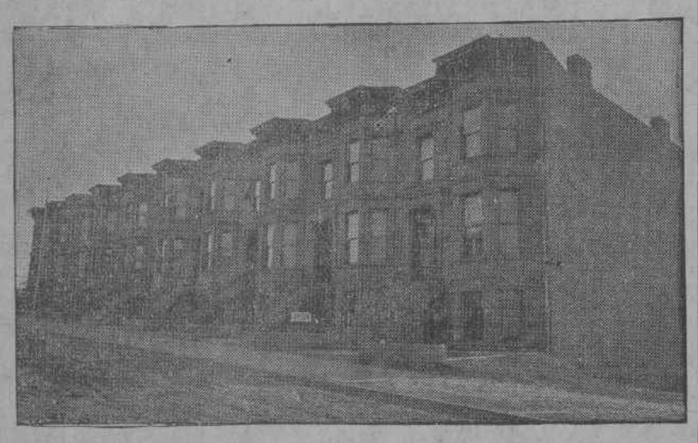
REAL ESTATE NEWS.

Realty Speculators Spurred Up by the Sale in a Single Day of Nearly $3,000,000 Worth of the Eno Estate.

Operations in the Uptown and Harlem Districts for the Week Show Unusual Activity—One Deal Involves $200,000.

Very little has been talked about in real estate circles during the latter part of the week except the really remarkable results scored at the auction sale of a portion of the holdings of the Amos R. Eno estate.

The readiness with which desirable property can be sold was plainly indicated by the keen competition shown by investors at that sale, and the fact that the market would absorb in one day nearly $3,000,000 worth of property and then be ready for other large offerings is considered a most cheering indication. It is particularly so at this season of the year, and at a time when talk about the increased burdens in



Two-Family Houses, Forty-fifth Street, Between Fourth and Fifth Avenues, Borough of Brooklyn, Property of Martin J. Abrams.

the way of taxes which owners of realty must carry is certainly deep even if it is not very loud.

Already some of the parcels which were purchased by operators at the Eno sale are in a fair way to be disposed of at good advances over the prices paid then. This indicates very clearly that the figures obtained, while satisfactory to the heirs and surprising to some shrewd operators, were none too high.

There can be no gainsaying the fact that the happy outcome of the Eno auction has had the effect of a tonic upon the market. Of the thirty-six parcels disposed of only two were sold for less amounts than the late Mr. Eno had paid for them, and the occasion for this fall off in values was due to local conditions brought about subsequent to the time that Mr. Eno acquired the properties.

In the private sales market a decidedly satisfactory business has been done, flats and dwellings, with east side tenement properties and vacant lots uptown constituting a major portion of the transactions.

The sale of the Madison Avenue Hotel, of the recently completed fireproof store and loft buildings at Nos. 7 and 9 West Eighteenth street, and of the old store property at No. 60 Duane street were

Spacious Flatbush Home, C. G. Manger, Builder.

among the most important of the sales effected. All in all, the week has been one of agreeable activity.

George F. Moore has sold the block front, 200x100, on the west side of Broadway, running from One Hundred and Eighth to One Hundred and Ninth street, for $200,000 to James Butler, who has also bought from Mr. Moore the plot, 100x100, on the northwest corner of Broadway and One Hundred and Ninth street, with adjoining lot in the rear, on the street, 25x95.

Mr. Butler has also bought from Samuel McMillan the plot, 81x74, at the northwest corner of One Hundred and Seventh street and Broadway, with an adjoining lot on the street, 25x111, for $100,000, and from J. Duer three lots on the west side of West End avenue, 26 feet north of One Hundred and Sixth street, for $60,000.

These parcels are at the junction of Broadway with West End avenue, and as Mr. Butler is known as a progressive operator, who improves his purchases of vacant property with high-class buildings, his acquirement of these parcels will lead to improvements which are sure to have a bettering effect upon adjacent property. Charles E. Schuyler & Co. were the brokers in these several transactions.

The Frank L. Fisher Company has sold the four-story dwelling, lot 19x100, No. 154 West Eighty-second street.

