CITY REAL ESTATE FOR SALE.

Central.

A.—I HAVE JUST RECEIVED INSTRUCTIONS FROM owners of several small three and four story Houses, in the best central location, to sell at a sacrifice for cash; I have also choice Store Property, on Sixth and Third avenues, the cheapest I have ever offered for cash. JAMES FETTRETCH, 999 Sixth avenue.

A.—FORTY-SECOND STREET, A FEW DOORS WEST of Fifth avenue, an exceedingly desirable, well arranged and built, 21-foot frescoed, high stoop brown stone Dwelling for sale reasonably. Y. K. STEVENSON, Jr., 31 East Seventeenth street or 11 Pine street.

FOR SALE—THE ELEGANT FOUR STORY HIGH stoop brown stone House, on Seventy-fourth street, a few feet from Fifth avenue; grand location; terms easy; possession immediately. Apply to WILLIAM KENNELLY, No. 4 Pine street.

MAPS, DESCRIPTIVE PAMPHLETS OF PROPERTY, Circulars, Catalogues, and every kind of Printing adapted to real estate dealers promptly, carefully and cheaply done at the METROPOLITAN PRINTING ESTABLISHMENT, in the Herald Building.

WE SELL AND EXCHANGE REAL ESTATE.—Leave description; no charge unless a sale or exchange is effected through us. C. C. WAYLAND & AYMAR, 163 Fulton street.

$15,000 ONLY—FOR A GEM OF A HOUSE; Fifty-fifth street, near Lexington avenue; brown stone, high stoop; perfect order; gas fixtures, carpets, &c., included; very easy terms. OGDEN & CLARK, Broadway and Seventeenth street.

East Side.

AT A BARGAIN—A FOUR STORY HOUSE, WITH all modern improvements, 16.3x58x100, in East Nineteenth street, near Second avenue; must be sold; make an offer. Address FRANCIS H. BEERS, 46 East Twenty-third street.

FOR SALE—118 EAST FORTY-FIFTH STREET, A four story brown stone front House, 25x50x100 feet deep. Apply to JOHN W. RITCH, Architect, 58 Ann st.

FOR SALE—A CHRISTMAS GIFT, A LITTLE GEM, three story brown stone House; painted and in elegant order; terms easy. Call at 157 East 116th street.

FOR SALE—LOT ON SEVENTY-FIRST STREET, 25x100, near avenue A; terms to suit purchaser. For particulars apply to JOHN HENDERSON, 18 Court street, Brooklyn.

TENEMENT HOUSE FOR SALE—WILL BE SOLD cheap. Address J. S., in care of Wm. Hoeflich, 208 Broome street.

YOU WILL GET A CHRISTMAS PRESENT BY PURchasing an elegant four story brown stone House, cabinet trimmed, on Sixty-first street, near Madison avenue. The owner, living out of town, will take a low offer. MARTIN DUNN, 202 Broadway.

$5,500.—FOR SALE, LOT, 25X100; EAST SIXTY-first street, near second avenue; cellar dug; terms easy. WILLIAM AGAR, 311 East Sixty-fifth street.

West Side.

A SPLENDID FOUR STORY BUSINESS CORNER, on Ninth avenue, for sale cheap; well rented; very little cash is wanted; most of the purchase money can remain for five years. Apply to F. Y. DOELGER, 25 Park row.

FOR SALE—WITH OR WITHOUT FURNITURE, A private high stoop House, $5,000 under value; two Lots, with Houses and Stores, on Eighth avenue, near Nineteenth street, $10,000 under last year's value; $20,000; reasons for selling so cheap owner's family requires him in Europe; a new House and new Barn, 19 acres of Land, all for $4,200; $1,500 cash. HYLAND, 342 East Nineteenth street.

FOR SALE—TWO FOUR STORY DWELLINGS, CABinet finish, Sixty-second street, 174, west of Broadway, $19,000; also three Stores on leasehold, Eighth avenue; $3,600. WM. BEDELL, Builder and Owner, 985 Eighth avenue.

FOR SALE—THREE STORY HIGH STOOP BROWN stone House on Forty-seventh street, between Sixth avenue and Broadway; frescoed and in most thorough order. TIMPSON & PEET, 1 488 Broadway, near Forty-fourth street.

SACRIFICE—ELEVENTH STREET, NEAR SEVENTH avenue, five story brick Tenements, rental $5,900; terms easy; fine location. C. E. DONNELLON, 115 Wall street.

THREE STORY HIGH STOOP BRICK HOUSE, WITH all the improvements and the adjoining Lot, for sale; $13,000 for all; easy terms. JAMES GANNOUD, 340 West Forty-second street.

25TH STREET, WEST 7TH AVENUE.—HANDSOME four story English basement brick House, all improvements, location good, will be sold at a bargain. RICHARD V. HARNETT, 111 Broadway, room F, basement.

