CITY REAL ESTATE.

Borough of Manhattan—For Sale.

Miscellaneous.

FOR SALE.

Fifth Avenue Residence in Carnegie Section.

Will be sold at low figure if offer is made within few days.

Will leave 80% on mortgage.

For particulars apply to HARRY GORHAM, Private Secretary, Telephone 8350—Cortlandt, room 1,311, 170 Broadway.

A.—Builders take notice! I have several desirable Plots for sale on which I will make liberal building loans; principals only. THOMAS L. REYNOLDS, 434 Lenox av.

60 FEET ON 125TH,
near 5th av.; for sale cheaper than any other plot of equal size; 125th is destined to be greatest crosstown thoroughfare; full commission. F. R. HOUGHTON, 156 Broadway.

5TH AV., NEAR 125TH.
Vacant Plot, 50x110; for sale; very cheap; superior light; easy terms; full commission. F. R. HOUGHTON, 156 BROADWAY.

$30,000 cash buys 100x40 Corner; seven stores and basements. J. J. PLUMMER, 120 Broadway.

Borough of Bronx—Sale or Rent.

ATTRACTIVE, high class two family Houses, 14 large, light rooms, two baths, three toilets; private stairs; oak trim; steam heat; open nickel plumbing; built by days' work; overlooking Speedway and Washington Heights; seven minutes' walk from west side elevated, 155th st. station. JOSEPH HARRIS JONES, Owner and Builder, SEDGWICK AV. AND 165TH ST.

ATTENTION,—Townsend av.; three choice corner Plots; biggest bargain prices. TRUSTEE, 100 Herald Downtown.

Compelled to Sell, Closing Estate,
Plot 50x100, nine room House, furnace heat, Melrose section; excellent surroundings; fruit trees, grape arbor; must be seen to appreciate. CASH $4,000; MORTGAGE $9,500. Schaefer, 763 Courtlandt av. (156th).

SOUTHERN BOULEVARD, NEAR 138TH.
Plot, 9 lots on four streets.
Plot, over 4 lots on two streets.
Very well adapted for institutions, factories, apartments.
Accessible by 4 railroads.
Splendid shipping facilities.
Bargain; easy terms; might trade; full commission.
F. R. HOUGHTON, 156 BROADWAY.

TWO FAMILY HOUSES,
Grand av., near Burnside, convenient three trolley lines, subway connection; six Houses. Come see them! LOCHINVAR REALTY CO., owner, premises.

TWO FAMILY HOUSES,
corner Valentine av., 184th st.; two Houses; inspection invited. LOCHINVAR REALTY CO., owner, premises.

WE have Plot of 28 acres in elegant location where $100,000 can be made in six months; act quick if you want a bargain. LYON, 22 West 23d.

8D, NEAR TREMONT AV.
79 foot Plot; below grade; cheapest lots in Bronx; full commission. HOUGHTON, 156 Broadway.

Borough of Brooklyn—Sale or Rent.

Fiske Terrace

ON BRIGHTON BEACH RAILROAD, IS THE HIGHEST LAND IN FLATBUSH.

30 minutes' ride from Park row, Manhattan.

IMPROVEMENTS:—
Streets asphalted and parked. Over 50,000 shrubs, trees, bulbs and flowering plants planted for spring blooming insure a magnificent horticultural effect. Sewer, water, gas mains, electric light and telephone conduits, with house connection to all plots, are complete.

"ACKERSON HOUSES"
have every convenience, including hot water heat, two baths, combination gas and electric lights, parquet floors, &c. Some of the handsomest effects in architecture and arrangement ever attained.

T. B. ACKERSON COMPANY,
Developers of choice properties at Flatbush, Long Island, and Maplewood, N. J.
OFFICE, FISKE TERRACE STATION, BRIGHTON BEACH ROAD.
140 NASSAU ST., N. Y.