Contracts will be signed in a few days for the sale by Columbia University of a plot of ten acres bounded by Broadway, the Boulevard Lafayette, One Hundred and Fifty-ninth and One Hundred and Sixty-second streets. The prospective purchaser is said to be an enterprising operator, who will develop the property.

Schmeidler & Bachrach have bought from Philip Steffel the three-story brick building, 19.4x83, No. 117 Avenue C, and from F. Sondheimer the three-story building No. 109 Avenue C. They have sold to P. Goldstein the six-story tenement, lot 26x100, No. 88 Willett street.

Isaac A. Hopper has sold to Anthony Smyth a plot, 50x100, on the south side of One Hundred and Sixteenth street, 300 feet east of Eighth avenue.

Clarence True has sold the four-story dwelling No. 319 West Eightieth street, a similar building No. 300 West Eighty-first street, and the three-story dwelling No. 173 West Ninety-seventh street.

Samuel Green has sold to Siegfried Blumenthal the plot 50x100, on the north side of Ninety-fourth street, 275 feet east of Third avenue, and to Michael Marrone the plot 50x100 on the west side of First avenue, 50 feet north of One Hundred and Eighth street. He has bought the plot 100x100 on the south side of One Hundred and Twenty-fifth street, 75 feet east of Broadway, from the Tanshaw estate.

Jackson & Stern have sold to Joseph Hyman No. 65 Market street, lot 25.6x60, with an old building. The buyer will improve.

Brady & Hauptmann have sold the lot on the south side of One Hundred and Twenty-third street, 275 feet west of Seventh avenue, to a builder for improvement.

Louis Lese has bought from Mitchell & Mitchell three lots on the south side of One Hundred and Thirteenth street, 50 feet west of Park avenue.

Hall J. How & Co. have sold for Henry J. Beers four lots on the south side of One Hundred and Eighteenth street, 200 feet east of Fifth avenue.

Henry D. Winans & May have sold the four-story residence, lot 16x100, No. 17 East Fifty-seventh street, for Mrs. Nina Kent.

Rebecca Cohn has bought the plot, 75x95, with old buildings, Nos. 255-259 Monroe street, for improvement.

M. L. & C. Ernst have sold to Leopold Fiducia the plot, 100x100, at the southeast corner of One Hundred and Seventy-third street and Brook avenue. The purchaser will improve the plot with four flats.

Edwin R. Holden has sold the three-story dwelling, lot 19x100, No. 59 East Nineteenth street.

Three five-story brick dwellings, 25.2x71.2 each, will be built on the south side of Seventy-sixth street, 200 feet west of Central Park West, by James Carlew, at a total cost of $120,000.

John C. Umberfield will erect four four-story and basement brick dwellings, each 20x63, on the south side of One Hundred and Fifth street, 216 feet west of West End avenue. Their total cost is calculated at $100,000.

Three six-story brick flats, 34.11x82 and 28x80, will be built by George Hoffman at Nos. 319-325 East Eighth street. They will cost $101,000 in all.

Morris Jacobson is to build two six-story brick flats, with stores, 27.6x82x31.6x72, and costing together $51,000, on the northwest corner of Avenue D and Fifth street.

Two five-story brick flats, 3.9x79.8x97.4, are to be built by P. Kotlowsky and B. Levy at Nos. 105 and 107 East Tenth street. Together they will cost $44,000.

A six-story brick flat, 40.7x84, is to be built at Nos. 10 and 12 Attorney street by Abraham Silverson. It will cost $42,000.

The six-story and basement brick flat, with stores, 40x48, which J. and M. Weinstein will build at Nos. 137 and 139 Broome street is to cost $30,000.

A five-story and basement brick flat, 25x86, will be built at a cost of $23,000 by Franz Fohr at No. 32 West Sixty-sixth street.

Two two-story and basement frame buildings, each 20.4x3, are to be built on the west side of Ryer avenue at 259.10 feet north of Burnside avenue by Charles Bjorkegren at a total cost of $9,000.