221 WEST TWENTY-FIFTH STREET.—FOR SALE, a desirable three story high stoop Residence, near Seventh avenue (select block), size 22.6x50x100, in perfect order; price $15,000 only; terms to suit purchaser. J. C. CLINTON, 40 East Eighteenth street.

$7,500—FULL LOT, WITH FRAME HOUSE IN front and stable in the rear; very little cash required. Also one with front and rear frame Houses, in West Seventeenth street. Owner, 430 West Seventeenth street.

$11,500 FOR THREE STORY HIGH STOOP brick House, near Ninth avenue, 20x60x100; also others. BELLAMY BROTHERS, No. 5½ Pine street.

Miscellaneous.

A BARGAIN.—THE THREE STORY HIGH STOOP Dwelling House, 23x65x92, in splendid condition; newly painted; handsomely frescoed and fitted up in magnificent style; will sell house and furniture together or separately, on easy terms; family having moved to Europe. Apply to HENRY ROSENBLATT, on the premises, No. 225 East Nineteenth street.

A.—THE CHEAPEST FOUR STORY BROWN STONE House in this city; first class location; also two brick four story Tenements, nearly new; it sold this week will be disposed of for what the lots cost; cash wanted. JOHN DAVIS, 200 Broadway, rear office.

FOR SALE—A MODERN FIVE STORY TENEMENT and Stores; fully occupied; annual rental $3,000. WILLIAM KRONBERG, No. 4 Pine street.

PLANS AND DESCRIPTIONS OF PROPERTY, BILLS, Circulars and every kind of Printing furnished at the METROPOLITAN PRINTING ESTABLISHMENT, 218 Broadway.

$300 TO $450 FOR A FEW LOTS IN THE NEW wards; near horse and steam cars; fine location; are worth twice the money; easy terms; no better investment in New York. Apply to T. LEROY, 23 Park row, room 32.

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.

A GREAT BARGAIN.—FOR SALE, ON SOUTH SECond street, in Williamsburg, a three story and cellar brick House, with store, and a two story and cellar rear House; both houses in good condition; all improvements; lot 25x120; price $6,700, cash $1,500. This property must be sold this month; therefore it is offered $2,000 under the value. Apply to DEUTSCHLAND & BOLESCHKA, 152 Grand street, corner Seventh, Williamsburg. Office hours till 9 P. M.

A CHRISTMAS PRESENT FOR WIFE AND CHILDren.—New brown stone House; 10 rooms; all improvements; $8,000. Bergen street, near Carlton avenue. RULAND & WHITING, No. 5 Beekman street.

A PRIME INVESTMENT.—TWO THREE STORY brick Store Properties in Brooklyn, near ferries; rent $1,248; price for both only $7,500, well worth $10,000. D. F. CURLEY, 12 Centre street.

A GREAT SACRIFICE.—BEAUTIFUL CORNER Villa Plot, about 3 acres on Mitchell's Hill, Metropolitan avenue, East Williamsburg; just 3 miles from Grand street ferry; horse cars pass; price $5,000, worth $9,000. Particulars of MITCHELL, 77 Cedar street.

BROWN STONE CORNER STORE, CELLAR AND three floors, with first class stable in the rear, seven stalls; store on one of the best business streets; owner wants capital for his patent business; terms easy. Address A. B., Herald Uptown Branch office.

FOR SALE—THREE NEW TWO STORY BASEMENT and sub-cellar Philadelphia brick Houses, brown stone steps, with all improvements, on Carroll street, near Fifth avenue, Brooklyn; these houses are just finishing; were built by the owner in best manner; will be sold at a bargain; easy terms; Atlantic and Fifth avenue cars from Fulton, Wall and South ferries pass close to premises; distance 20 minutes. Can be seen daily, including Sunday.

TO LET—CHEAPEST RENT IN BROOKLYN—TWO story and basement House 51 Navy street, opposite City Park, suitable for one or two families; rent only $30. Call at 52 Navy street.

TO LEASE—IN BROOKLYN, E. D., YARD ROOM, with brick Sheds, Office, &c., in business part of the city, near the water front, suitable for lumber, stone or any building material business. Apply to or address W. M. HAWKINS, foot of Wilson street, Brooklyn.

TO RENT—TWO STORY BRICK HOUSE (SIX ROOMS) 10 blocks from ferry; rent $18 per month; Apartments, four rooms, $8 to $10 per month. Inquire at DIERCK'S, No. 304 North Second street, Williamsburg.

TO RENT—ON BROOKLYN HEIGHTS, A FURnished House for $65 per month. Inquire of CHARLES A. QUIZOW, No. 21 Park row, New York.

TWO NEAT BROWN STONE DWELLINGS FOR sale.—Built in the most substantial manner; complete little palaces; all improvements; Adelphi street near Willoughby avenue, two blocks from Fort Green Park. Inquire on the premises of JOSEPH I. KIRBY, or at 73 Gates avenue, Brooklyn.

