REAL ESTATE—For Sale.
Brooklyn Borough.

2-Family Brown-stone Houses, Built by Hamilton affording a perfect view of the New York Bay and Richmond County. They must not be overlooked by people seeking a satisfactory city home at moderate cost, in the substantial manner that marks all of this builder's work. Offered on easy terms. A good portion of the monthly payments derived from renting the desirable second apartment.

50th Street, Brooklyn, between 4th and 5th avenues. Restricted block. The plumbing, gas-fitting, carved mahogany trim and all interior finishing accord with the general high character of the houses. Open for inspection from 8 A. M. to 9 P. M.

Terms: Small initial payment and suitable terms thereafter.

New York Building-Loan Banking Co.,
111 Fifth Ave., New York, or
R. H. JONES & CO.,
5th Ave. and 55th St., Brooklyn.

THERE is no excuse for any one not owning their own home, for I will sell a magnificent residence, situated in the most beautiful section of

Bensonhurst
BY-THE-SEA,

with every improvement, on my easy payment system, which is an easier principle than paying rent. Bensonhurst is the ideal all-year section of Greater New York, and has sewers, electric lights, gas, macadamized streets, and is only 45 minutes from New York; fare, 5c. This is a bargain. Call and examine same. Open Sunday. Will consider an exchange.

Frank A. Slocum,
22D AVE. AND 86TH ST.

MARIENSE PRICES.

We have a few special bargains at Mariense, West Brooklyn, which must be taken advantage of at once if at all. Double or 2-family houses, with top-wood trim and every modern convenience, from $3,800 up—$100 down and balance in easy monthly payments, less than rent. We will find tenant for the half you don't occupy, thus enabling you to pay for your home practically on rent payer's money.

Take Coney Island 5th Ave. L Trains or 39th st. trolley from New York end of the Bridge to Fort Hamilton Ave. Station—our office right there.

Realty Trust 60 and 62 Liberty St.

THE LAST of that row of 30 elegant 2-story and basement 2 family brick houses on 55th st., between 5th and 6th aves., will be sacrificed to the first comer today on terms of

NO CASH DOWN,

$20 per month, which can be reduced to $15 if you subsequently find you have undertaken too much. House is brand new and beautifully decorated. No taxes, insurance, interest, mortgage or responsibility for other tenants. Open every day from 9 to 6.
FRANCIS G. QUINN,
535 55th St., Brooklyn.

HURRY UP

if you wish to get one of the few that are left of those elegant 2-story and basement brick houses on 58th st., between 3d and 4th aves. Only a

SMALL AMOUNT OF CASH

required—how small we don't care to advertise—and the rest $28 per month, which can be reduced to $21 if you find you have undertaken too much. No taxes, no interest, no mortgage, no insurance, no responsibility for other tenants. Take elevated to 53d st. station.
DIXSON, on premises.

$500 DOWN. $25 MONTHLY

Our contracts were let out before the raise in materials, consequently we have the cheapest houses for the money in the borough. On 45th st., bet. 4th and 5th aves. 27 solid of our elegant brownstone houses for one or two families; 10 now ready. Finest oak dining room in the city, buffet china closet, crockery tubs and sink; ocean east, N. Y. Bay west; one block from Sunset Park; 30 minutes to Manhattan, 3 ways; two styles, $5,400 and $5,900, undecorated. Owner on premises.

THINK THIS OVER.

I will sell you a magnificent two-family model house, Queen Anne style, with every improvement, on Sixtieth st., Borough Park, half a block from city; half hour to New York, 5-cent fare; macadamized, shaded street; gas, water; on a cheaper basis than paying rent; tenant obtained for one part of house. Write or call on EDWARD JOHNSON, Builder, 15th ave. and 60th st. Take 5th ave. Borough Park car.

BUSINESS MEN'S HOMES
ON BEAUTIFUL B'KLYN AVE.,

Flatbush District, Brooklyn's Finest Suburb, for sale, with plots of 40 feet, 50 feet, 100x100 feet; price $4,500 to $7,500; easy terms; also Colonial house (corner), suitable for doctor; take Flatbush ave. cars marked Bergen Beach to Ave. J. JAMES GRAHAM, BU'LD'R, 1822 B'KLYN AVE.

$15.83 MONTHLY,

including taxes, buys two-family house; all improvements; 11 rooms and two baths, bearers, dumb waiters, gas fixtures, iron fences, etc.; also one-family houses; open daily and Sunday. Glenmore and Lincoln aves., Grant ave. station, Kings County Elevated. Builder on premises, or 4241 Fulton st., Crescent ave. station, Union Elevated.

$10 Monthly Buys a Home.

Two-family house, 13 rooms, all latest improvements; 22 minutes to Bridge; $200 cash; price $3,500; also one-family detached cottage, 5 rooms, price $1,750. ALEXANDER & CO., builders, 1772 Broadway; Chauncey st. station, Union "L," Brooklyn. Open Sundays.

