CITY REAL ESTATE FOR SALE.

Central.

A.—ON WASHINGTON HEIGHTS, NEAR THE SUperb establishments of Messrs. Charles O'Conor and James Gordon Bennett, only 40 minutes to Wall street, elegant modern double Mansion and Grounds for sale or to rent very low. Offices 11 Pine street and 33 East Seventeenth street. V. K. STEVENSON, Jr.

A.—FOR SALE, WITH OR WITHOUT THE SUPERB furniture, or to let, furnished, an elegantly built, planned, finished and located medium size high stoop brown stone Dwelling, on Forty-fifth street, near Fifth avenue; price or rent low. Offices 11 Pine street and 33 East Seventeenth street. V. K. STEVENSON, Jr.

A VALUABLE PROPERTY, SUITABLY LOCATED, for alteration into French flats, for sale.—No money wanted, and 40 per cent of amount required for improvements will be loaned.
C. S. PECK & CO., 8 West Twenty-fifth street.

A FIRST CLASS FOUR STORY BROWN STONE House and Lot, below Twenty-third street, between Fifth and Sixth avenues, for sale for $13,000; only $3,500 cash required; balance can remain on mortgage two years. This house has every modern improvement, frescoed &c., and is worth $22,000.
PHALON & SLOAN, 31 East Seventeenth street.

A.—THIRTY-FIRST STREET, NEAR SIXTH AVENUE.—Three story high stoop brown stone, fine order, $18,000; Forty-eighth street, near Sixth avenue, similar house, finish frescoed, $23,000. SIMONSON & BUCKLESTON, 30 West Thirty-first street, between Broadway and Sixth avenue.

FOR SALE.—HANDSOME MEDIUM-SIZED FOUR story high stoop brown stone House, seventy-eighth street, between Fifth and Madison avenues; price low. Apply to owner, 229 Broadway, room 36.

FOR SALE—A THREE STORY BROWN STONE House, between Fifth and Sixth avenues, cheap for cash. Address INTEREST, Herald office.

FOUR STORY BROWN STONE HOUSE FOR SALE—In Forty-sixth street, near Fifth avenue, and many other Houses in fine locations, at great bargains.
B. S. MERRILL & CO., 284 Broadway.

THE NEW AND ELEGANT HOUSES NOS. 5 AND 7 West 57th st. for sale cheap; also a fine extra wide northwest corner House on 5th av., above 42d st., a bargain; others, all sizes, prices and locations.
W. P. EYMOUR, 171 Broadway.

9 WEST THIRTY-SIXTH STREET, THIRD DOOR from Fifth avenue.—Brown stone high stoop House, 25 feet by half the block, newly painted and decorated and thoroughly put in order for owner's use; Smith & Baker's steam furnace; price $55,000 furnished or $52,000 without furniture. For permits apply to WILLIAM J. FITZGERALD, 1 Fifth avenue, or to JAMES H. SKIDMORE, 62 Cedar street.

East Side.

FOR SALE—FOUR SIX STORY DOUBLE TENEMENT Houses in the Seventh ward, in perfect order; paying at the rate of 15 per cent per annum; terms liberal. Inquire of HATCH, ARMSTRONG & CASS, 319 Broadway.

FOR SALE CHEAP—A NEW THREE STORY double House, 25x47, with two stores; price $8,000; very little cash required. Inquire at No. 429 13th street, between first avenue and avenue A.

FOR SALE—FOUR STORY DOUBLE TENEMENT brick House and Lot, 25x103; stable in rear, with alleyway; in seventeenth ward; price $15,500; terms very easy. Inquire of F. J. FRIER, 241 Bowery.

FOR SALE—A 3 STORY AND BASEMENT BRICK House and Lot, 20x80x80.8; house in good order. Inquire of the owner, at 244 Fifth street, next to corner Second avenue. Price $15,500.

FOR SALE, CHEAP—437 EAST FIFTY-SIXTH street, three story brown stone House, in very good order. Apply to owner and make an offer, 211 West Thirty-fourth street.

$500 CASH FOR A TWO STORY FRAME HOUSE and Lot 25x100; price $2,100; 138th street, between Third and Fourth avenues; and single Lot cheap.
H. ELLIS.

West Side.

FOR SALE—CORNER PROPERTY; FOR PARticulars inquire of D. HOGAN, 113 Cedar street.

FOR SALE CHEAP, OR TO LET FURNISHED—THE three story high stoop brick House No. 117 West Twenty-second street, near Sixth avenue. Apply on premises.

WEST ELEVENTH STREET—FOR SALE, A LARGE House and Lot, 24.3x98.9, unoccupied. Apply to WALTON P. HALL, 80 Broadway.

11TH STREET, BETWEEN SIXTH AND SEVENTH avenues.—Two five story Flats, containing all the modern improvements; must be sold. 115 Wall street, coal office.

North Side.

A BARGAIN—TWENTY-THIRD WARD—COTTAGE and five city Lots, $2,800; terms easy; a cosy home; a prime growing investment; a bargain.
G. W. DLICH T., No. 2 New Chambers street.