WESTCHESTER COUNTY PROPERTY FOR SALE AND TO RENT.

FOR SALE AT A GREAT SACRIFICE—A Homestead in Morrisania, corner of Broadway and 168th street; over one acre of ground, with good frame building and carriage house, with a great abundance of fruit and shade trees; the house consists of 11 rooms, with gas and water in the house; the front on 168th street is 272 feet and on Broadway 174 feet, which will be divided up and sold in plots, as follows, if required:—The corner, 50 feet on Broadway by 100 on 168th street; the house and plot adjoining, 60 feet by 100; the northeast plot, 64 feet by 100; this property is in one of the best localities in Morrisania, about 5 minutes' walk from the depot, and the horse cars run past the door. Apply to WM. CLENCROSS, 757 Broadway, New York, or on the premises.

TWENTY-FOURTH WARD—6¾ ACRES OF HIGH ground on Central avenue, near Williamsbridge station, together or divided; easy terms. See the owner, 1,030 Third avenue, corner of 111th street.

YONKERS.—IF YOU WANT A SPLENDID COTTAGE, with modern improvements, near depot, in perfect order, rent cheap, immediate possession, address or call on JAMES YOUMANS, Agent, at Yonkers.

23D WARD.—GOOD FRAME HOUSE AND STABLE, large lot, near public school, Cottage street, Mott Haven, suitable for grocer; $4,500; easy terms. Address MARY, owner, 2,039 Third avenue.

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

For Sale.

HOUSES, LOTS, FARMS, &C.—AT JERSEY CITY, all parts of Hudson county and New Jersey, for exchange, sale or to let. For particulars, &c., see "Circular," published monthly, free. Send stamp or call for it. JOHN M. GIBSON, 31 Montgomery street, Jersey City.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

A FACTORY AND WATER POWER; ALSO SIX RUN French Burr Stones, 4 feet, all complete; also one of Dodge's Crushers, cheap. J. E. CHADEAYNE, Cornwall, Orange county, N. Y.

A BEAUTIFUL FURNISHED COTTAGE AT SPRING Valley, N. Y.; $15 monthly to a responsible party until June; fine location. Address ECONOMY, Herald Uptown Branch office.

A LADY OFFERS FOR SALE CHOICE TEXAS Lands, valuable Iron Works, Tracts, containing pyrites on James River, and Lands on Elk River, Virginia. Inquire of J. P. SNOW, 417 Broadway, New York.

A HANDSOME COTTAGE TO RENT—FULLY FURnished, at Woodside, Newark, N. J.; contains nine rooms, range, heater and bath, all in good order; three minutes' walk from depot. Inquire in Washington avenue, two doors above store, Woodside, or at 135 East Twelfth street, New York. Possession immediately; terms low.

CHEAP MARYLAND FARM, 165 ACRES, $5,000; good buildings; 1,000 peach trees; handsome level land; farm catalogues free. Address H. P. CHAMBERS, Federalsburg, Md.

FINE FARM OF 132 65-100 ACRES, ABOUT 3½ miles from Newburg, N. Y., will be sold at auction at Orange Hotel, in Newburg, December 23, at 12 o'clock M. For particulars inquire of CASSEDY & BROWN, Newburg, N. Y.

FLORIDA.—THE SUBSCRIBER WILL LET, FOR the season, his furnished House, on Brooklyn Heights (part of Jacksonville, Fla.), only five minutes' walk from the railroad station and principal hotels. The situation is one of the most beautiful in all Florida, being upon the highest bluff on the St. John's River and having a magnificent and extensive view. For particulars apply to W. C. LANGLEY & CO., Worth street, New York, or to the subscriber, in Providence, R. I. O. A. BALLOU.

FOR SALE—AT LINDEN, N. J., THREE MINUTES from depot, new House, Barn, six Lots Land; good schools and churches; 36 trains daily; only $500 cash down; price $3,500. FRANKLIN POST, Belmont Hotel, New York.

FOR SALE—MAGNIFICENT SOUTHERN HOME, superbly situated; front on ocean and sides on river; elegant sea beach and surf; large dwelling, in fine order; also outbuildings; extensive flower gardens and grounds; fine cedar, olive, Myrtle and Oleander avenues; beautiful hedges and great variety of trees; tropical and others. For full particulars, views, &c., apply to J. O. HOYT & SON, 171 Broadway.

FOR SALE—BUILDING SITES AND WATER Fronts, for manufactories, &c., on the property of Steinway & Sons, at Astoria, comprising 400 acres of land, with 4,000 feet of water front on the East River, opposite 120th street, New York; also vacant Lots at $500 to 400, and finished frame and brick Houses, from $3,000 to $4,000, on easy terms; also Money Loaned on Mortgage to those wishing to build houses. Steinway & Sons' sawmill, iron foundry and machine shop have been erected and are in full operation, and their large piano manufactory will be removed to the premises. Call on or address STEINWAY & SONS, Steinway Hall, New York.