A five-story brick flat, 25x79.3, will be built by Gustave Dohremoend at No. 51 St. Mark's place. It will cost $23,000.

Two two-story frame dwellings, 18x38.6 feet, are to be built by Adelaide Grossman at a total cost of $5,600 on the north side of One Hundred and Seventy-eighth street, 250 feet east of Bronx Park avenue.

Samuel J. Best will build a three-story frame tenement, 21x60, on the west side of Engle avenue, 75 feet south of John street, at a cost of $6,000.

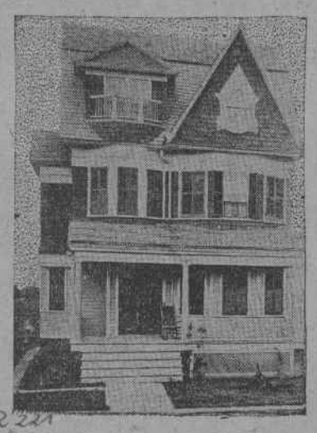
A two-story frame dwelling, 21x50, and costing $3,000, is to be built on the north side of Twelfth street, 280 feet east of Avenue C, by John Baker.

Ducret & Eddison have sold for Louis Dittmar the two-story brown stone front dwelling No. 271 Van Buren street.

They have also sold for a client a large water front on Great South Bay, at Sayville, for $15,000.

BROOKLYN REAL ESTATE.

In the confident belief that a season of exceptional activity is sure to come with the opening of Spring, brokers and operators in real estate are not at all cast down by the fact that the past fortnight has been a decidedly quiet period for them. Much of the expected activity will centre in extensive dealings in suburban prop-



A Pretty House in Flatbush, C. G. Manger, Builder.

erty, for which the demand is steadily up to the supply and frequently is in excess of it. There does not seem to be any important increase in the demand for property in the thickly settled sections of the borough, though.

John Beet, builder, No. 283 Fifty-first street, reports the following sales:

To Rose P. Buckley, three-story and basement three-family house No. 315 Fifty-eighth street, price $7,500; a plot, 100x100, on the northeast corner of Sixth avenue and Forty-first street, $7,500; a plot on the northwest corner of Seventh avenue and Sixtieth street, $3,500; to George Planbeck the three-story and basement three-family house No. 307 Fiftyfirst street, $7,500; to Sylvanus Welder the three-story and basement three-family house No. 305 Fifty-first street, $7,500.

Mr. Beet has filed plans for the erection of eleven two-story and basement brick two-family houses on the south side of Fifty-eighth street, 320 feet east of Third avenue, to cost $49,500; also on Fifty-fourth street, between Sixth and Seventh avenues, five two-story and basement two-family houses, to cost $24,000.

George E. Lovett has sold for Lewis Heitkamp the three-story frame building, plot 50x137, Nos. 129 and 131 Concord street to William and John Kennedy for $10,000.

E. A. Konter, of No. 806 Broadway, has sold for Mr. Glood a two-story and basement two family frame house, 20x46x100, to Charles Conley for $4,800.

Sullivan Brothers have sold the three three-story stone front flats, each on lot 18x100, Nos. 997A, 979 and 981 Bedford avenue, for a total of $30,000. Leonard Moody was the broker.

Delack, Heyer & Co., of No. 315 Seventh avenue, report the following sales: No. 364 Forty-seventh street, two-story and basement brownstone house, for A. L. French, price $6,250; No. 215 Eleventh street, two-story and basement frame house, for R. Dorn, price $2,800; No. 322 Fifteenth street, two-story and basement frame, for Mr. Hunt, price $3,000; No. 460 Eleventh street, three-story brick flat, for L. Striegler, price $4,000; No. 298 Eighth street, two-story and basement brick house, for T. Hemroth, price $5,500; No. 317 Sixth avenue, four-story stone single flat, for Louis Bonert, price $19,000; No. 213 Ninth street, three-story single flat, for W. J. Stevenson, price $7,000; No. 611 Eleventh street, two-story and basement brownstone house, for S. Arons, pricfe $8,000.