IMPORTANT TO HOME SEEKERS AND SMALL INVESTORS IN BROOKLYN LOTS
REALTY TRUST owns large Plots of Lots in various locations along the elevated railroad lines between Manhattan and Coney Island and along the lines of the proposed subway recently promised by the Rapid Transit Board of the city in response to the requests made by the various local improvement associations. These Lots are offered now at low prices and on very easy terms of payment. THEY ARE BARGAINS NOW and are being rapidly absorbed by the leading builders of this section.
Don't neglect this opportunity to buy. Write or call for locations, prices and terms. A LITTLE MONEY invested now in Brooklyn lots will bring BIG PROFITS in the near future.
REALTY TRUST also offers TWO FAMILY HOUSES in the same locations on very easy terms. THE PRICES ARE LOW and the terms so with the houses are offered enable persons who are now renting to buy at a monthly cost about the same as rent. Write or call for particulars and prices NOW.
REALTY TRUST,
60 Liberty st., New York.

A cosey new House, 88 Garfield place, near 6th av., 11 rooms, hardwood throughout, decorated; will rent, immediate possession; open. OWNERS.

BEAUTIFUL private Residence in Brooklyn; best location in Hancock st.; four stories; 14 rooms; beamed ceilings; finest hardwood trim throughout. W. H., 74 Broadway, room 401, city.

COLUMBIA Heights, Brooklyn 124 Pierrepont st.—Within five minutes' walk from Wall street ferry, modern three story stone Dwelling; box stoop; 15 rooms. Call at premises. A bargain!

ELEGANT four story double Apartment, 20x80x100; large, light rooms; no steam heat; fine location; always rented; price $21,000; first mortgage $12,500, five per cent. SPINDLER, 195 34th st., Brooklyn.

FLATBUSH LOTS AND HOMES.
Single Lots and Houses; terms unparalleled; undersselling everybody; small monthly payments or cash; nothing but bargains. EDWARDS, 848 Flatbush av.

FOR SALE—Lefferts place, Brooklyn, three story and basement, brown stone front; good order; 20x45, lot 110 ft. deep; 20 minutes from New York City Hall; $10,500; easy terms. FISK, 137 Herald Brooklyn.

HEADQUARTERS.
Factories, Lofts, Sites, Water Fronts, Brooklyn Lofts; 15,000, 10,000, 7,000, 6,000, 4,000 square feet. JOHN E. THOMPSON, 375 Fulton st., Brooklyn.

NAETLING, RAYMOND & CO.
offer in FLATBUSH, on the Brighton Beach R. R., high class detached Dwellings. BEVERLY SQUARE, SOUTH MIDWOOD, FISKE TERRACE and DITMAS PARK. Also special offerings in detached two family Houses. Call at new office.

Coney Island Av. and Av. G.
THREE PRIVATE HOUSES; BARGAIN.
Kosciusko st., near Nostrand.—Two story, basement, brick, nine rooms; modern improvements; open plumbing; 18x35x100; $4,800.
Greene av., near Stuyvesant.—Three story, basement; modern improvements; 10 rooms; open plumbing; hardwood trim; 19.6x43x100; $5,700.
Greene av., near Lewis.—Three story, 10 rooms; modern improvements; cabinet mantels; parquet floors; 17x46x100; $5,500.
TRAVIS & SON, 15 Cortlandt st.

THREE story semi-detached Pompeian brick, limestone trimmings; 11 rooms, two baths, dining room and kitchen on first floor; New York quality, Brooklyn price; take Flatbush trolley or Brighton Beach "L" to Prospect Park station, 86-93 Midwood st. F. B. NORRIS BUILDING COMPANY, 12 Midwood st., Flatbush.

WILLIAMSBURG

100 Lots, Johnson, Varick and Ingraham avs.; will sell all or part, with or without building loan; 14 blocks from Williamsburg Bridge; surrounded by Pennsylvania freight terminal; Newtown Canal and Flushing av. cars; ripe for immediate improvement; price $1,500 to $2,500 per lot, according to location.
MAXWELL S. MANNES, 135 Broadway.

Borough of Queens—Sale or Rent.