FOR SALE—A HANDSOME SUBURBAN HOME, AT Mobile, for $6,000, worth $20,000; 40,000 acres Missouri Lands, at $1 per acre. Address Post office box 1,999.

FOR SALE AT A SACRIFICE—THE OLD VANDEwater Hotel, South Oyster Bay, L. I., the famous resort of sportsmen. Part of purchase money may remain on bond and mortgage; possession immediately. REYNOLDS, 183 Ninth street, Williamsburg.

I HAVE FOR SALE 80,000 ACRES OF FIRST CLASS grass Land, heavily timbered with hard wood, and 1,200 acres (125 acres cleared and improved) for cash or exchange for free Property; also a Florida Plantation; titles unquestioned. Address box 4,567 Post office.

NEWPORT PLACE.—FOR SALE, A FINE HOUSE, with stable and four acres of lawn, filled with fruit and ornamental trees, commanding a view of Narragansett Bay and ocean. Address OWNER, box 5,443 Post office.

TO LET—ELIZABETH, N. J., 7 MINUTES FROM depot, 30 minutes from Wall street, small House, best location, entirely and beautifully furnished from attic to cellar, as complete in all its appointments as any New York house; gas, furnace, range, hot and cold water, water closet, bath, stationary tubs, burglar alarm, wire screen, &c., &c.; winter's coal and wood in cellar; will let cheap to right parties till May 1; if rented immediately two excellent servants will remain. Apply to owner, F. THOMAS, 476 Broome street.

TO LET—A VERY COMFORTABLE HOUSE, PARTLY furnished; all improvements; three minutes' walk from depot; rent low. S. M. LONG, Agent, Washington street, Brick church, Orange, N. J.

WOODSIDE—(COTTAGE STREET) 35 MINUTES BY Chambers or Twenty-third street ferry; cottage mostly furnished; piano, sewing machine; 7 rooms, cellar, well, cistern; all housekeeping necessaries; $27 monthly; good chance. H. GAIL.

60 ACRES OF RICH, SMOOTH LAND, WITH GOOD buildings, near village, in Ulster county; price $3,250; cost owner $6,000; make an offer. D. F. CURLEY, 12 Centre street.

67 ACRE FARM—GOOD BUILDINGS; PLENTY OF fruit; two miles from depot and Stroudsburg, Pa.; price $3,000; terms easy. For particulars apply to WM. RAFFERTY, 30 Old slip.

300 ACRES TIMBER LAND IN KENTUCKY, TWO Building Lots in Chicago, all clear and worth $6,000, to exchange for Property near New York. Address PARSONS, 31 Cottage place.

REAL ESTATE TO EXCHANGE.

A SPLENDID HOUSE AND LOT IN ORANGE, N. J., to exchange for a House or Lots in Morrisania or vicinity. Address J. S. LYON, Morrisania.

A NEW YORK OR BROOKLYN HOUSE TAKEN IN exchange for a first class Residence near the Hudson; 20 acres highly cultivated; no incumbrance; photograph at our office; will add cash if necessary. J. O. HOYT & SON, 171 Broadway.

A THREE STORY BASEMENT PRIVATE HOUSE, in the Nineteenth ward, to exchange for a private or tenement House, below Fourteenth street. J. ROSENSTEINE, 21 Delancey street.

A.—SUBURBAN REAL ESTATE (FREE AND CLEAR) and cash to exchange for New York, Brooklyn and Jersey improved Property. Address, giving number, street and lowest cash price, no other will be noticed, SAMUELS, Herald office.

A NUMBER OF FIRST CLASS AND TENEMENT Houses to exchange for country Property. HINE, COLE & GRAY, 536 Sixth avenue.

A MAGNIFICENT RESIDENCE AT BERGEN POINT, 20 minutes from city; fine dwelling, with every improvement; ground and appurtenances grand; will trade equity therein for desirable Dwelling House up town. Photograph and full particulars with HULBERT PECK, 268 West Thirty-fourth street.

A FINE HOUSE, 40 FEET SQUARE, AND 56 LOTS of Ground within half an hour of the city; price $18,000; for Brooklyn or city. HINE, COLE & GRAY, 536 Sixth avenue.

A FOUR STORY TENEMENT, IN PERFECT ORDER, near Third avenue, to exchange for Lots or Place near the city. HINE, COLE & GRAY, 536 Sixth av.

A POSITIVE SACRIFICE FOR CASH, IF PROMPT.—Elegant private Residence, stone front; all improvements; good order; 100 foot street; near the Park; will exchange. WILLIAM H. MELICK, 421 Broadway.

BROOKLYN LOTS, WITH CASH, WILL BE EXchanged for improved city Property. Address PHILO, Herald office.