2-STORY and basement, all modern improvements, bay windows front and rear, arranged for two families; rent of part carries the whole; prices low; terms easy.

E. H. Bishop & Sons, Builders,
COVERT ST. AND HAMBURG AVE.

MODERN 2-STORY FLATBUSH QUEEN ANNE DWELLING.

All modern improvements; open plumbing; cabinet trims; fine location; half block from trolley; price $2,800; $250 cash; $15 monthly. Apply owner, W. R. LUSHER, 261 East 14th st., near Beverly road, Flatbush.

$500 Down, $75 Quarterly.

Two-story basement brownstone, 11 rooms, two baths, for two families; handsomely decorated to suit purchaser; buy now and stop paying rent; send for descriptive circular. Builder, JOHN H. DONNELLY, 26 Rockaway ave.

Bensonhurst—$500.00 Cash.

Colonial residences with 3 lots, 14 rooms; all improvements; one block from cars, near beach; price $3,200; sacrifice. W. G. MORRISEY, Agent, Bath Beach.

Modern 2-story 2-Family Houses, Basement, Brownstone.

Prospect place, between Bedford, Franklin aves.; nicely finished; easy terms. JOHN GRAHAM, 232 Sumner ave., Brooklyn.

EXTRA GROUND.

9-4 lots and brick house, $3,500, $1,100 cash; greatest bargain ever offered; others; ask for list and map free. WESTON, manager, 2886 Fulton st.

A BIG BARGAIN.

A new one-family brick house; all improvements; decorated; must be sold; seen Sunday, 2 to 5. MOE, 3d ave. and 56th st., Brooklyn.

Your Wife Wants a Home.

Don't you? Small payment; your rent does the rest. HERBERT, owner. Fifth ave. Coney Island train to Fort Hamilton ave.; see gateman.

DON'T BUY UNTIL YOU SEND FOR
"DOOHER'S REAL ESTATE GUIDE."
Special list of bargains, $2,000 up; easy terms.
A. J. DOOHER, 372 Court st., Brooklyn.

A LOVELY THREE-FAMILY HOUSE,

nicely decorated, on Park Slope; parlor and basement; 7 rooms and bath; second and third floors, each 5 rooms and bath.
3 FULL SETS OF IMPROVEMENTS.
Price, $12,000; bank mortgage, $7,500, 4½%.
CONDIT, 315 Madison ave., corner 42d st.

BARGAIN—Elegant, new detached dwelling; select, restricted location; East 18th st., near Beverley road, Flatbush; hardwood throughout; price, $6,000. GEO. SCHMIDT, Builder, on premises.

BARGAIN, $2,500—Two-family house, 11 rooms, bath, all improvements; $500 cash. ANDO, Linwood st. and Eastern Parkway.

REAL ESTATE—For Sale.
Brooklyn Borough.

BAY RIDGE PARK.

THREE handsome new Queen Anne cottages for sale cheap, on easy terms of payment, or will exchange for other desirable property. All modern improvements; 9 and 10 rooms; parquet and hardwood trimmed floors; gas, water; 60x100 feet; ground neatly laid out; located north side of 73d st., east of Fort Hamilton ave.; on view daily; take 3d ave. car running to Ulmer Park, get off at Fort Hamilton ave. For further information apply to J. B. PARK, 289 Carlton ave., Brooklyn, or R. A. STEWART, 124 Front st., New York.

BRICK HOUSE, 3-story, 12 rooms; all improvements; $4,500; $500 down, balance mortgage. 61A Palmetto st.

CHANCE OF A LIFETIME—Only $100 down, balance $10 monthly; interest 5 per cent; new 2-story basement and cellar houses; 10 rooms; every improvement; $2,800. STOOTHOFF, 2569 Eastern Parkway, Montauk station, Kings County elevated.

CORNER—Three-story brick, 20x70 feet, on leading avenue, near Broadway; A1 business location; terms to suit purchaser; might exchange or rent to desirable tenant; open Sunday. J. H. DONNELLY, 26 Rockaway ave.

COZY LITTLE HOME, Lexington ave., near Marcy, 2-story and basement brick-filled house, 8 rooms; lot 25x100 feet; price, $2,500; terms easy; need money. Address OWNER, box 126 Journal, Brooklyn.

DECATUR ST.—Two-family brownstone house; double improvements; big bargain, $5,800. COHEN, 27 East 125th st.

EXCELLENT 3-story frame flat, between Broadway and Bushwick ave.; 17 rooms and 3 baths; rent, $480; only $4,500; easy terms. KETCHAM BROS., 1505 Broadway.

FOR SALE—Dwelling, 455 Lexington ave., near Tompkins; 20x40x100; 9 rooms and bath; improvements; well built; fair condition; worth $3,800; determined to sell; no reasonable offer will be declined. DAY, M. D., 659 Putnam ave.

FOR SALE—Frame house, 2-story and store; large extension; stable in rear; lot 25x100; located at 724 Gates ave.; price, $3,500. Inquire of A. KOSTER, 249 Lewis ave.