ACREAGE.
Six acres in the heart of Jamaica, on Hill Crest; fronting on trolley and main boulevard; elegant views and highest class improved surroundings; the most desirable and most valuable in the borough. For price and particulars apply to sole agent, HENRY A. FICKEN, 81 Flatbush av., Brooklyn.

FLUSHING—House, nine rooms and bath; modern improvements; two lots; two minutes train or trolley; cash or easy terms if sold before May. BIRCK, 145 Beech st., Flushing.

OWNER must sell choice Lots, Morris Park Woodhaven, Richmond Hill and Flatbush; also Jamaica acreage; chance for builders, speculators or home seekers; easy terms. L., 119 Herald Downtown.

22 choice Lots at Beaconsfield, 21st av., bet 83d and 84th sts.; entire block; $1,000 per lot six and three lots on 85th st., near 24th av.; $65 each. A. MARKS, 136 5th av.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

It is established beyond doubt that the place to buy Real Estate is where Rapid Transit converges. Seven transportation lines converge at

ELMHURST SQUARE,

16 minutes from 34th st. 5c. fare.
Do you know that it is here the big money will be made, and will be made first? Bankers and the shrewdest judges of Real Estate are buying at ELMHURST SQUARE. THE ONLY ADDITION IN THE BOROUGH WITH SEWERS AND PAVED STREETS. Convenient to schools, churches, stores; restricted and fully improved. Lots and Plots now at nominal prices. Write or call for Booklet No. "H." Maps and views.
PARIS & MACDOUGALL,
1,123 BROADWAY, NEW YORK.

LONG ISLAND CITY

Whole block frontage on 9th av., between Steinway, Washington and Pierce avs.; asphalted street and sidewalk; all improvements; might subdivide.

Gore with 101 feet frontage on Jackson av.; trolley; between 13th and 14th avs.

Several large and small parcels of Lots on block No. 214, or whole block if desired, between Jackson and Graham avs.

Gore on corner Graham and 12th avs., one block from Steinway av., eight Lots, irregular; all frontage.

Easy terms.

JOHN M. THOMPSON & CO., 198 Broadway.

I have a large Farm of 170 acres on Springfield road, near the New York city public school, with 4,500 feet of road frontage. It is all high, level land, overlooking the surrounding country, and I can sell it for $1,800 per acre. Adjoining farms are held at $2,500 per acre, and this is better than any farm in that region. Will make the terms easy. This farm is in Greater New York and is a great bargain.
JAMES C. HENDRICKSON, Queens, L. I.

WATER FRONT ON FLUSHING BAY
$750 cash buys three suburban Lots, with riparian rights, at East Elmhurst; balance $3,450, on instalments; half hour from Herald square; five cents by trolley; send postal for circular and views. BANKERS' LAND AND MORTGAGE CORPORATION, 397 Manhattan av., Brooklyn.

$29,000 will buy prominent gore on Jackson av., Long Island City, two blocks north of the Corn Exchange Building, at the mouth of the Belmont tunnel, with a frontage of 117.10 feet on Jackson av.; easy terms; commission to brokers.
MAXWELL S. MANNES, 135 Broadway.

Borough of Richmond—Sale or Rent.

ACREAGE.
Staten Island the only fallow field.
Other realty booms have spent their force.
Taken place the incipient boom on its ascent.
Investors should investigate our offerings.
ANDREW POWELL, 156 BROADWAY.

THIS Company has sold one thousand acres within ninety days, and contracts for eight hundred within three months; acreage and water fronts; we hold the record. PRINCE'S BAY REALTY COMPANY, 1 State st., city.

REAL ESTATE—OUT OF THE CITY.

Long Island—Sale or Rent.

BELLCOURT

In New York City.
Only 30 minutes from Herald Square and ten minutes' walk from beautiful Little Neck Bay.

Lots $225 to $500.
Carefully restricted and splendidly improved; on easy terms.

