PEAS.
James Lewis....F. Emerson | Louis James....Dan Bryant
THE WIG MAKERS. BLACK BRIGADE
THE MULLIGAN GUARD, WITH BRASS BAND.
Concluding with the greatest success of the season, CINDERELLA AND THE LITTLE GLASS SLIPPER.
EUGENE as CINDERELLA.
Unsworth, Seymour, Bob Hart, Brockway, Dan Bryant.
THE SHADOW DANCE. THE SHADOW DANCE.
MATINEE, Saturday at 2. Children half price.

GERMANIA THEATRE.
AD. NEUENDORFF.....Director
FRIDAY, February 6,
EINE VORNEHME EHE (LED ASTRAY),
Comedy, in five acts, by Octave Feuillet.
Translated and adapted for the German stage by Dr. Heinrich Laube.
Box office open daily from 9 till 4 o'clock.

CARTIER'S RECEPTION DANSANTE,
Beethoven Hall, 210 Fifth street,
every Friday evening.

PIANOFORTES, ORGANS, &C.

AT 27 UNION SQUARE—HAINES BROTHERS WILL offer their fine assortment of first class Pianofortes at prices which cannot fail to suit the times. New Pianos to rent and rent applied toward purchase if desired. Old Pianos taken in exchange.

A BARGAIN.—7¼ OCTAVE ROSEWOOD PIANO, carved legs, patent agraffe, every improvement, sacrifice, $175; instalments taken; one $125. R. CABLE, 107 West 23d st., corner 6th av.

A LADY WILL SELL FOR $75 A FULL SIZED rosewood Pianoforte, including Stool and music; modern style and improvements; perfect order; sweet, powerful tone. 28 Third street, near Bowery.

AN ELEGANT 7¼ OCTAVE PIANOFORTE—AGRAFFE A. treble, overstrung bass, &c.; carved legs, only $210; Parlor Organ, a sacrifice. PEAK & SON, 11 Clinton place