FOR SALE—Two-story and basement house, 43 Troutman st., on easy terms.

Also 4 lots on McDonough st., near Patchen ave. Apply to C. F. AUKAMP, 534 McDonough st.

FOR SALE—Two-story house, eleven rooms; good neighborhood; one or two families; full lot; big bargain; $3,200. MATHER, 139 Conselyea, Brooklyn.

FOR SALE—House; desirable location; 2-story and attic; 8 rooms; open plumbing; furnace; only $2,500; terms to suit. 98th st., near 14th ave.

HANDSOME brownstone, box stoop, one-family house, 20x40x55, hardwood; steam heat, 13 rooms, laundry, bath room tiled, speaking tubes and bells; beautiful grilles, mantels, chandeliers; for sale low; 259 58th st., or photographs. DAVISON, 401 Broadway, New York.

HOME FOR $1,300.

$500 cash; 2-story, cellar and extension frame, 7 rooms; 2 sets tubs; water on each floor; sewer; patent sidewalks; iron fence in front; house decorated. ROBT. WARD, 22 Court st., Brooklyn.

HOME and income for little cash; also 100-acre Westchester County farm, $2,950. DOTY, Bennett building.

I AM forced by threatened foreclosure to accept any offer on 4 South Brooklyn lots; level street; macadamized, graded; one square from public school and trolley; 30 minutes to Manhattan; little cash necessary to pay interest and taxes; balance can remain on mortgage. BEENDER, 302 Broadway, room 401.

LARGE, new 2-family houses; all improvements; 12 rooms; price, $3,300; terms easy. BEARDALL, 11 Willoughby st.

MARTENSE LOTS,

near Fort Hamilton ave., West Brooklyn; one or more of the choicest lots on the property. Address C. P. O. Box 2,078, Manhattan.

MACON ST.—Three-story basement brick, $6,000; Chauncey st., two-story frame, $1,500. PINCKNEY, 342 Sumner ave.

MUST be sold at once, 3 flats, for $6,000; mortgage $1,000; worth $9,000; please call. JAS. MEAKIM & SON, 353 Graham ave., Brooklyn.

NEW 10-room 2-family house, 25 minutes from City Hall, near "L" station; all modern improvements, well built; one floor rented for $15 per month; good neighborhood; wide street, with beautiful shade trees; sewer, electric lights, water, gas; street to be paved this Fall; value of property, $4,200; price, $2,800; $200 cash, the balance $10 per month; chance of a life time for home or investment. BARGAIN, 82 Journal.

NEAT and well built cottage in Flatbush, with stable; enamel bath; open plumbing; all improvements; neatly decorated; lot 40x100; near the Park in growing neighborhood; house open; price $4,700; terms easy. 222 Midwood st.

NEW 2-story and basement brownstone 2-family houses, select location, asphalted street, every modern improvement, $7,000; easy terms. M'DICKEN, Builder, on premises, 855 Hancock st.

PRICE, $2,800; bargain; rent, $468; 3-story and cellar double frame flat, 22x50x99; 4 rooms each apartment; part improvement; for 6 families. WM. H. MARQUAND, 1562 Fulton st., Brooklyn; telephone, 782B Bedford.

PACIFIC ST., near Albany ave., 2-story, basement frame; 10 rooms; all improvements; price, $2,700; mortgage, $2,000. DOW, 374 Myrtle ave.

STUYVESANT HEIGHTS—Just completed, two new flats, stone fronts, 651 and 653 Monroe st., near Reid ave.; exposed plumbing, tile bath, all improvements; rent for $1,248 each. OTTO LEHMANN, Builder, on premises.

ST. MARK'S AVE., near Franklin—Ten-room brick, worth $4,500; want offer. ASHFIELD & GRIMES, 509 Franklin ave.

TWO-STORY and basement, two-family brick, with fancy stone trimmings; neighborhood good; convenient to many lines of cars, namely, Halsey st., Broadway, Central and Hamburg aves.; many novel and practical improvements, especially in closets and wardrobes; price $5,700; easy terms. 125 to 135 Schaeffer st., Brooklyn. JOHN MENAHAN, Builder.

TWO houses on one lot; rent, $24; sell for $3,100; nice location; also fine corner plot, 40x100, cheap, $1,800; suitable for store or two-family houses. VOELLER & VAN SYCKEL, 2975 Fulton st.

TWO LEFT out of eight new, well built 8-room bay-window houses; near "L" and trolley; $2,700; $200 down, $10 monthly. REINEKING, Builder, Railroad ave., near Atlantic.

2-FAMILY HOUSES, every modern improvement; finest section in Brooklyn; stone swell fronts, box stoops, hardwood trim; rent upper floor pays expenses; open afternoons. 1298 Bergen st.

$500 CASH, price $6,300; elegant 2-story and basement brick and stone 2-family houses; cabinet trim; handsomely decorated; central location. Apply on premises, 143 Patchen ave.

$4,500 BUYS a two-story and basement brick dwelling in perfect condition, near Art Institute and Park; lot 25x100; terms to suit. Owner, 480 St. John's place, near Washington ave.