FOR SALE—IN THE TWENTY-THIRD WARD, A two story frame Dwelling, about 10 rooms, and about 11 city Lots of Ground, fronting on two avenues, situated on high ground and convenient to horse or steam cars, to close an estate, on reasonable terms. For further particulars inquire of D. R. PRATT, 71 Broadway, room 50, or of JAMES L. PAR HALL, on Washington avenue, corner of 167th street, Morrisania.

FOR SALE LOW—A large stone House, suitable for a public institution; finely situated; 37 rooms; 16 or more Lots; Twenty-third ward.
H. P. DEGRAAF,
Bowery National Bank.

Miscellaneous.

FOR SALE—LOT AND SIX STORY BRICK BUILDing, with Engine, Shafting and Elevator; built expressly for manufacturing purposes; price very low.
NATHANIEL ROE, 209 Varick street.

M. S. FRIEND HAS REMOVED HIS REAL ESTATE office to 1,365 Broadway, corner Forty-eighth street, where he invites his friends and customers to call. He has on hand desirably located brown stone Houses at panic prices, from $15,000 to $30,000.

BROOKLYN PROPERTY FOR SALE AND TO LET

A DESIRABLE COTTAGE, EIGHT ROOMS, TWO lots, fine fruit; first class location; 20 minutes from ferries; $700 cash and instalments. 834 Lexington avenue, between Patchen avenue and Broadway.

A VALUABLE VILLA PLOT OF EIGHT LOTS, only $3,300; surrounded by splendid residences; Flatbush entrance Prospect Park, on Diamond street. Apply at 125 William street, in store.

BROOKLYN—FOR SALE, A LARGE COTTAGE, with 10 Lots 100x200, on Pacific street, 100 feet east of Franklin avenue. Apply to W. B. BELL, 80 Broadway.

FOR SALE—A FIRST CLASS, COMPLETE, PHILAdelphia brick and brown stone House, on Carroll street, near Fifth avenue, Brooklyn; size 20x40; contains 10 rooms, bath, closets, elevated range, heater, marble mantels; built in best manner; just completed; will sell at reduced price of $5,500; easy terms; street paved with Belgian pavement; Fifth avenue cars from Fulton, Wall and South ferries; distance 20 minutes. Apply to owner on premises. Open Sundays.

FOR SALE OR TO LET—FURNISHED, A TWO STORY frame House, in good order; all modern improvements. Apply E. J. D., 532 Lafayette avenue, Brooklyn.

FOR SALE CHEAP—OR WILL EXCHANGE FOR Williamsburg Lots, two story and basement sub cellar brick 10 room modern House; terms easy; savings bank mortgage. G. V. BOLCOMB, 43 Broadway, Williamsburg.

GREENWOOD CEMETERY.—A CORNER LOT FOR sale, near the entrance. For further particulars address H. E., box 121 Herald Uptown Branch office.

MYRTLE AVENUE PROPERTY FOR SALE.—A three story and basement Brick Building, 245 Myrtle avenue, Brooklyn; price $4,000; $2,000 cash, balance on easy terms.

PROSPECT PARK HOUSES.—FOR SALE, THE NEW and elegant brown stone Houses on Carroll street, between Fifth and Sixth avenues, Brooklyn; size of lot, 21x105; contain all improvements; plate glass windows; elevated range; furnace; marble and carved hardwood mantels; bookcases in wall; built by day's work in best manner; will sell at $ 1,500; easy terms; street paved with Belgian; Fifth avenue cars from Fulton, Wall and South ferries; distance only 20 minutes from ferry. Apply to owner, on premises. Open sundays.

TO LET—IN BROOKLYN, THREE STORY BROWN stone House, well furnished, in perfect order, convenient to ferries; neighborhood first class; present occupants, three persons, would remain and Board if desired; splendid chance for a quiet family to live well at small expense. Address G., 327 Broadway.

TO LET—IN BROOKLYN, E. D., TO A GOOD TENant, two story and basement Cottage, consisting of seven rooms, with bathroom, all improvements; stable and coach house; in good order; neighborhood good; 35 minutes to City Hall, New York; will rent to the right party for $37 50 per month; possession 1st of June. Inquire at 371 Fulton street, Brooklyn, room 3, or on the premises, 244 Leonard street, Brooklyn, E. D.

TO LET, BROOKLYN PROPERTY.—PARTIES WANTing desirable small Houses at low rent will find a large assortment of same at MOODY & BOGERT'S, Real Estate Agents, 305 Montague street.

3 STORY BRICK HOUSE, WITH $900 FURNITURE, for $3,800; house cost $4,000 to build; terms easy; on leading avenue, south Brooklyn. Address BARGAIN, Herald office.

$500 CASH AND $3,000 MORTGAGE, 3 YEARS, at 6 per cent interest, will buy a 2 story, basement and sub-cellar frame House; all improvements. Apply to CRANE, 862 Broadway, Brooklyn.