J. J. Ashley, Jr., No. 1077 Gates avenue, has sold for Mrs. Stokes the brownstone dwelling, 19x45x100, No. 956 Greene avenue, to J. J. Ashley, Sr., for $8,500.

John F. James & Son, of No. 193 Montague street, exchanged for Clarence Betts ten acres of land at the junction of Bushwick avenue, Newtown turnpike and Betts avenue for a five-story brick double apartment house No. 48 East One Hundred and Twenty-ninth street, Manhattan, owned by August von Gunther; valuation, $65,000.

E. I. Litchfield has sold the three-story and basement frame dwelling, lot 20x100, No. 231 Adams street to S. Gottlieb for $4,000.

Mr. C. C. Manger is actively engaged in building many new houses in Flatbush. The accompanying cuts show the houses recently completed. Flushing property is enjoying a big boom just now. Mr. Manger has been very successful with his building operations by selling his houses on easy terms. Some houses may be bought as low as $2,500. He also builds them to order. His homes are models of up-to-date architecture, and the interiors arranged with a full appreciation of what is best for home comfort.

Spiess & O'Connor will build on Bay Sixteenth street, north side, 240 feet west of Bath avenue, two frame two-story and attic dwellings to cost $9,000.

The Brown Realty Company will erect in St. Mark's avenue, southeast corner of Fourth avenue, one brick four-story flat for three families to cost $9,000.

W. R. Pearce has filed plans for the erection of one three-story brick house on the north side of Degraw street, 103 feet west of New York avenue; two two-story and basement brick houses on St. John's place, south side, 100 feet west of New York avenue; one three-story and basement brick on the north side of Degraw street, 121.6 feet west of New York avenue; total cost, $23,000.

McKesson & Robbins will build two three-story brick factories on the south side of North Twelfth street, 144 feet west of Berry street, to cost $20,000.

There will be erected on the west side of Albany avenue, 30 feet south of Bergen street, five four-story brick dwellings to cost $70,000. John Potts, owner.

F. L. Hine will build on the north side of Eastern Parkway and south side of Degraw street, 100 feet west of New York avenue, six three-story and basement brick dwellings to cost $120,000.

Bailey Brothers & Co. will erect, on the north side of Fortieth street, 200 feet west of Sixth avenue, six two-story and basement brick two-family houses, to cost $27,000.

The Anglo-Swiss Milk Company has filed plans for the erection, on the south side of Gates avenue, 62 feet east of Ralph avenue, one two-story brick stable and milk depot, to cost $49,000.

The row of two-family houses shown in

A Model Home in Flatbush, C. G. Manger, Builder.

the accompanying picture is the property of Martin J. Abrams. They are located on Forty-fifth street, between Fourth and Fifth avenues, one block from Sunset Park, and afford a view of the ocean and bay. The houses show a decided development in high-class building in the south section of Brooklyn. The houses are of brown stone. The interior improvements compare favorably with some of the finest residences in Brooklyn. Mr. Abrams is selling the houses on easy payments, only requiring $500 down and $25 monthly.

Following are the comparative tables for the Brooklyn conveyances, mortgages and projected buildings for the corresponding weeks of 1899 and 1898, as prepared by the Record and Guide:

CONVEYANCES.	1899. Feb. 17 to 23 inc.	1898. Feb. 18 to 24 inc.
Total number	199	241
Amount involved	$602,135	$296,984
Number nominal	99	157
Total number of conveyances, Jan. 1 to date	1,873	2,548
Total amount of conveyances, Jan. 1 to date	$4,486,800	$3,872,368
MORTGAGES.		
Total number	157	185
Amount involved	$527,413	$621,335
Number over 5 per cent	57	76
Amount involved	$164,010	$186,568
No. at 5 per cent or less	100	109
Amount involved	$363,403	$434,767
Total No. mortgages Jan. 1 to date	1,589	1,996
Total amount mortgages Jan. 1 to date	$21,284,061	$9,402,811
PROJECTED BUILDINGS.		
Total No. new buildings	72	53
Estimated cost	$512,490	$132,310
Total No. new buildings, Jan. 1 to date	456	439
Total amount new buildings, Jan. 1 to date	$2,066,865	$1,996,211
Total amount alterations, Jan. 1 to date	$202,593	$160,017

NO POLITICS IN THAT BIG BRIDGE CONTRACT.