$2,800; $300 CASH; 1-family detached houses; open plumbing, mantel mirrors, furnace, gas ranges. FORRELL BROS., builders, Grant ave. station, Kings County Elevated; see sign.

6 LOTS, cost $1,200 five years ago; must sell, $700, part cash; also 2 nice lots, Borough Park section, $200 under price. C. H. JENNISON, 1058 Dean st., Brooklyn.

REAL ESTATE—For Sale.
Miscellaneous.

If You Can Pay Rent
You Can Pay for a Home.

This is a concrete fact. Have choice of six beautiful properties and thirty different styles of the Colonial cottage, ready to move right in.

Prices from $2,000.00 to $10,000.00.
Monthly Cost to buy from $15 to $50.
Less than Rent.

All modern improvements; refined neighbors and no mosquitoes. And, what is better, you have the protection of the most powerful real estate company in the country.
For particulars write or call on

J. I. BROKAW,
60 Liberty St.

A 2-CENT STAMP

will find for you Homes, Investments or Specialties FREE OF CHARGE.
Write and tell us what you want, where you want it and price you will pay.
UNITED REAL ESTATE AGENTS,
149 Broadway, Uptown office 1554 Broadway, open evenings. Agents in 40 States, 1,194 cities and towns. Only agency working for customer and not owner.

ATTRACTIVE new houses in village of West Chester; 10 rooms, all improvements; will sell on instalment plan; rent $30; take West Farms trolley to Homestead Inn, Westchester ave., for keys and particulars.

$1 A WEEK buys a new two-family house, all improvements, in restricted neighborhood, less than half an hour to New York City Hall; guaranteed deed given on payment of $100. For particulars address J. D. DEAN, 60 Liberty st.

FOR SALE—A well-stocked ranch of 381,000 acres in the States of San Luis Potosi and Tamaulipas, Mexico. W. H. GRAHAM, Cuero, Texas.

IRON FOUNDRY for sale; factory property for sale or rent. F. S., box 85 Journal.

REAL ESTATE—For Sale.
Bronx Borough.

$5,500, CASH $1,000—2-story basement and cellar house; one, two families; asphalted st.; 140 deep.
$5,800, cash $1,000—2-room cottage, Washington ave.
$5,500, cash $500-$800—New two-story cellar house; 11 rooms, two baths; convenient Boston ave.
$5,800—New two-story basement and cellar two-family house; elevated station.
$6,000, cash $1,500—Fine two-story basement and cellar house, on Clinton ave.
$6,900, cash $1,500—New three-family house; rent $672; near 166th st. elevated station.
$7,500, cash $500—Fine new steam-heated three-family house, on Clinton ave., 166th st. station, marble steps, 3d ave., 161st st.

REAL ESTATE—For Sale.
Jersey City.

JERSEY CITY HEIGHTS,
15 MINUTES FROM NEW YORK FERRIES.

FHAOMUISLEYS DETACHED—2 stories and attic, concrete cellar; slate roof; double sets improvements; 8 rooms and alcove; $200 cash; balance $20 monthly, including principal and interest payments; price $2,500; lot, 25x100; also, detached, 9 rooms and bath; 3 stories; concrete cellar; all improvements; $250 cash; balance $25 monthly; price, $3,000; lot, 25x125.

PHROUSVATES CORNER—Detached; 2 stories and attic; concrete cellar; 6 rooms and bath; all improvements; $300 cash; balance $25 monthly; price, $3,200; lot, 30x100; also semi-detached; 2 stories; concrete cellar; 6 rooms and bath; all improvements; terms as above; price, $3,000; lot, 20x126.

ALSO several other private and 2-family houses; prices from $2,800 to $5,750; easy terms. CONDICT, owner, 1 Montgomery st., Jersey City.

BARGAIN, only $2,000 cash, $300 balance, $14.50 monthly and interest; 7 rooms and bath room; every improvement; open plumbing; furnace; high brick concreted cellar; full lot; also 7 room, detached house; high brick concreted cellar; improvements; full lot; $2,200 cash; $200 balance; $10 monthly and interest; every convenience; 2 lines of cars, 17 minutes to ferry. Take West Side ave. car, and apply to owner, 193 Lexington ave.; can be seen Sunday.

$3,200—BEAUTIFULLY located detached dwelling, six rooms, besides complete bath room, cellar and garret; furnace, hot water, and all improvements; terms, $320 cash, $25 monthly; also other houses, some higher, some less price. CONDICT (owner), 1 Montgomery st., Jersey City.

$3,200—CASH $300, balance $25 month; new two-family house, 9 rooms; latest improvements; 25 minutes New York; trolley, Hoboken ferries. Owner, R. T. BISHOP, 446 Central ave., Jersey City, N. J.

REAL ESTATE—For Sale.
New Jersey.

MONEY-MAKING LOTS
AT
DEMOREST ON THE HILLTOPS.