$500 CASH.—$3,300 MORTGAGE WILL BUY A nice three story brick House. Apply to CRANE, 862 Broadway, Brooklyn.

WESTCHESTER COUNTY PROPERTY FOR SALE AND TO RENT.

AT TARRYTOWN AND ALL ALONG THE HUDson.—Elegantly furnished Houses and Cottages to let and for sale, immediate possession, at very low prices.
S. EMERSON, 699 sixth avenue.

A.—TO FLORISTS.—THREE CITY LOTS, TWO Greenhouses, one Store House, with contents, all in complete order, at West Farms, Twenty-fourth ward, this city, for sale, exchange or to rent; a bargain.
JAMES L. WELLS, 132 Broadway, room 2.

AT SUYTEN DUYVIL.—TO RENT, A FURNISHED House, 10 rooms; barn, two acres, plenty of fruit, good shade, fine lawn and croquet ground. See owner, 379 East street.

AT HASTINGS—A DESIRABLE PLACE, CONTAINing 10 acres of land, all in good condition, with a large garden, all planted, having an abundance of fruit; a commodious house on place unfurnished, surrounded by lawns and shade trees; also stables, &c., on place; rent $500 per year, being extremely cheap. Address C. L. NELSON, Hastings, on Hudson, N. Y.

A COUNTRY RESIDENCE FOR SALE—IN WESTchester county, for less than half its value; healthy district; price $3,500. Address OWNER, box 154 Herald office.

AT A BARGAIN—A VERY DESIRABLE HOUSE TO rent, at Yonkers, containing 12 rooms, unfurnished; House and grounds in elegant order. Address, at once, W., box 194 Post office.

A WESTCHESTER FARM AT A BARGAIN—THIRTY-two acres; good house, &c.; unencumbered; near city; a prime investment; will exchange for House in city. H. W. BITCHETT, No. 2 New Chambers street.

WESTCHESTER COUNTY PROPERTY FOR SALE AND TO RENT.

A NEATLY FURNISHED COTTAGE IN YARRYtown, $100 per month for summer. $700 a year; other Houses, city and country.
E. A. DAILY, 383 Sixth avenue.

AT YONKERS—TO LET, AT HALF PRICE, FRENCH roof House, all modern improvements, perfect order; pleasant grounds; near depot; $800; rented last year $1,300. YOUMANS, Agent, Yonkers.

BARGAIN—$3,100.—MOUNT VERNON, N. Y., A NEAT Home, eight rooms, 50x100 of ground; outbuilding, fruit, &c.; two minutes from depot. Address MARTLEY, Herald office.

FOR SALE—125 ACRES LAND, WITH DWELLING House and Outbuildings, two miles East of Yonkers, New York, Boston and Montreal railroad runs through it; it contains some of the finest building sites in Westchester county; can be purchased at a bargain on liberal terms. Address OWNER, Herald office.

FOR SALE OR RENT.—FURNISHED HOUSE AND grounds, stable; Long Island Sound, Westchester county; 30 minutes from city; fine bathing and boating. Address HOUSE, box 101 Herald Uptown Branch office.

FOR SALE OR TO LEASE—ON KING STREET, one mile from Portchester depot, New Haven Railroad, 16 acres of Land, two acres in woodland; on this property is one of the finest building sites on Long Island Sound; if the party will build, no money required. WILLIAM BEATTYS, Portchester, N. Y.

LARCHMONT, ON THE SOUND.—HANDSOMELY furnished, pleasant roomy Villa; three acres, carriage house, boat house, sea bathing, elegant surroundings; 45 minutes from New Haven road; $200 per month; $2,000 a year. JAMES TURNER & CO., 79 Cortlandt st.

OLIVER BRYAN, 229 BROADWAY, WILL SELL, exchange or rent as furnished, Mount Vernon station, near depot, 12 Acres; complete gentleman's Residence, Glason Point; large Mansion, 12 acres, stables, ice house, &c.; South Boulevard drive through Central Park, Mansion and Grounds complete; all above have salt water frontages and very accessible; also several small Cottages.

TO LET—AT NEW ROCHELLE, A GOOD HOUSE, 13 rooms, with modern improvements; elevated location, with the view of the sound; one mile from depot; stable and carriage house and one to five acres land. WM. S. TOOLE & CO., 195 Fulton street.

TO LET—AT TREMONT (TWENTY-FOURTH WARD), furnished Cottage, seven rooms, near depot; rent, $35 per month. Address M., Post office box 34 Tremont, N. Y.

TO LEASE—IN WEST MORRISANIA (NOW THE Twenty-third ward of New York city), a gentleman's Residence, 14 rooms; 10 acres of ground, all fenced; carriage house and stable, with five stalls; icehouse; vegetable garden, orchard and pasture; the property can be viewed from Macombs Dam Bridge and is only seven minutes' walk from Melrose station, on the Harlem railroad; rent $900. Apply at 116 West Twenty-fifth street.