Good for Quick Profits.
A postal will put you in touch with a money-making opportunity seldom found in New York Real Estate. Handsome Booklet and Map of New York City free upon request. Send us your address.
BELLECOURT LAND CO.
DEPARTMENT H,
1 West 34th Street, New York city.

Douglas Manor

Two blocks from the station at Douglaston, Long Island. Within the limits of New York city. Only 20 MINUTES FROM BROADWAY when Pennsylvania tunnels are completed. OVER A MILE OF SHORE FRONT on Little Neck Bay. Ready for market April 1. Applications for lots will be entered in the order received. Send for maps, beautiful colored views and free tickets.
Rickert-Finlay Realty Co.,
1 West 34th st., New York.

94 ACRES
NEAR QUEENS STATION,
fronting macadamized road, with water, &c. Level and adapted to economical subdivision. Commission to brokers.
ANDREW MAYER, 180 Montague st., B'klyn.

ARE YOU LOOKING FOR A COTTAGE OR A PLACE TO BUILD ONE?
Have some information that is very interesting to those who are looking for home sites within easy distance of their business; Cottages and Plots on Little Neck Bay, overlooking Sound, and other beautiful spots on easy terms. Address CHANCE, box 38 Herald.

AT SPRINGFIELD.
About 100 acres; high and level, close to development, fronting over 2,000 feet of the third rail electric line to Far Rockaway; right of local station, property price away below the market. JOHN S. MORIARTY, Owner, 375 Fulton st., Brooklyn.

ARVERNE AND EDGEMERE SPECIALISTS.
Hotels, Boarding Houses and Cottages FOR SALE OR TO RENT.
LEWIS H. MAY COMPANY,
Charles F. Noyes Co., New York Agents,
Telephone, 50—John. 92 William.

A.—Wanted, some capital for a realty syndicate investment; splendid opportunity to double your money. LONG ISLAND SUBURBAN REALTY CORPORATION, 23 Park row, New York.

AT Far Rockaway, Edgemere and vicinity, Cottages and Hotels to rent and for sale. WATKIN W. JONES, opposite Post office, Far Rockaway.

ARVERNE AND EDGEMERE COTTAGES.
For private families. Arverne boarding houses.
A. E. & D. A. KARELSEN, 262 Lexington av.

ARVERNE, fronting ocean; new, handsome, large, small Cottages, 10 Rieley av. Telephone, 935—Chelsea.

FOR Sale—High, beautiful and in cultivation, 19 Acres at Stoney Brook depot at $75 per acre; 21 Acres at Stoney Brook depot at $75 per acre; 17½ Acres at Stoney Brook depot at $100 per acre; 18 Acres at Stoney Brook depot for $2,800; the last plot, 18 acres, contains a neat eight room residence; we will sell the entire 75 acres for $7,500, including the residence; terms, 10 per cent on contract, one-third down when title is passed, balance one and two years, with interest 6 per cent per annum; title perfect.
E. E. MEACHAM & SON, 13-17 Park row.
Room 1,039, Park Row Building, New York. 'Phone, 8417—Cortlandt.

FOR rent at Boslyn, L. I., handsomely furnished House; three master bedrooms, four servants' bedrooms, two baths; billiard room; stable with nine large stalls, carriage room; dog kennels; easy terms; rent from April 15 to September 15, $1,500.
S. Osgood Pell & Co.,
537 5th av.

HAVE two choice plots at Bayside, 70x100 each, beautifully located, view of Little Neck Bay and sound; yacht club, boating and bathing; beautiful beach; easy terms. Address A. G. Vassell, 112 West 47th st.

REAL ESTATE—OUT OF THE CITY.

Long Island—Sale or Rent.

$15 per acre will secure a tract of 500 acres, 1½ miles from railroad station and post office, near the Peconic River; large road frontage; suitable for subdivision; favorable terms.
ERNESTUS GULICK CO., 156 B'way, N.Y.

IF interested in one hundred Acres, Valley Stream, and twenty-five Acres, Inwood, below market prices, address ORIGINAL OWNER, Herald Brooklyn.