$65 and up, $2 down, 50c. a week. These lots will be marked up again in a short time. To buy now is like finding money. Locations unsurpassed; high ground; improvements; accessible to schools, stores, etc.; few minutes out on Pennsylvania Railroad; overlooking Railway. Just the place for a comfortable home.

Cottages $1,750 and up; your own terms of payment. See Demorest this week and we will make special inducements.

Call or write for free tickets and information. Take train Sunday or 10:26 a. m. train any week day from Jersey City. Free tickets at Jersey City ticket office, Penn. R. R.

Realty Trust 60 and 62 Liberty St.

AVONDALE, N. J.—House, nearly new, 9 rooms, all improvements; lot 154x125; shop and barn; corner property; 3 minutes from station, Erie R. R.; on line of trolley; can be seen to-day; ask for Hawley property on Jersey st.; must be sold; price $4,000; easy terms; offer wanted. KIERAN, 4 Academy st., Newark, N. J.

$7 BUYS BUILDING LOT.

Positively this week only; suburban town, near station; instalments, 50c. weekly. APPLEBY, 10 Wall st.

HOUSE; 8 rooms; price $1,250; terms $50 down; balance $6 monthly; 17 miles. APPLEBY, 10 Wall.

NUTLEY, N. J.—For rent, handsome cottage, just finished, at Franklin station, Nutley; 10 rooms and tiled bathroom, gas, water, electric light, plumbing by day's work by owner; corner lot, 65x125; $35 per month. Photo. J. HAGGERTY, 101 West 55th st., New York City.

NEW 2-family houses; every improvement; 11 rooms; $3,200; $100 cash, balance $22 month, including principal and interest. HIGGINS, 339 Webster ave., Jersey City.

OCEAN GROVE—Cottage, with extra lot, for sale; might exchange. H. WARD, 1113 8th ave., Brooklyn.

RUTHERFORD—Comfortable 7-room house, all improvements; conveniently located; only $100 cash, balance $19 monthly. J. B. JOHNSON & COHEN, 27 East 125th st.

2,000 ACRES of unincumbered New Jersey land, near Barnegat Bay, to exchange for ranch lands in Western Texas. Send description to COVERT & CO., Austin, Texas.

REAL ESTATE—For Sale.
Long Island.

10 CENTS PER WEEK

Will secure for you city lots, villa sites or 1, 2½, 5 and 10 acre plots suitable for poultry and fruit farming or investment at either Patchogue or Medford, Long Island. Prices from $20 per acre up. No taxes or assessments. Title absolutely perfect. References, German Exchange Bank, New York; Queens County Bank, Long Island City, and New York Commercial Agencies. Call or write for tickets and particulars, O. L. SCHWENKE, 576 Broadway, New York.

INGLESIDE HOMES,
FLUSHING.

High-class home seekers should see the special offerings at Ingleside before purchasing elsewhere. Houses now ready from $2,950 up. All modern improvements. Small payments. Many were contracted for previous to the rise in material, and we can save you from 10 to 20 per cent if you select now. Elegant lots, $300 up, including free life insurance, interest on payments, etc. Liberal building loan.

Call or write for free tickets or take 34th st. ferry to Long Island City, thence by train or trolleys every few minutes to our carriages at Main st., Flushing.

Realty Trust 60 and 62 Liberty St.

$25 A LOT—5 LOTS $115.

Ad shore front Long Island Sound; near 2 miles trout ponds; 25 cottages built already, 10 more for sale, from $75 to $200, in monthly payments of $3. Greatest place for hunter and fisher and sport, or desirable home; only well-to-do people in the neighborhood. Call for excursion ticket all week. Open evenings. WECKERS, 202 East 23d st., N. Y., first floor.

Just What You Want.

Two-room house, new; one or more acres grassy lawn, near beautiful bay and depot; fishing and boating; call for tickets to see it; $5 down, $1 weekly. Store, 794 Broadway, Brooklyn; open evenings.

COUNTRY HOME.

$30 Cash and $25 monthly buys fine 20-acre farm near shore; shade and fruit; large buildings; photo at office; many other bargains in farms. HELME, 371 Fulton st., Brooklyn, N. Y.

A BARGAIN—New cottage, 7 rooms; worth $2,200; small barn, large grounds, near town, depot, schools, etc.; only $1,250; $100 cash, $50 yearly. J. B. SWEZEY, Patchogue, L. I.

BARGAIN—If you mean business, look at this, five-room house, plot 25x105, price $950; $250 cash. JOSLIN, 357 Fulton st., Jamaica.

CORONA, L. I.—Two lots, each 25x100; high ground; Orchard st., 100 ft. east Myrtle ave.; will sell cheap; make offer. BRAUN & HOWE, 692 Manhattan ave., Brooklyn.

JAMAICA VILLAGE—Bargain, 5-room corner house; cellar; good order; 3 lots; plenty fruit; two blocks from trolley; $1,450. HOFFMANN, 95 Ray st., Jamaica.