TO RENT—AT PIERMONT, WITHIN 10 MINUTES OF depot, the handsome Place lately owned by Mr. Geo. Jones; the place has two acres, with mansion, stable and garden; it will be rented for one or more years at a very low rent; its situation is very fine; elegant view of the Hudson for miles; fine neighborhood and perfectly healthy. Apply to J. E. MALLARY, Nyack.

YONKERS—FURNISHED.—I WILL LET MY HOUSE at a reduced rent for the summer; all first class. Apply to the owner, room 5 121 Front st., from 11 to 1.

YONKERS.—A HANDSOME UNFURNISHED COTtage, 10 rooms; high, healthy location; complete order; 12 minutes' walk from depot; rent very cheap to a good tenant. G. W. REYWEE, Ashburton avenue, near Nepperhan.

WHITESTONE PROPERTY FOR SALE OR TO LET.

ON SHORE—AT WHITESTONE BAY, ONE HOUR from City Hall; 37 trains daily.—To let, for season or year, or on lease, Robinswood, the elegant country Seat for 25 years past of Stewart Brown, Esq.; suitable for private family or for summer boarders; house well furnished; 24 rooms; piazzas, cottage, stables, garden; boat and bathing houses, green house; 35 acres; beautiful grounds and shrubbery. This place is not surpassed in any respect by any in the vicinity of this city. Call on Mr. Brown's attorney, GEO. W. VANSICLEN, Esq., Bennett Building, 99 Nassau street, commissioned by said to agents.

PARTIES GOING TO THE COUNTRY SHOULD LEAVE THEIR DIRECTION AT THE OFFICE OF THE SEVENING TELEGRAM, NO. 2 ANN STREET, AND HAVE A COPY OF THE LAST EDITION, WITH ALL THE LATEST NEWS, SENT TO ANY ADDRESS IN THE UNITED STATES OR CANADA FOR FIFTY CENTS A MONTH, POST PREPAID.

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

For Sale.

JOSEPH WARREN WILL SELL, ON TUESDAY, MAY 25, 1875, at 1 o'clock P. M., on the premises, Allen's well known Hotel, opposite the Court House, corner Newark and Oakland avenues, Jersey City; the hotel has upward of 40 rooms and is in elegant order; terms made known on day of sale and the property sold to the highest bidder regardless of price. For particulars inquire of JOSEPH WARREN, Auctioneer, 17 Grove street. Office open until 9 P. M.

To Let or Lease.

TO LET—JERSEY CITY—SMALL HOUSE, NEWARK Railroad, Liberty street; also Rooms, furnished, light housekeeping, rent low. Inquire BROOKS, Bergen avenue station.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

A VALUABLE BUILDING SITE AT BERGEN Point will be disposed of at a sacrifice to a cash customer; location first class. Address HAMILTON, box 160 Herald office.

A SEASHORE BOARDING HOUSE OR HOTEL, ONE hour by railroad.—A party who can advance the repairs may secure the most desirable place in this country. Address BARING BEACH, Herald office.

A FURNISHED COTTAGE (SIX ROOMS) TO rent—At Highland Falls, N. Y. For further particulars inquire or address office Westmoreland Hotel, Union square, N. Y.

AT GREENWICH AND RIVERSIDE—FURNISHED Houses, $60 per month upward; unfurnished, $150 per year upward; many beautiful Places for sale. Address J. W. ATWATER, Riverside Station, Conn.

AT ORANGE, N. J.—HOUSE CONTAINING 11 rooms, with stable and one acre, to rent, furnished, during July, August and September. L. F. HASKELL, 39 Nassau street, New York.

A BEAUTIFUL HOME, NEAR SALT WATER BATHing; Bayonne; rent $20 monthly; commutation 7c.; 25 minutes from New York. HOE & PARKER, 150 Broadway, room 8.

A HANDSOMELY FURNISHED HOUSE TO RENT—Near Rockland Lake, 11 rooms; rent $300 for the season. Address S. J. B., Nyack.

AT NEWARK—NEW SUPERB DOUBLE EXTENsion House, 18 rooms, finished with every city modern improvement; piazza on three sides; high, healthy, ground, splendid views; barn, 2 acres in lawn and garden; 40 minutes to city; rent very low. Apply to J. S. P., 673 Broad street, Newark.

A.—ELEGANT RESIDENCE, 50 ACRES IN FRUIT, garden, lawn; cultivation fine; view of ocean; healthy and charming place; 19 minutes from ferry, Staten Island; $16,000, worth over $20,000; to close an estate. DARRIN, 50 Broad street.

A DESIRABLE TWO STORY, BASEMENT, DOUBLE Cottage, with veranda front, commanding the finest water landscape views on Staten Island; 1½ acre; carriage house; $3,800. DARRIN, 50 Broad street.

AT ROSELLE, N. J., NEAR DEPOT.—HOUSE NINE rooms, barn, stable, hennery; lot 100x200; abundance of fruit; will sell low; easy terms. Apply at 24 Maiden lane.