Long Island Bargains.
197 Acres, Westhampton, near station; $15 acre.
72 Acres, Eastport, near depot, $15 per acre.
New seven room House and four Acres ground at Riverhead, on Peconic River; $1,500.
Over 100 Farms, different parts of Long Island. Send for catalogue.
M. R. SMITH, 203 Broadway, N. Y.

OSA CLIFF.—Fully furnished, 25 rooms; electricity; fine grounds; bathing. EVERITT, 831 Park av.

1,400 FEET BEAUTIFUL WATER FRONT, on the Great South Bay, Patchogue; 55 acres; house, 15 rooms, all improvements; barns, two farmhouses, henneries; price $35,000; other bargains. BOB METCALF, 64 Terry st., Patchogue.

$500 buys 10 acres good land, Selden; title guaranteed. OWNER, 56 New st., New York.

Westchester County—Sale or Rent.

A.—
TO LEASE FOR A TERM OF YEARS, COUNTRY PLACE, 10 ACRES, AT ARDSLEY ON HUDSON.
On Broadway, convenient to station; handsome Residence, 20 rooms, five bathrooms, six servants' rooms; heat, gas and electric lights; modern improved plumbing; large piazzas, fine trees, vegetable garden, ice house filled, stable and carriage house, five stalls, three box stalls, coachman's and gardener's cottages; property near Ardsley Club; rent $5,000 a year.
Also,
in Sunnyside Park, Irvington on Hudson, from the 1st of June next, a modern Cottage, 1½ acres ground; modern plumbing, heat, electric lights, four bedrooms, two servants' rooms; rent $1,000 a year.
Address M. S. BELTZHOOVER, Irvington on Hudson, N. Y.

NEW ROCHELLE
Surveyor estimates this North st. Tract to be about 300 acres;
am authorized to dispose of it at $1,500 per acre; will take back a purchase money mortgage for a sum representing about $1,000 an acre; the balance to be paid in cash, or, if desired, will take back a second mortgage in addition to the above for the whole amount excepting $50,000.
The rate of interest on the purchase money mortgage will be two per cent per annum for the first five years, three per cent for the next five years and four per cent for twenty years longer; proposed N. Y., W. & B. R. R. new building, which is practically an extension of the subway, will cross this tract; proof of this or no sale; full commission to brokers.
MAXWELL S. MANNES, 135 Broadway.

ALONG THE SOUND.
Furnished Houses.
New Rochelle, Larchmont, Mamaroneck, Rye, Greenwich, Belle Haven, Stamford, &c.
Chas. Field Griffen & Co.,
503 5th av., on 42d st., New York.

AT LARCHMONT
a handsome Residence for sale at a bargain; house contains sixteen rooms and four bathrooms, with all modern improvements and located directly
ON THE WATER,
with all its advantages, being the most desirable situation in this delightful settlement.
MIDCHESTER REALTY COMPANY, TIMES BUILDING, TIMES SQUARE.

ALONG THE SOUND,
RESIDENCES FOR SALE AND RENT, handsomely furnished and unfurnished, at Greenwich, Rye, Larchmont and other choice places along the Sound.
Bloodgood, de Saulles & Talbot,
542 5th av., corner 45th st., New York.

A.—TARRYTOWN AND VICINITY.
Real Estate, all kinds. Apply
REAL ESTATE, ALL KINDS.
APPLY
FREE & MURRAY REALTY CO.,

AT MOUNT VERNON, NEAR CHESTER HILL,
on line of New York, Westchester and Boston Railroad, Shipman tract, 15 or 18 acres.
Address C. L. H., 340 Herald.

AN elegant, high class country Residence at WHITE PLAINS, 22 rooms, five bathrooms; just completed, for sale; 2½ to 20 acres; 10 minutes drive from station; extended view of Sound and surrounding country. MIDCHESTER REALTY COMPANY, Times Building, Times square.