REAL BARGAIN—7-room cottage; good order; barn; two full lots; near cars, elevated; easy terms; $1,850. HOFFMANN, 95 Ray st., near Church, Jamaica.

REAL ESTATE—For Sale.
Queens Borough.

AT A BARGAIN, and small cash payment, balance same as rent, secures new two-story attic dwelling; ten large rooms; open sanitary plumbing, laundry, furnace, cabinet trim, hardwood mantels; restricted neighborhood; also eight-room dwelling, same terms. J. RUFUS TERRY, 357 Webster ave., Long Island City.

FARMS—For Sale.

A 100-ACRE farm at South Wethersfield, Conn., 6 miles from Hartford; trolley line 2 miles; 1 mile to R. R. station and creamery; 2 miles to Connecticut River; all land for cultivation, level and slightly rolling; no stones; fine tobacco soil, well watered by springs; keep 40 head stock; 2½ story house, 11 rooms; well built, A1 condition; ample outbuildings for all purposes; 30 fruit trees, many varieties small fruits; milk taken at door 3c.; market wood &c. 6 months; in short, this is a valuable farm, exceptionally well located, and it is cheap at $12,000; reasonable terms.
GEO. W. DOANE & CO., Park Row Bldg.

DELAWARE FARMS—100 acres, 5-room dwelling, outbuildings; good land; good location; rare bargain; $800; send for catalogue. C. T. W. WILLIAMS, Milford, Del.

FARM, 175 acres, level, smooth; cheapest in the world; Berkshire Hills; $1,600. GEO. R. DUNCAN, Torrington, Conn.

SOMERSET CO.—Farm, 40x30 acres; fine state cultivation; healthy locality; overlooking Round Brook and Somerville; price $4,800 if sold before Nov. 1. MRS. B. M'MANUS, Somerville, N. J.

SMALL Connecticut Farm for sale; little cash required; balance easy terms. HULL, 10 Wall st.

TO CLOSE an estate, first-class farm; best location and buildings; sold for half value of improvements. W. A. ROSS, Clove, Dutchess County, N. Y.

Business Property to Let.

South of 14th Street.

FACTORY TO LET, $1,200,
179 Christopher st.; 4-story, 25x100 ft.; boiler, engine, elevator; suitable iron, brass, machine, etc.
Chas. E. Duross, 242 W. 14th.

84 Hudson St.,
First-class Building.
Apply to 9 West 17th st., WM. BERRIAN, From 1 to 5 P. M.

53 B'way, Near Wall St.,
Desirable Offices, on the Broadway Front.
Apply to 9 West 17th st., WM. BERRIAN, From 1 to 5 P. M.

14 and 16 So. William St.,
STORE.
Apply to 9 West 17th st., WM. BERRIAN, From 1 to 5 P. M.

LOFTS TO LET,

with or without power; good light. Apply 110 Centre st., corner Franklin.

LOFTS TO LET. | Second, with side shelvings, $540; fourth, without, $360; to let at once; both 25x80; suitable for light business. 52 Leonard st.

A.—A.—64 FULTON ST.—Well located store, basement and offices in modern building; low rents. A. H. MATHEWS, 82 Nassau. Phone 205 Cort. (114).

DESK ROOM in the most prominent corner office on lower Broadway. Prominent, box 77, Journal.

OFFICE or desk room, at 181 Broadway, with use of library; elevator in building; excellent location.

PART LOFT, with office, steam heat, electric elevator; grocery district; rent low. CONDON & CO., 15 Jay st.

REAR building suitable for any business, 426 East 14th st.; also light, airy lofts, suitable for tailoring or any business. 525 East 11th st.

STABLE TO LET. Separate building for wagons if desired. M. K. MILLER, 313 West 13th st.

STORE—Two show windows; will divide to suit; loft, $35; very light; 390 Canal, nr. West Broadway.

83 CARMINE ST.—Large store with rooms; good location for grocery or similar business; $25. Janitor, or WARREN & SKILLIN, 96 Broadway.

TO LET—Three fine stalls, with wagon room. H. SCHLOBOHM, 31 West 11th st.

6TH AVE., 183, near 14th st.—One or two floors; business, living; fine location for ladies' tailor.

East Side.

119 & 121 Ave. D
Factory Building; first-class condition.
Apply to 1 to 5 P. M. WM. BERRIAN, 9 West 17th st.

171 1ST AVE.,
entire Lofts.
Apply to 9 West 17th st., WM. BERRIAN, from 1 to 5 P. M.

1ST AVE., 697, RENT $15.
LARGE STORE AND APARTMENT IN REAR.

697 FIRST AVENUE.
2, 3 AND 5 ROOMS; $6.50 UP.

CORNER and other stores to let, suitable for any business; will put in baker's oven if required. New building, corner of Lexington ave. and 110th st.; inquire on premises, or JOHN DAVIS, 7 Pine st.

CORNER STORE, Park ave. and 101st st.; good business neighborhood; rare chance; reasonable terms. Also, on 2d ave., near 82d st., 2 small stores. Owner, F. J. SCHNUGG, 78 East 96th st.