AT THE SEASIDE.—ROCKAWAY HOUSES TO LET, near railroad and beach; rent $230 and $250.
E. J. HEALY, 51 Chambers street, or at Rockaway.

A WELL FURNISHED HOUSE TO LET—FOR THE summer; situated in a beautifully shaded lawn; wagon house attached; also a fine garden, poultry, &c., on the Harlem Railroad, 3 hours' ride from the city. Inquire at 139 Macdougal street.

A GREAT BARGAIN.—FOR SALE, A LONG ESTABlished village store, doing a business of $30,000 per annum; lot 25x100; fine garden; dwelling 10 rooms; 3 excellent cellars; large store, well stocked, groceries, dry goods, boots and shoes, hardware, crockery, &c.; best location in the town; convenient to depot; 3½ hours from New York, on line of Delaware, Lackawanna and Western Railroad; location very healthy; no epidemics, no mosquitoes; price only $4,000; terms $2,000 cash, balance $500 yearly. Address W. PIERSON, East Stroudsburg, Pa.

A BEAUTIFUL COUNTRY SEAT AT WHITESTONE, L. I., fronting the river, commanding superb views of river and sound; perfect beauty; fruits in great variety and abundance; garden and lawn; large house with all improvements; barn and abundance of shrubbery; access easy to the city, there being 40 trains daily. Will sell or lease for one or three years, for further particulars and price apply to owner, 49 Wall street, room 43.

AT SARATOGA.—TO LET, A FIRST CLASS FURnished Residence for season; large grounds, shade, stable, &c.; or will take a family to board. H. OLIVER, 162 Broadway, New York, or R. CHURCHILL, Saratoga Springs.

A FURNISHED HOUSE TO LET—AT SOUTH Oyster Bay, L. I.; 11 rooms, good boating, fishing and bathing; five minutes' walk from depot; rent $150 per month. J. E. CORNELL, 48 Court street, Brooklyn, or J. A. FLEURY, 176 Broadway, New York, room 43.

A BOY.—HEALTHFUL HOME, FACING BEAUTIful New York Bay; boating, fishing, bracing sea breeze; delightful views; 20 minutes; seven cents commutation to New York. HOE & PARKER, 150 Broadway.

A BETTER DWELLING HOUSE FOR $375 TILL April, 1876, than formerly for $750; eleven rooms, barn, stable, carriage house, acre of lawn and garden; everything in perfect order for gentleman's residence; plank walk from station; eight minutes' walk; location high, delightful, entirely healthy and free from chills; 30 minutes from foot of Liberty street, on Central N. J. Railroad; trains each way. Apply here or address OWNER, Times Building, room 5, 39 Park row.

AT RAHWAY, N. J.—A NEATLY FURNISHED COTtage, in fine locality, near the depot, to let; will be rented very low to a good tenant; possession immediately. Address C. W. M., Herald office.

A COUNTRY SEAT, FULLY FURNISHED, 20 miles up the Hudson, on the west bank, 45 minutes by rail; 14 rooms, 3 acres, well shaded; superb view of the river, boating and fishing; rent low.
E. DOUGHTY, 236 Broadway, up stairs.

A COUNTRY HOUSE TO LET—AT BABYLON, furnished or unfurnished, new, with all modern improvements. SUTTON & CO., 117 Wall street.

A TEXAS PLANTATION IN GRIMES COUNTY FOR sale—One of the most healthy and desirable in the State; high, rolling black land; capable of raising 500 pounds cotton, 60 bushels of corn or 30 bushels of wheat to the acre; near the Texas Central Railroad, together with a fine residence and outhouses; conveniently located for tenants; well stocked with farming utensils, horses, oxen, mules, cows, hogs and sheep; also every facility for milling and ginning; also a fine Residence in Houston, Texas, newly furnished and in complete order; will exchange for any paying business in New York or Brooklyn. E. B. MERRILL & CO., 1,284 Broadway.

A 71 ACRE FARM IN METUCHEN, N. J., 25 MILES from New York, for sale; $9,500. JOHN GREANEY, 79 North Fifth street, Brooklyn, E. D.

A TWO STORE FRAME HOUSE, WITH FIRST class Grocery Store, Outhouses and a handsome garden, in Orange, N. J., for sale cheap or will exchange for Brooklyn or Harlem Property. Apply to THOS. GAFFNEY, 17 Centre street.

PROPERTY OUT OF THE CITY FOR SALE OR TO LET.

A BEAUTIFUL HOME IN THE COUNTRY FOR sale.—Bathing, fishing, boating; 23 minutes, 7 cents commutation to Bayonne.
HOE & PARKER, 150 Broadway.

AT STATEN ISLAND—HOUSES TO LET, $300 TO $3,000; for sale, $1,500 to $60,000; style, health, scenery, comfort; four ferries; guides furnished.
KEUGEN BROTHERS, 89 Thomas street.