DESIRABLE REAL ESTATE, NOT EXCESSIVELY mortgaged, in and out of the cities, is offered on a fair basis of exchange for Merchandise, through THOMPSON & ROBINSON, 239 Broadway, room 18.

DINING SALOON.—WANTED, A DINING SALOON, Restaurant or Hotel, in exchange for a Residence at Rutherford Park; Farm or lots, near depot; or would rent furnished. Address HOTEL, box 161 Herald Uptown Branch office.

EXCHANGE—COUNTRY SEAT, 20 MILES UP THE Hudson, three acres, close to the river, and cash, for House in good locality in city. HINSDALE, 122 Church street.

EXCHANGE—EQUITY $1,100, IN HOUSE AND OUTbuildings, on three-quarter acres of land, at Westfield, N. J., for Furniture, small House or General Merchandise. Address, only, OWNER, 53 Dey street.

EXCHANGE—BROWN STONE HOUSE IN BROOKlyn, near ferries, fine location, no incumbrance, for Country Residence within 50 miles of city. J. O. HOYT & SON, 171 Broadway.

EXCHANGE.—WANTED, TO EXCHANGE FOR SUBstantial Tenement or Store Property, well located, two Lots together, 50x100, lightly encumbered, in an excellent location in the Nineteenth ward, three story and basement and under cellar House on one lot and stable on the other; all in complete order. Principals only address, with particulars, PRINCIPAL, box 112 Herald office.

EXCHANGE—FOR THE EQUITY IN ONE OR TWO pieces of well located business Property, a private House in Fourteenth ward, free and clear. Apply to JOHN O. THOMAS, 34 Bleecker street.

EXCHANGE—FINE FARM, PAYING WELL, NEAR by, or first class City Tenement, for a Farm in Virginia or good Brooklyn Lots. S. E. REED, 176 Fulton street, New York.

EXCELLENT FARM—150 ACRES, AMPLE BUILDings, stock, crops, near Morristown, N. J., to exchange for city Property; price $30,000; institution mortgage, $10,000. J. D. CONDICT, 149 Broadway.

FOR SALE OR EXCHANGE—A MANUFACTURING Business; trade established; will sell or exchange for Real Estate. Address BUSINESS, box 109 Herald office.

FOR SALE OR EXCHANGE—A FARM OF 60 ACRES, on Staten Island, with dwelling, barns, &c., on line of railroad; would exchange for improved Lots. Inquire at 212 West Twenty-eighth street.

FOR SALE OR EXCHANGE—A VERY FINE UNIMproved Property, on the East side of the Hudson, with good river view and only one and a half hours from town; splendid hotel site. Address OWNER, box 5,443 Post office.

FOR SALE OR EXCHANGE—A FINE PLOT OF LOTS in Brooklyn; small encumbrance. HENNESSEY & POPPER, 940 Third avenue.

FOR SALE OR EXCHANGE—BROOKLYN, ON THE Heights, near ferries; Furniture of large house; suitable for boarding house; would exchange for Merchandise or Business. Address LAMPORT, Herald Brooklyn Branch office.

FOR SALE CHEAP OR EXCHANGE FOR PROPERTY in this vicinity, 160 acres of Land in Stark county, Illinois, near railroad. MARTIN DUNN, 202 Broadway, near Fulton street.

HOUSES, LOTS, FARMS, &C.—AT JERSEY CITY, all parts of Hudson county and New Jersey, for sale, to let or exchange. For particulars, &c., see "Circulars," published monthly, free. Send stamp or call for it. JOHN M. GIBSON, 31 Montgomery street, Jersey City.

REAL ESTATE TO EXCHANGE.

PRIVATE HOUSE, WELL RENTED, FOURTEEN rooms, good location, in Jersey City, worth $8,000 and some cash will be paid for improved New York city Property by A. HALLIDAY, Esq., 17 Harrison street.

SALE OR EXCHANGE—FOR CITY PROPERTY, AN elegant Residence (modern improvements), at Ridgewood, on the Erie Railway; one hour from the city; near depot, with four acres beautiful grounds, stable, &c. JOHN SIEGEL, 79 Cedar street.

SEVERAL BROWN STONE DWELLINGS AND BUSIness Property, in New York and Brooklyn, to exchange for Country Seats and Farms. RUFUS K. McHARG, 135 Broadway, Commissioner for every State.

TO EXCHANGE—A THREE STORY BROWN STONE House in East Thirty-seventh street; rents for $200 per month; price $21,000. Address BUSINESS, Herald Uptown Branch office.

TO EXCHANGE—IN BROOKLYN, FOR A GOOD Farm, one corner brick House, with Liquor Store, Stock and Fixtures; equity, $8,000; mortgage, $1,500. Address, for one week, EXCHANGE, box 141 Herald office.