GROCERY STORE to let, with gas fixtures and shelving; three men have made fortunes there; rent only $35; large show windows. 200 East 57th st.

LOFTS—4 light lofts, 20x10, separate; would alter to suit one tenant; 205 East 54th st. For particulars, CH. VOLZING & SON, 57th st. and 3d ave.

LOFTS, any size, low insurance; good light; reasonable rent; power optional. Apply 420 East 92d st., MURRAY'S AGENCY, 3d ave., 112d st.

MADISON AVE., AND 107TH ST., southeast cor.—Large store, suitable for liquor, delicatessen, or pawnbroker. Inquire Janitor, or HAUSER, 563 2d ave.

PART of large front room to let for artist, manicure or other light business; desirable location; Broadway, between 18th and 19th sts. Address H., 876 Broadway.

STORE, 25x70, double windows, best place on 3d ave., between 106th and 107th sts.; suitable for almost any business and at moderate rent. Apply TAYLOR, 200 East 107th st.

STEAM-HEATED STORES to let, n. w. corner Park ave. and 59d st.; $25 and $30; suitable for any business. DILGER, 198 East 58th st.

STORE, in good location; rent reasonable. See janitor, 208 East 38th, or C. M. DE LA VERGNE, 2262 7th ave.

STORE TO LET—Old grocery stand, with living rooms and front basement; $15. 321 East 60th st.

TO LEASE to responsible party for hotel or other purpose, 414 and 416 East 23d st. For particulars, A. & S. BLOCH, 462 Columbus ave.

3D AVE., 1252, near 72d st.—Large store, suitable for any business; low rent. Apply on premises.

110TH ST., 113 EAST—$50, maybe less; brownstone. MURRAY'S AGENCY, 3d ave., 112th st.

119TH ST., 183 EAST—Store; any business; rent $15. TAYLOR & CO., agents, 2176 3d ave.

West Side.

A LARGE AND AIRY FACTORY,
LIGHT FOUR SIDES;
80 HORSE POWER ENGINE; STEAM HEAT;
five lofts, 50x100; elevator;
corner 12th ave. and 30th st.
Apply to
JOHN JORDAN & SON,
449 West 28th st.

$25 to $50 per month. Suites of eight offices in the

WINCHESTER BUILDING,

1244 Broadway, adjoining Hotel Imperial. Apply to janitor on premises or to WM. BERRIAN, 9 West 17th st., From 1 to 5 P. M.

6TH AVE., near 45th, No. 803.
Large store, 95 feet deep; rent reasonable. ASHFORTH & CO., 1509 Broadway.

STORE and fixtures; 3 rooms in rear; any business; $16 monthly. 411 West 41st st.

WE ARE offering the most desirable store on Columbus ave., adjoining 72d st. "L" station; suitable for haberdasher. Apply, on premises, 253 Columbus ave.

8TH AVE., 207, near 20th st.—Store, 85 ft. deep; dry goods stand for 17 years; rent reasonable. Apply premises or agent, 48 East 89th st.

14TH ST., 252 WEST—Large room or office; business or living; hot water; $13.

Above 125th Street.

NEW STORES,
3d Ave. Plaza, 128th to 129th st.; rents reasonable; suitable for any business.
BRONX ARCADE,
138th to 139th; attractive, new and neat small stores, $10.
East 137th and 139th Streets.
$12.50 to $30; suit any business.
Modern offices in our new Gleason Building, 208 and 210 East 128th st.
GLEASON REALTY CO.,
3D AVE. PLAZA, NEAR 128TH ST.

S. E. Cor. 134th St. and St. Nicholas Ave.—$35.
Large double corner store, suitable for laundry or tailor.
H. S. Wright, 2054 7th Ave. (123d).

Miscellaneous.

AT low rents to May 1, 1900, buildings, stores, lofts and offices; a large number. RULAND & WHITING, 5 Beekman st.

MONTICELLO, Sullivan County.—Finest up-to-date store in village for any business. Address BUSINESS, 140 Journal, Brooklyn.

Borough of Brooklyn.

NO FINER location in Greater New York than southwest corner Albany and St. Mark's aves. for first-class pharmacy, grocery, confectionery or fancy bakery.

Business Property Wanted.

WANTED—A store in the country, general or crockery and housefurnishing, with living rooms; sale or rent; give particulars. W., box 149 Journal, Brooklyn.

WANTED—Desk room in office, to handle country real estate; either on 14th or 23d st., bet. 3d and 6th aves. Address C. H., Ronkonkoma, L. I.

Houses to Let—Out of the City.

Unfurnished.

BAYONNE, N. J., 49th st., 27 East—To let, house, 11 rooms; half block from station; 20 minutes from foot Liberty st., New York; can be seen every day; small barn.

Houses Wanted.

Borough of Brooklyn.

TWO-STORY and basement house, with all improvements, containing nine rooms and bath, in good location and not more than 30 to 40 minutes ride from Borough of Manhattan. Address, stating rent and particulars, TENANT, Box 89 Journal.