Secretary Lane Declares It Didn't Go to the Lowest Bidder for Good Business Reasons.

Two reasons for the award of the contract for steel towers and end spans of the new East River Bridge to the New Jersey Steel and Iron Company at a price $10,786 in excess of the lowest bid were assigned yesterday by Secretary Smith E. Lane, of the Bridge Commission.

Mr. Lane said that one of the provisions of the advertisement calling for proposals was that the Commissioners reserved the right to reject any and all of the proposals and to accept any proposal.

"The Commissioners unanimously decided that it was to the public interest that a bid other than the lowest should be accepted," said Mr. Lane, "and that under the circumstances it was their duty to award the contract to the New Jersey Steel and Iron Company. This bidder was next to the lowest, at $1,220,230.

"The second consideration was that the New Jersey Steel and Iron Company already has a contract of $250,000 for the anchorages of the new bridge, and the commission is familiar with this company's work and has great confidence in its responsibility."

Mr. Lane denied that politics had anything to do with the award.

Soldiers Must Pay Duty.

Assistant Secretary of the Treasury W. B. Howell has made a ruling concerning the treatment of dutiable articles found in possession of army officers and soldiers on Government transports that their baggage must be examined and the dutiable articles seized when not declared.

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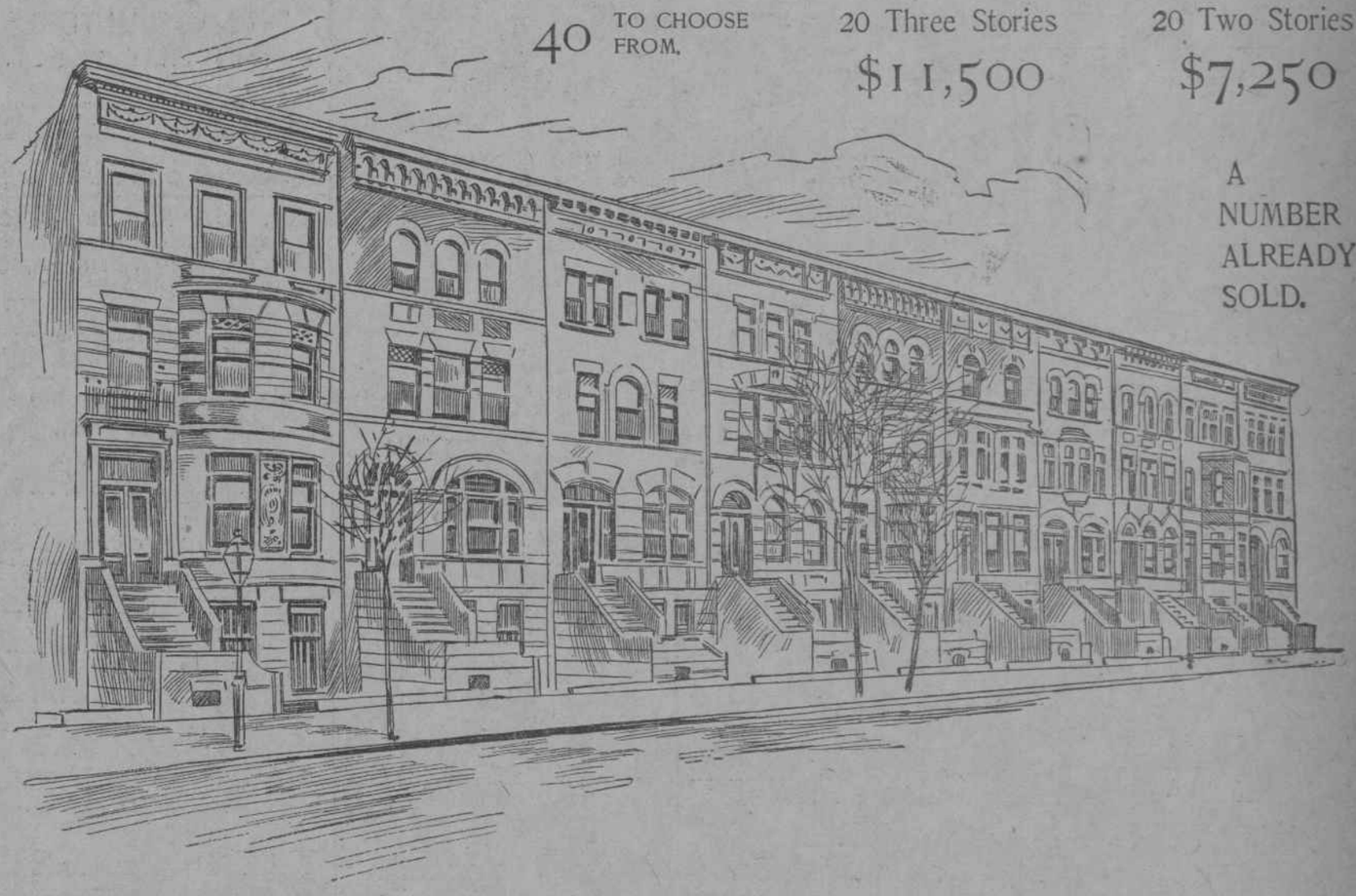
BEAUTIFUL NEW MODERN STONE HOUSES