TO EXCHANGE—FOR PROPERTY ON STATEN Island, North Shore, or near railroad depots of Elizabeth, Plainfield, Paterson, or within the radius of those places, a three story high stoop (12 rooms) brick House, 30x52x80, 44 feet west from Broadway, at Madison square; $28,000; equity, $13,000; a Cottage, with some land, or small House, lightly encumbered, preferred; difference in equity, cash or good security. Address, for one week, EXCHANGE, box 104 Herald Uptown Branch office.

TO MERCHANTS WISHING TO RETIRE FROM business.—For sale or exchange for an established business, either as partner or sole purchaser, equity over $50,000; the property is situate on Washington Heights, this city, and consist of half a block of ground, on which is a spacious dwelling, with modern improvements and necessary outbuildings; only principals treated with; unquestionable references given and required. Address NELSON, Herald office.

UNINCUMBERED FARMS AND WOODLAND, IN Pike and Wayne counties, Pennsylvania, for all kinds of Merchandise, Jewelry, Watches, Whiskey, Liquors, &c. F. FLATAU, 39 Stanton street, basement.

VALUABLE STORE AND DWELLING HOUSE TO exchange for Merchandise or for other Property and Merchandise. Address B., box 56 Post office, Monticello, Sullivan county, N. Y.

VIRGINIA.—BEST CHANCE OFFERING.—SPLENdid Plantation for sale; price $50 per acre; would sell half for capital to erect thereon and furnish steam mills and store, say $10,000, or might exchange, equity $28,000. REED, 335 Broadway.

WANTED—IN EXCHANGE FOR LONG ISLAND Property, Sealskin Sacque. Address, for three days, L., box 132 Herald office.

WANTED—A CITY HOUSE IN EXCHANGE FOR A fine Place at Plainfield, free and clear; also one for a Country Seat of 70 acres, near Rahway. KELLY BROTHERS, 189 Broadway.

WANTED—A SMALL COTTAGE, ABOUT $5,000, within one hour from New York (Westchester county preferred), in exchange for a private three story brick House in best part of the city. Address, with particulars, E. W., box 141 Herald office.

WANTED—IN EXCHANGE FOR 120 ACRES GOOD Farming Land, in Cedar county, Missouri, title perfect, two first class Pianos. Address box 4,418 Post office.

WANTED—CITY PROPERTY, LESS THAN $20,000, free or lightly encumbered, in trade for Property below Central Park, near Broadway, all rented, lightly encumbered; owners only apply. Address OWNER, Herald Uptown Branch office.

WILL EXCHANGE—LOTS, FREE AND CLEAR, ON Washington Heights, Chicago, and some near by, for Merchandise and other Property; stock of Dry Goods for Mortgages. H. PATTBERG, 234 Broadway, room 15.

$2,500.—DESIRABLE FANCY GOODS, LACES, Kid Gloves, Handkerchiefs, Jewelry, &c., original packages, for House worth $4,000 or Country Place, free and clear. Address O. B., Herald office.

$15,000 TO $20,000.—NEW BRUNSWICK (N. J.) Property wanted, in exchange for very desirable Place on the Harlem Railroad. Owners only address or apply to JOHN S. EWEN, 39 Nassau street, room 17, New York.

REAL ESTATE WANTED.

I WANT TO BUY A THREE OR FOUR STORY brick or brown stone House, above Fourteenth street, between Third and Eighth avenues, in a respectable neighborhood, for which 75 to 80 per cent cash will be paid down. Address, stating lowest price and location, DOCTOR, care box 3,849 New York Post office.

I WANT TO BUY A HOUSE (TWO OR THREE STOries) at a decided bargain, for cash down; must be several thousand dollars under the late inflated prices. Address CASH DOWN, Herald office.

REAL ESTATE WANTED—ON OR NEAR HARLEM or New Haven Railroad, or First Mortgages, in exchange for desirable Wall Papers. Address MOUNT VERNON (one week), Herald office.

WANTED—A NEAT RESIDENCE, IN BROOKLYN or New York city, in exchange for free Lots, at South Orange, and well rented Dwelling, in Newark; total value, $9,000; mortgage only $2,000 (three years). M. T. WOOLLEY, No. 5½ Pine street.

WANTED—FOR CASH, A HIGH STOOP HOUSE, between Seventeenth and Sixtieth streets, west of Second avenue. Address, stating lowest price and full particulars, E. C., Herald office. No agents.

WANTED—TO PURCHASE, A THREE STORY HIGH stoop brick or brown stone House on West side of city, between Twenty-third and Fifty-ninth streets; must be in good neighborhood; price from $10,000 to $15,000. Principals only address JAS. R. WATERLOW, 581 Sixth avenue.

WANTED—TO PURCHASE A BROWN STONE House, in good central location; price must be reasonable; would prefer stable on premises. HOPKINS & CARRINGTON, No. 1 East Twenty-second street.

WANTED—A HOUSE, FOR ALL CASH; LOCATION Madison to Sixth avenue, Twenty-third to Fortieth street. Call on or address HINE, COLE & GRAY, 536 Sixth avenue.