A DESIRABLE COUNTRY RESIDENCE AND 20 acres, overlooking New Brunswick, N. J., for sale—Modern improvements; numerous outbuildings, peach, pear and apple orchards, about 8 acres, strawberries 2, blackberries 1, raspberries, cherries, grapes, nectarines, gooseberries, currants; 15 minutes from good schools, churches of all denominations and depot; frequent trains; healthy. Owner, 280 Lafayette av., Brooklyn.

A LARGE, FULLY FURNISHED HOUSE TO LET, ON the upper terrace, New Brighton; also one unfurnished; near ferry; large grounds, fine view.
A. PRENTICE, 232 Broadway.

A BEAUTIFUL 30 ACRE FARM, IN SPRINGFIELD, Mass.; Stock, Crops and Tools; beautifully located; plenty fruit, flowers and shade; will be sold cheap and on easy terms. 330 Monroe street.

AT STONY POINT, ROCKLAND COUNTY.—WANTED, a family to take charge of a commodious house, at a very low rent; fine view; partially furnished if desired; coach house and stable. Address CITIZEN, Herald office.

A LARGE FURNISHED HOUSE NEAR THE Shrewsbury River to let for four or five months; rent $600. Inquire of J. W. DAVIS, Fairhaven, Morris county, N. J.

A GREAT BARGAIN.—FOR SALE, AN ELEGANT Country Seat, in New Jersey, 40 minutes from City Hall; fine Mansion and Stable, just completed; house contains 6 rooms, elaborately finished, with all modern improvements and city conveniences; mountain view unsurpassed; health undoubted; terms easy. Address OWNER, box 2,867 Post office, New York.

AN ELEGANT COUNTRY RESIDENCE AT CLIFTON, S. I., will be rented very reasonably, unfurnished, to a responsible party; good fishing, boating and bathing. D. THOMPSON & SON, 1,454 Broadway.

AT NEW BRIGHTON—REDUCED RENTS.—SEVEral delightfully situated Villas, furnished and unfurnished; modern conveniences; near ferry; view perfectly charming; stables, gardens, shade, &c.
W. A. HARDING, 346 Broadway.

AT ENGLEWOOD—FROM JUNE 1, FOR TWO OR three months, a completely furnished House with use of horse and carriage, cow, garden and ground (five acres well stocked with fruit, vegetables and poultry), billiard room, &c.; to a small private family only, at moderate rent. Apply to ARCHIBALD TAYLOR, No. 215 Church street.

A BEAUTIFUL VILLA, WITH TOWER, 14 ROOMS, eight lots, carriage house, plenty shade, garden, flowers, 40 minutes from ferry, Staten Island, $7,500; worth $12,000. DARRIN, 50 Broad street.

A CHOICE FARM OF 51 ACRES, 20 MINUTES' drive from Port Richmond landing, Staten Island, suitable for farming, gentlemen's residences or factory purposes; a splendid stream of water runs through the centre of the farm; will sell whole or part or exchange for smaller property. Apply to, or address JOSEPH HILL, near Four Corners, Staten Island.

AT DOUGLASTON, L. I.—TO LET, A LARGE MODern House, next country seat of W. T. Douglas, elegantly located, on high ground, overlooking the Sound, with seven acres of land, fruit and shade trees; 600 yards of depot, one hour of Wall street; ice house filled; unsurpassed facilities for boating, bathing and stabling; easy terms. Apply at 71 Broadway, room 75, or to JOHN REID, superintendent, on premises.

AT DOUGLASTON, L. I.—TO LET, AN ELEGANT Cottage (furnished), 700 yards of depot; two acres of Ground; splendid boating, bathing and stabling; terms easy. Apply at 71 Broadway, room 75, or JOHN REID, Superintendent, on premises.

A LARGE AND THOROUGHLY FURNISHED MANsion to let at Inwood on Hudson, 45 minutes from Wall street via Hudson and Elevated railroads. LESPINASSE & FRIEDMAN, No. 3 Pine street.

AN ELEGANT COUNTRY SEAT AT CORNWALL-ON-Hudson to let—for the season or year; brick mansion, 50 feet square; 200 feet above the river; gas, hot and cold water throughout the house, bath, &c.; garden made; fountain; fruit and shade trees; lawn; fine barn and carriage house; five minutes from steamboat landing. APPLY TO E. B. LUDLOW & CO., No. 3 Pine street, or 55 East Seventeenth street.

ASK AND YOU SHALL RECEIVE.—JOHN J. COADY, for City House, Country Seat, Farms or Lots, and you'll achieve bargains—120 Park avenue—that can't be beat.

BEAUTIFUL LARGE FURNISHED HOUSE IN Cornwall, Orange county; plenty of fruit; six trains a day; $100 monthly. Apply at J. BIDDLE'S, 13 Waverley place, near Broadway.

BARGAINS IN FARMS.—FIVE, 9, 12, 20, 50, 73, 100, 150, 200, 250, 300, 400, 500, &c., acres, $2,000 up; mostly near by. C. H. OLIVER, 162 Broadway.