Can You Find Handsomer Houses for the Price?

40 TO CHOOSE FROM. 20 Three Stories $11,500 20 Two Stories $7,250



A NUMBER ALREADY SOLD.

LOCATION:

What more desirable location could one choose for a home than Midwood Street, near Flatbush Avenue, on the Lefferts Estate? Here the ground is high; the surroundings unsurpassed, being in the neighborhood of the homes of the wealthy pioneers of Flatbush. This property is restricted to two and three story private residences, no flats, no two family houses, no stores, no stables; here you have all city improvements—fine sidewalks and streets, gas, electric lights, water, sewers, etc. Only two blocks from the Willink Entrance of Prospect Park, 30 minutes from New York City Hall; trolley connections to all parts of Brooklyn. Could any one want for more conveniences?

DESCRIPTION:

The fronts of these houses are in Indiana limestone, of various colors and designs, the balance of selected brick. Swell and square fronts, with large box stoops; interior finish and trim is all hard wood; saloon parlors or foyer halls, with heavy beamed ceilings; rich enameled Faience and hard wood mantels, open nickel plumbing, tiled bathrooms, large closets and storerooms, dumb-waiters, electric bells and lighters, chandeliers of beautiful designs, hardware the finest, dry cellars, with first-class furnace; range. In the 2-story houses there are 1-story extensions; the 3-story houses have 2-story extensions, giving an upstairs dining room. Dimensions 20x55x100. In fact, these houses are complete, with all known modern improvements, and were built by one of the best known builders of Brooklyn, Mr. Jas. MacArthur, and therefore are well built.

PRICES:

Here is Another Strong Point.

The same houses we have here, if located in the Borough of Manhattan, would cost from $20,000 to $35,000—while all I am asking for these magnificent, well-built, modern stone houses is: 3 story houses, $11,500; 2 story houses, $7,250.

CAN YOU BEAT IT ANYWHERE?

For further particulars regarding terms, etc., apply to

W. A. A. BROWN (owner)

Flatbush Avenue, cor. Midwood Street, Brooklyn.

Open Sundays and Holidays all day. Evenings until 9.

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BEAUTIFUL QUEEN ANNE COTTAGES,

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The Home Centre of Greater New York.