WANTED—A SMALL HOUSE, WITHIN THE CIRcuit of a mile of Sixth avenue and Barrow street. Address L. S., box 1,752 Post office, stating lowest cash price.

SALES AT AUCTION.

A.—JERE. JOHNSON, JR., AUCTIONEER. Furniture, Merchandise and Fine Arts Salesroom, 57 Nassau street. Real Estate Department, 21 Park row, New York. On TUESDAY, at 12 o'clock, at the salesroom 57 Nassau street,

VERY ATTRACTIVE AND EXTENSIVE SALE OF MARBLE CLOCKS, BRONZES, Fancy Articles, Jewelry, Camel's Hair Shawls, Chinese Fans, Cabinets, Workboxes, Glove Boxes, Writing Desks, &c.

A.—EDWARD PETTINGER, AUCTIONEER. Extraordinary sale of first class Furniture, contained in French's New Hotel, consisting of new black walnut Furniture of every description, splendid Bedding, long curled hair Mattresses, live geese feather Pillows and Bolsters, linen Sheets, Pillowcases, Blankets, Spreads, Comforters, &c.; black walnut Chairs, dining oak Chairs, &c.; everything new. Billiard Room. Four elegant Tables, Kavanagh & Decker's make, all complete, spring Settees, &c. Barroom. Elegant marble and black walnut Bars, round and square Tables, Chairs, Bar Fixtures, Glassware, &c. Office. Marble-top Counters, glass front office Desks, American Steam Company Iron Safe, Chalmers' Annunciator Clocks and everything appertaining to first class hotel office. Dining Room consists of Silverware, Glassware, Linen, Tables, Chairs and everything complete. Kitchen. Crockery, Copperware, Tinware, Steam Tables and Utensils of every description. To be sold, without reserve, on TUESDAY, December 15, at 10½ o'clock. Rain or shine sale positive. 28 Cortlandt street, corner New Church street.

ART SALE. By order of W. A. Brewer, Esq., Executor. A large collection of Paintings, from the estate of the late John G. Vose, Esq., Montrose, N. J. Embracing examples by Cropsey, Sommer, Eglan, Talbot, W. M. Brown, Rondel, Meyerheim, Englehard, Van Seben, Hope, Williamson, W. T. Richards, Webb, Count de Bylandt, McCord and more than 150 others. Also a large number of Paintings and Water Colors from the estate of the late E. H. Matthews and other private owners. The whole now on exhibition at the Art Rooms, 817 Broadway, and to be sold by auction on TUESDAY, December 15, and following Evenings, at 7:30 o'clock. Sale at the Art Rooms, 817 Broadway. The Messrs. LEAVITT, Auctioneers.

ASSIGNEE'S SALE IN BANKRUPTCY, BY E. D. BAILEY, Auctioneer, office 50 East Fourth street. In the District Court of the United States for the Southern district of New York. In bankruptcy. In the matter of Philip Rein, bankrupt.—The undersigned, assignee in bankruptcy of the estate and effects of the above named bankrupt, hereby gives notice that in consequence of the United States Marshal having been dispossessed of the store under the Fifth Avenue Hotel, formerly occupied by the said Philip Rein, he has taken the store 704 Broadway, three doors below A. T. Stewart's, where he will sell at public auction, by E. D. Bailey, Auctioneer, on Tuesday and Wednesday, the 15th and 16th days of December, at 11 o'clock in the forenoon and each succeeding day until all is sold, the stock of goods belonging to the above mentioned estate, consisting of Watches, elegant sets of Jewelry, Brooches, Earrings, Bracelets, Necklaces, Lockets, Seal Rings, Buttons, Studs, French Clocks, Bronzes, Silverware, a large assortment of superior Plated Ware, gold-headed Canes, &c.; also all the Fixtures now in the store under the Fifth Avenue Hotel, including the Regulators and the large Clock in front of the store. Notice of the time for selling the fixtures will be given in a future advertisement. By order of Matthew Vassar Cable, Assignee.

BOWE & HILLIER, AUCTIONEERS.—MORTGAGE sale on Monday, Dec. 14, at 11 o'clock, at 124 Bleecker street, corner of Wooster street—the entire Stock and elegant Barroom Fixtures, with Lease of the above Liquor Store. JOHN H. HILLIER, Attorney for Mortgagee.

CATALOGUES, POSTERS, CIRCULARS AND ALL kinds of Auction Printing done with the greatest despatch by the METROPOLITAN PRINTING ESTABLISHMENT, No. 218 Broadway.

CROCKERY AND HOLIDAY GOODS.—HENRY LOTZ, Auctioneer, sells on Monday, December 14, at 11 o'clock, white granite, Glassware, Dolls, lava Cuspadors, &c. William Anderson, 10 College place.