Flats and Apartments To Let.

Unfurnished—East Side.

Look Before Going Elsewhere.
Flats, Floors, Lowest Rent.

168 E. 79th st., 3d and 4th flats, 10 rms. $40 to $45.
343 E. 50th st., 2d flat, 4 rooms $37
247 E. 50th st., parlor and basement, 9 rooms. $37
574 Lex. ave., cor. 51st st., 2d & 3d flats, $40 to $45
943 2d ave., cor. 50th st., 3d flat, 5 rooms... $20
1090 2d ave., 2d and 5th flats, 6 rooms, $17 to $23
All cables; elegant location; decorated to suit. Apply on premises.

A.—566 LEX. AVE., near 51st st.—Single flats, six large rooms, all improvem'ts; rents, $25 and $30. Firm L. J. CARPENTER, 1181 3d ave., 41 Liberty.

A.—1,049 PARK AVE., near 86th st.—Location desirable and accessible; apartments six large rooms; sanitary plumbing; steam heat; rents $19 to $26. Firm L. J. CARPENTER, 1181 3d ave., 41 Liberty.

LEXINGTON AVE., 1443—Two single flats, 7 rooms, bath; $30, $32. Janitor or Hollister, 1235 Lexington ave.

HOFFMAN ARMS,
Madison Ave. and 59th Street.

Corner and other choice housekeeping apartments; eight rooms and bath; also one studio and bachelor apartments to rent from October 1.
CHAS. A. GERLACH, Proprietor.

UWANTA FLAT?

If you do call on me, I have 150 to select from; rents, $17 to $208. J. F. BURDITT, 1186 Madison ave., 87th st.

DEWEY IS COMING.

Moving time, too! If uwanta flat, call around. I have what uwant; rents, $17 to $208. J. F. BURDITT, 1186 Madison ave., near 87th st.

MADISON AVE., 1244—Elegant location; modern improvements; low rentals. GOVER, 22 East 42d st., or janitor.

MADISON AVE., northwest corner 105th st.—Elegant flats, 4 rooms, bath, all improvements, $16.

ONLY one flat of six rooms and bath, parlors heated, all improvements, rent $22, left at 1586 Madison ave. See janitor or C. M. DE LA VERGNE, 2262 7th ave.

PARK AVE., 1013, near 85th st.—Elegant flats, heated halls, 5 rooms and bath; private hall; rent, $22 to $24. Inquire janitor.

PARK AVE., 1644, near 116th st.—Five large rooms, bath; steam heated, hot water supply; $19.

SMALL flats of 3 and 4 rooms; all improvements. Apply to janitor, 208 East 38th st., or C. M. DE LA VERGNE, 2262 7th ave.

2D AVE., 1458—Five rooms, with improvements, at low rental. Apply 1st floor, or THOS F. M'LAUGHLIN, 1252 3d ave.

1st Ave., 689, Near 39th St.
2, 3 AND 5 ROOMS; $6.50 UP.

Avenue A, 1437, Near 76th St.
2, 3 AND 5 ROOMS; LOW RENT.

2D AVE., 692—Five large, beautiful rooms; splendid condition; moderate rent; references. Inquire, 694, janitor.

2D AVE., 731, near 39th st.—3 large rooms, newly renovated; pantry, gas; $10.50, $11.50, $12.

3D AVE., 1233, near 71st st.—First flat, 25 feet; eight large, sunny rooms; three family house; rent $37.50. Firm of L. J. CARPENTER, 1181 3d ave., 41 Liberty st.

3D AVE., between 106th and 107th sts.—Flats, five large rooms, bath, improvements, at moderate rental. Apply Taylor, 200 East 107th st.

3D AVE., 515, near 34th st.—First flat, 25 feet front; seven large rooms; rent $30. Firm L. J. CARPENTER, 1181 3d ave., 41 Liberty st.

3D AVE., 343, cor. 25th st.—One large front room; steam heated; hot and cold water and bath. Ring D. A. Butler's bell.

CHEAPEST RENT DOWNTOWN—Apartments of 3 large rooms; rent $11 up. Apply 56 E. 4th.

5TH AVE., 1357, cor. 113th st.—Elegant apartments, extra large rooms, steam heat, hot and cold water, bath, all modern improvements; very healthy, desirable and convenient location; terms moderate. Apply to janitor, on premises, or JAMES BUTLER, 406 Greenwich st.

121ST ST., 233, RENT $23.

Six rooms, bath, steam, hot water supply; private hall.

13TH ST., 333-337 EAST.

Light, airy flats to let; 5 rooms and bath; halls and bathrooms heated; all modern improvements; rent $23 to $27. Apply to janitor on premises.

16TH ST., 431-433 WEST—Newly decorated flats, 2 to 6 rooms, from $6 up.

17TH ST., 616-618 EAST—New houses, three rooms; all improvements, $9, $10; free to first.

18TH ST., 419 EAST—Half month free; 3 elegant rooms; neat house; only $7.50 and $8. Janitor.