Just completed, two Queen Anne cottages that cannot be excelled anywhere in Greater New York. They are located on 40th St., on plots measuring 40 ft.x100 ft. Have verandas on the front and side. Eight rooms and bath. All open nickelled plumbing. Tiled bathroom. Hard wood trimmings. Convenient kitchens, with combination gas ranges. Combination wash tubs. Separate gas arrangement for heating water in boiler. Cabinet mantels, stained glass windows, gas grates, etc. Come to-day and see them.

PRICE ONLY $3,900.

TERMS—$300 cash, balance $30 monthly, including interest.

VANDERVEER PARK Is only 37 minutes and one fare (5c.) from New York City Hall, by Flatbush Ave. cars, and 35 minutes and one fare from 23d St., Grand St. and Roosevelt St. ferries by Nostrand Ave. cars.

VANDERVEER PARK. Wonderfully good lots at wonderfully low prices. We are closing out the few remaining lots in Vanderveer Park at midwinter prices—one-third lower than they will be soon. No commissions to agents allowed and no interest—purchaser has WORTH benefit of these savings.

$220 to $500.

$10 down and $10 monthly.

Germania Real Estate Co., JUNCTION FLATBUSH & NOSTRAND AVES.

For General Information address New York Office, 38 Park Row, Potter Building.

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PRICES LOW.

Chestnut Hill can be reached in 27 minutes from New York City Hall and with a five-cent fare. It is situated on Ocean avenue, near Prospect Park, between avenues I and J.

We will pay all taxes until you have fully paid up and received your deed.

TERMS TO SUIT.

Every purchaser will be given a title guaranteed by the Title Guarantee and Trust Company of New York free of expense.

OUT-OF-TOWN CUSTOMERS.

Special attention given to out-of-town buyers. We will make selections for you, and if you are not perfectly satisfied WE WILL RETURN YOUR MONEY.

SEND FOR PROSPECTUS AND MAP.

HOW TO GET THERE. Take Kings County Elevated (Brighton Beach branch), get off at Fiske Terrace station. Trains leave New York 7 A. M., and every half hour thereafter. Leave Brooklyn side 5 minutes later, Franklin Ave. 7:35 A. M., and every half hour thereafter. Take Marcy avenue electric cars at the Bridge, change at Bergen street, get off at Avenue I.

Only 27 minutes from New York City Hall.

CHESTNUT HILL LAND AND IMPROVEMENT CO.,

Comfortable and Heated Office on Property, Ocean Avenue and Avenue I.

220 Broadway (Room L, 9th Floor, St. Paul Building), New York.

COME TO-DAY. FIVE-CENT FARE.

Real Estate.

Persistent Advertising Pays in a PROGRESSIVE Advertising Medium—Use Special 3 or 7 Time Rate—Great Results.

Do You Want to Own the House You Are Now Renting?

If you do, come and talk with the Provident Savings Loan Investment Co.

If the property is a safe asset we will buy it for you.

Then you can pay for it by making a small cash payment and easy monthly payments same as rent.

You immediately become the landlord, instead of the tenant.

Think it over. Call and see us, or write.

PRESIDENT:

HON. JOHN PALMER, ex-Secretary of State, New York.

Provident Savings Loan Investment Company,

132 PARK AVE., OPPOSITE GRAND CENTRAL STATION.

$6.00 TO $8.00 PER WEEK covers total cost, including payment against principal, of beautiful, modern, up-to-date houses. Seven to ten rooms. These are in a refined old-established residential section, only 35 minutes from 34th st. and Broadway, Manhattan. Every convenience. Gas, electricity, running water, open plumbing, hardwood trim, etc. Write for full particulars to Realty Trust 60-62 Liberty st., Manhattan.

FOR SALE,

The buildings now standing on the property known as Oak Point, in New York City. Apply to CHAS. BEAUMONT, agent, who will be at Casanova Station, Feb. 27, March 2, 6 and 8, between 10:30 a. m. and 2 p. m. WILLIAM BEADLE, rent agent. N. Y., N. H. & H. R. R. Co., New Haven, Conn.

Mortgage Loans.

MONEY TO LOAN on first and second mortgages at lowest rates on Brooklyn property only. Call, telephone or write. WEHR, WALLACE & WEHR 1556 BROADWAY, BROOKLYN. Telephone, 139 F Bushwick.