CHATTEL MORTGAGE SALE, BY C. D. FAVOR, Auctioneer.—M. E. FAVOR, 13 East Fourteenth street, near Delmonico's, will sell, on Tuesday, December 15, at 11 A. M., by order of Matt. B. Hewins, attorney for mortgagee, fine Furniture, Piano, &c. Particulars Tuesday A. M.

F. COLTON, AUCTIONEER.—ON THURSDAY, DEcember 17, rich and elegant Household Furniture, Oil Paintings, real Bronzes, rich lace and brocade Curtains and Cornices, superior Parlor and Bedroom Furniture, &c. Will be on exhibition on Tuesday and Wednesday. Details on Wednesday morning.

SALES AT AUCTION.

ART— WATER COLORS. WM. H. FANNING & CO., of 820 Broadway, New York, 334 Fulton street, Brooklyn, 30 Maddox street, London, 52 Montagne de la Cour, Brussels, Will offer to the public of New York their superb collection of Water Colors collected during the past summer direct from the studios of the artists in London, Paris, Brussels, Antwerp, The Hague, Dusseldorf, Munich and Rome. The pictures were personally selected by Mr. William H. Fanning from the folios of the artists, and purchased at exceedingly low prices compared with similar works heretofore offered in the American market, and we are prepared to put the entire collection up at auction entirely without reserve or limit. In the collection will be found fine examples of the English, French, Belgian, Italian and Spanish schools of landscape, marine, architectural, flower, fruit and genre painting, that have never been excelled in any one collection in this country, embracing fine specimens of the following eminent artists:—

T. F. Wainwright,	Rossi,
T. L. Rowbotham,	Simmonetti,
Edward Richardson,	Detti,
J. Drummond,	Douvier,
Paul Murry,	Saunier,
T. C. Dibden,	Brissot,
C. Pearson,	G. Washington,
Cruickshank,	Marohn,
J. Price,	Fattini,
C. McArthur,	Didioni,
Bernard Evans,	Jofani,
H. E. Hobson,	Pessina,
A. Claxton,	Langlin,
George Clare,	Troszini,
A. Prout,	Lanjaliey,
A. Cox,	Le Beaumont,
J. Syer, Jr.,	De Langpre,
J. Salmon,	J. Le Casse,
G. J. Knox,	Durand Leroy,
Charles Taylor,	Mignot,
T. F. Collier,	Jamie,
Edwin Ellis,	Campi,
George Hall,	Zennori,
L. Andrews,	Meneghini,
M. Grant,	Petrocinta,
E. Lait,	Mentegonini,
E. Earp,	Levovatt,
J. Marks,	Langley,
J. Faulkner,	F. O. C. Darley,
W. Craig,	Spicafico,
Compte Calix,	And many others.

The above are all elegantly framed and mounted. Ladies are especially invited to visit the Exhibition. The whole to be sold at auction on Wednesday, Thursday, Friday and Saturday, December, 16, 17, 18 and 19, at the Art Gallery, No. 60 Liberty street, at 12 o'clock each day. EDWARD SCHENCK, Auctioneer.

HENRY B. HERTS, AUCTIONEER. HANDSOME HOUSEHOLD FURNITTRE, VALUABLE PAINTINGS, ROSEWOOD PIANO, MIRRORS, CLOCKS, ORNAMENTS, &c., &c., ON MONDAY, DECEMBER 14, AT 10½ O'CLOCK, at Voorhis' Buildings, Broadway, corner of Fifty-eighth street, entrance in Fifty-eighth street, comprising the contents of the first flat, recently furnished, and all in splendid order. PARLOR CONTAINS—Velvet Carpet, rosewood 7 octave Piano, Parlor Suit, in tan satin; rosewood Centre Tables, corner Stands, Reception Chairs, Mirrors, Clocks, Bronzes, Vases, lace Curtains, satin Lambrequins and Cornices; also VERY VALUABLE ORIGINAL OIL PAINTINGS by Verbeckhoven, Bodemans, Grunaux, Van Hove, Musin, Van Den Berg, Van Kuyk, Robert Henry Roe, Sontag, &c. DINING ROOM—Velvet Carpet, extension Table, lace and damask Curtains, China, Glass and Silver Ware, &c. CHAMBERS CONTAIN—Body Brussels Carpets, walnut Chamber Suits, fine Beds, Bedding, hair and spring Mattresses, &c., &c., together with the usual kitchen Furniture and Utensils, offering a fine opportunity to purchasers.

HENRY D. MINER, AUCTIONEER (late Henry H. Leeds & Miner). Established 1847. Salesroom 105 Duane street. MONDAY, DECEMBER 14, at 10½ o'clock, at private residence NO. 245 WEST FORTY-NINTH STREET, BETWEEN BROADWAY AND EIGHTH AVENUE, Handsome Household Furniture, Mirrors, Japanese Goods, Curios, &c., &c., the property of a family going abroad, as follows:—English Brussels and three-ply Carpets, rosew