CONSULT R. W. HITCHCOCK ABOUT OWNING YOUR home and being independent of landlords. Thousands have done so to their benefit. $600 cash and balance in three years, will pay for a Cottage and Lot, built to suit you. Examine plans. Call between 9 and 11 A. M., at 358 Third avenue, corner Twenty-sixth street.

COUNTRY SEAT, ELEGANT RIVER FRONT, AT Passaic; 40 minutes from New York; 6 acres; high, healthy and beautiful; large mansion; fruit and shade abundant. STEWART, 81 Cedar street.

COTTAGES FOR RENT OR FOR SALE—FURNISHED or unfurnished, at Long Branch, at reduced prices, by WM. LAKE, Agent, corner Third and Chelsea avenues, Long Branch.

COMFORTABLE STONE HOUSE, FURNISHED, 12 rooms, acre of ground, plenty fruit; owner will Board with tenant if desired; at Rutherford Park, N. J.
SAMUEL KAY, 23 Broadway.

COUNTRY RESIDENCES TO LET.—COTTAGES, FURnished and unfurnished, on the Sound, overlooking Central Park; one hour from Wall street; communication by cars half hourly. GAREY & BEBRACH, 1,236 Broadway, under Grand Hotel.

COOPERSTOWN, OTSEGO COUNTY.—A GENTLEman's furnished Residence to rent, with stable; ice house filled; two acres; boating and fishing. Also one near by, in Connecticut. RUFUS R. MCHUGH, 135 Broadway.

COTTAGE TO LET—FOR THE SUMMER MONTHS or longer if desired, unfurnished, at Northport, Long Island; situated on the shore; fine bathing, fishing, boating and plenty of fruit.
D. THOMPSON & SON, 1,454 Broadway.

ELIZABETH, N. J.—PRIVATE FAMILY WILL ACcommodate three or four single gentlemen; few minutes' walk from station; terms moderate. Address Mrs. E. R., corner Grove and Broad streets.

ENGLEWOOD AND TENAFLY A SPECIALTY.—Very fine furnished and unfurnished Residences on line of Northern railroad, New Jersey, to rent for season or year. CLARK, 111 Broadway, basement, room C.

FOR SALE—AT BERGEN POINT, A CORNER PLOT of ground, 75 feet front on avenue D, 225 feet on Nineteenth street (south side); above will be sold very low. For further particulars address G. C., box 2,694 Post office, New York.

FOR SALE—A FIRST CLASS FARM, 25 MILES FROM the city; 100 acres improved, mostly in grass; 7 acres wood; 2 story house, 3 barns, carriage house, &c., adapted for stock, dairy or produce. JOHN SHIRLEY, 81 Cedar street.

FOR SALE—FARM OF 28 ACRES, ONE HOUR ON Long Island, three-quarters mile from two railroad depots; will be sold cheap; terms easy. 71 Beekman street, cooper shop.

FOR SALE—TO CLOSE AN ESTATE, 85 ACRES, with good buildings, 2½ miles from Tarrytown, 25 miles from New York. WILLIAM T. GRAFF, Executor, 294 Broadway.

FOR SALE—NEAR BLOOMFIELD, A FIRST CLASS House; most of the purchase money can remain on mortgage; merchandise taken for the balance.
J. H. BEATTY, 161 Chambers street.

FOR SALE—A BEAUTIFUL ESTATE, EIGHT MILES from Washington, D. C., in Maryland; 300 acres of land; elegant dwelling, beautifully shaded; large barn, stables and other outbuildings; fine orchards, &c.; also, adjoining, a small Farm, with comfortable cottage and buildings, 47½ acres. For full particulars apply to W. A. BATCHELOR, 16 Bond street, New York.

FOR SALE—AN ELEGANT RESIDENCE AND EIGHT Acres, at Westfield, N. J.; Central Railroad; not one hour from city; all modern improvements; to close an estate. Other Farms and Country Seats, near New Brunswick. EDWARD S. VAIL, 171 Broadway.

FOR SALE—ONE OF THE BEST STOCK AND DAIRY Farms in the state; House and outbuildings; first class in every respect, and will be sold for less than the cost of improvements. This is a rare chance. Its location would adapt it for a summer resort or boarding house. Address M. N., Herald office.

FOR SALE—FARM, 16 ACRES, 4 ACRES OF IT fruit; 8-roomed house on the farm; all the land in cultivation; 1½ mile from Sag Harbor; also a 12-roomed Dwelling and Lot, 100 feet square, in the village of Sag Harbor; price for the farm, $2,200, and $2,500 for the house and lot. Address box 115 Post office, Sag Harbor, L. I.

FOR SALE—HOUSE, BARN, STABLING ATTACHED, 20 acres of land, garden and orchard with 40 apple trees, grafted fruit; situated at Manorville, L. I.; 65 miles from New York, 5 minutes walk from depot. For particulars, inquire of T. GRAVES, 235 West Sixteenth street, New York, or JOHN HIGGS, Hunter's Point, L. I.