Second Mortgage Loans in Greater New York; low rates; prompt closings; reasonable terms. BRADNER, 101 Mechanics' Bank Building, Brooklyn.

Real Estate Loans.

$5,000,000 to Loan on Real Estate, Stocks and Bonds; Prompt Attention Given and no Delay; Low Interest. Mershon & Co., Bankers, 6 Wall St.

ATTENTION, PRINCIPALS—Any amount to loan at 5 per cent; New York, Brooklyn; quick answers; money for second mortgages; 12-year plan of repayment. Call or address HORATIO STEWART, 261 Flatbush ave., Brooklyn.

NINETY PER CENT LOANS—10 per cent down buys 2-family houses, New York, Brooklyn or Jersey; free rent for you; averaging 3½ per cent. HANOVER COMPANY, 280 Broadway.

OWNERS of real estate in need of money can borrow liberally over existing mortgage. H. C. BAKER, 189 Montague st., Brooklyn; 10 to 2.

$5,000, $20,000, $21,500 LOANED on New York property; also larger amounts to suit. HENRY S. HEWSON, 171 Broadway.

Real Estate.

$7,250—ELEGANT modern houses, 20x45x100; Indiana limestone and Pompeiian brick front; bay stoop, hardwood trim, open nickel plumbing, tiled bathroom, porcelain bath, every improvement and luxury; two-story and basement, six bedrooms; select neighborhood, charming environment; half hour from City Hall; easy terms.

$10,000—DELIGHTFUL home, three-story and basement, 20x45x100; architecturally artistic, substantially built; hardwood trim, box stoop, open nickel plumbing, porcelain bath, tiled bathroom; choice neighborhood; half hour from City Hall.

See me before buying a house; circulars on application; no trouble to give information.

HENRY W. SHERRILL, 52 Broadway.

Real Estate. | Real Estate.

New model two family houses $13.20 to $14.60 per week pays total cost of purchase. First class city location. Write for full particulars.

Realty Trust 60 & 62 Liberty St., Manhattan.

The above are in Bay Ridge, 40 minutes, end of Brooklyn at Martense, 5-cent fare to Manhattan Bridge. Attractive surroundings, all conveniences. Refined neighborhood. Houses with all improvements. Are gems in arrangement, finish, fittings.

OFFICE, CORNER FORT HAMILTON AVE., AND 38TH ST. OPEN EVERY DAY AND EVENINGS. TAKE 5TH AVE. LINE, NASSAU ELECTRIC CO., TO 39TH ST. AND NEW UTRECHT AVE. FROM PARK ROW, or any part Brooklyn, OR TAKE 39TH ST. FERRY from Battery and then 39th st. car directly through property, GETTING OFF AT FORT HAMILTON AVE.

Farms for Sale.

FARM for sale, near Liberty, Sullivan County, N. Y.; 30 acres; buildings almost new; elevation 2,000 feet; well suited for Summer residence; price, $3,500. T. TUCKER, Jr., Liberty, Sullivan County, N. Y.

FARM, 11 acres, large house, barns, hennery, hot house, fruit, artesian wells; one hour out; very reasonable. SCOTT, 140 Nassau st., N. Y.

GOOD, but cheap farm, 4½ acres, adjoining town of 5,000 people; price $275; easy payments, $5 down and $1 weekly; will send map and location to any one addressing BROWN, box 74 Journal.

Farms for Sale.

LOVELY 42-acre farm, nice buildings, high, fine scenery, healthful, enjoyable, profitable; $3,000. HOLBROOK, Port Jervis.

VIRGINIAS and Carolinas Illus. gives general information of these States; illus. description of elegant and cheap fruit, grain, stock farms for sale. Postpaid 25c. Southern Farm Agency, Lynchburg, Va.

50-ACRE FARM, Orange County; 2½-story building, 10 large rooms and closets; stock, including 8 cows and all implements; price $3,500. C. F. OLDENBURG, 1078 5th ave., Brooklyn.