FOR SALE CHEAP—A PLOT OF GROUND, 50X270; 30 feet well situated at Rutherford Park. Apply to P. REILLY'S SON, 329 Grove street, Jersey City.

FOR SALE OR TO LET—LOCUST GROVE, BOLTON, Warren county, N. Y.—A new House, pleasantly located, on Lake George; one-fourth mile south from Mohican House; the premises are situated opposite Steamboat landing, on Huddle Bay, where there is a sandy beach, making it a delightful resort for bathing, fishing and sailing, as it is shielded from the heavy winds and waves of the Lake; the house is two story, with piazza on three sides; 3 rooms on the first floor, 7 rooms on the second and three in the attic; there is also a commodious barn. Address J. H. VANDENBURGH, Sandy Hill, Washington county, N. Y., or apply to H. A. DEARSTYNE, Bolton, Warren county, N. Y.

FOR SALE OR TO LET—A FARM OF 100 ACRES AT Highland, N. Y.; splendid view of the Hudson River; large double house; 15 rooms suitable for a summer residence or for boarders. Inquire at 94 Murray street.

FOR SALE OR TO LET.—MINEOLA, L. I., 17 MILES from city; House containing 11 rooms and basement; good spring well, garden stocked with choice fruit trees; two blocks from station L. I. R. R.; ten minutes walk from Stewart's garden City station. Inquire of CHAS. J. MCCARTIE, 13 Fulton row, West Washington market.

FOR SALE OR TO LET—FURNISHED OR UNfurnished, at Clifton, S. I., Erie Railway, one hour from New York, fronting on Passaic River, 28 acres, with large House, containing all improvements; ice house, boathouse, abundance of fruit and shade.
BELLAMY BROS., 254 Pine street.

FOR SALE OR TO LET AT FAR ROCKAWAY, L. I.—Cottage, 11 rooms, price $3,000; rent $350.
O. C. NORTON, 25 Penn street, Brooklyn, E. D.

FOR SALE OR TO LET—COUNTRY AND CITY COMbined, two two story basement and French roof brick Houses, 12 rooms each; all improvements; 20 minutes from New York by Newark and New York Railroad; 26 trains daily each way; healthy locality. Possession at once; terms easy. FRANK STEVENS, 31 Montgomery street, Jersey City.

FOR SALE OR TO LET FURNISHED—AT PLAINfield, nice House, 11 rooms; coach house and acre of ground; rent $600. HENRY ALLEN, 61 Cedar street.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

FOR SALE OR TO LEASE ON EASY TERMS—BUILding Sites and Water Fronts for factories, on Steinway & Sons' property, Astoria, opposite 120th street, New York; also Lots at $350, $500, and finished frame and brick Houses from $2,800 upward; Steinway & Sons' saw mill, iron foundry and metal works are on the ground in full operation; their large piano manufactory will be removed to the premises, and other factories are now being erected; the new horse railroad leading from Thirty-fourth street and James slip ferries, through Ravenswood to Astoria ferry, are now extending their tracks to the Steinway property. Inquire of STEINWAY & SONS, Fourteenth street, New York.

FOR SALE OR TO LET—AT CENTRAL MORRISania, a half block from depot, House containing 8 large rooms; nice garden; 35 minutes from Forty-second street; sold at a bargain; rent $250 per annum. Particulars at 530 Third avenue, confectionery.

FOR SALE OR TO LET—FAIRMOUNT, A FEW minutes from Grand Central depot at Tremont, a Villa, with ten Lots, situate on Locust and Prospect avenues; house contains nine rooms, good cellar, with all modern improvements; to be sold cheap to any improving purchaser. Apply on premises, or 420 and 422 Third avenue.

FOR SALE OR TO LET—FURNISHED OR UNFURnished, on the west side of the Hudson River, six miles above Newburg, a delightful and desirable Summer Residence, with 1.0 acres of land, gardener's house, farmhouse, icehouse (filled), carriage house and barns. The residence is finely situated, with a view of the Hudson and the Narrows to West Point; has water on the lower floor; laundry, with stationary tubs and range, a fine vegetable garden and everything complete for a summer home. The house and grounds, with or without farm, are offered alone, for sale, on advantageous terms. For further information apply to J. MONROE TAYLOR, Executor, 112 Liberty street, New York; or MORGAN S. TAYLOR, 90 Franklin street, New York.

FOR SALE AT A SACRIFICE, NEAR PATERSON, New Jersey—Farm of 29 acres, all cultivated; fine House, outbuildings, &c.; abundance of fruit; price $8,000; terms easy. BLAKE, 21 Park row, room 50.

FOR SALE AT A BARGAIN—A PLOT OF LAND AT Sand's Point, L. I., bordering on Long Island Sound; very desirable location for a country residence. Address W. H. S., box 126 Herald office.

FURNISHED COUNTRY SEAT TO LET—ON EAST bank of the Hudson, ten minutes'