AT MOUNT VERNON—Frame Dwelling, residence street, between two stations and adjoining trolleys; all improvements; open plumbing; hot water; terraced; price $7,000; easy terms. CENTRAL, 313 Herald.

A.—Fine large House, South Yonkers; 14 rooms, three large halls; modern sanitary plumbing; about six lots, terraced; near stations and trolley; overlooking river; immediate occupancy; worth $14,000; will take $10,500. SUBWAY, 375 Herald.

AT Yonkers on Hudson.—Modern Houses, plots 50x100, at $7,000 to $10,000; spacious Houses, grounds, stables, $17,000 to $30,000; building Plots and Acreage. BELLOWS & WARREN, 20 Getty square, Yonkers. Access by west side elevated.

A Bargain!—House, 11 rooms, with improvements, one acre land, near Larchmont and trolley; price $5,000; terms liberal. GREEN, 15 Cortlandt.

BEAT THIS IF YOU CAN.
Westchester Park Lots, 24 minutes from 125th st.; Harlem Railroad station, and trolley lines within stone's throw; high, dry; wide streets; title guaranteed free; moderate prices; easy terms.
HENRY MORTIGE, 24 East 21st st.

FOR SALE—Vicinity White Plains, Farm of 50 acres; old fashioned House, 17 rooms; three bathrooms; hot water heat; gardener's cottage; good farm buildings; abundance water.
CORNELIUS B. FISH & SON, 1 Madison av.

FOR RENT.—We make a specialty of properties along the HUDSON, SOUND and throughout Westchester county; furnished and unfurnished; send for rental catalogue. WM. H. HOYT & CO., 15 West 42d st., New York city.

FOR Sale—Corner Hotel Property, Broadway, Irvington on Hudson; easy terms. Inquire JOHN GIBBONS.

KIMBALL AV. HEIGHTS, YONKERS.
INVESTORS, SPECULATORS, HOME SEEKERS, ATTENTION!
Choice building Plots, generous size; five minutes from express station; 30 minutes Harlem road; retailing positively at wholesale prices; before buying elsewhere be sure and give me a personal call; it will pay; no maps sent. G. G. BAKER, 503 5th av.

LARCHMONT, RYE, GREENWICH.
FURNISHED HOUSES.
HOWELL C. PERRIN & CO.,
503 5th av., corner 42d st., New York.

LAKE MOHEGAN, N. Y.
Two summer cottages; hot, cold water; bath, gas. Apply 155 Madison av. JOHN C. WILSON. 'Phone 2158—M. S.

LARCHMONT, Mamaroneck, Rye, Greenwich.—Farms, furnished Houses, development Properties. MARCUS HALLETT, 7 East 42d.

MOUNT VERNON, NEW YORK.
FOR SALE, TWO MODERN HOUSES.
Apply Z. A. CLOSE CO.,
20 East 42d st., N. Y.

MOUNT KISCO—Eight room, furnished House; rent for three months; stable; ¾ acre in lawn; 10 minutes to depot. Mrs. T. B. MALOWS.

MOUNT VERNON.—Houses and Lots, business or residence section; also large Plots for investment. ANGELL, 16 East 42d.

NOTICE TO HOTEL SYNDICATES.
Just come on the market—one of the most desirable suburban Properties in Westchester county for a first class hotel. This property affords the greatest attractions for an eight months house, and is located within an hour of Wall Street. Parties, if prepared for a large enterprise, please call; no letters answered. c/o Times Building, Times Square.

NEW ROCHELLE.—Modern nine room House; improvements; excellent neighborhood; lot 50x100; terms liberal; price $6,500, easy terms. SCOFIELD, 1,170 Broadway.

NINE room House; perfect order; half mile from station; trolley passes door; extra large plot. ANGELL, 16 East 42d.

OVERLOOKING Hudson, unsurpassed river view, 12 room modern Residence, up to date in every respect; large plot, bargain, $12,000; other modern Dwellings, with all improvements, in best residence section, from $5,000 to $9,000. Write THOMPSON BROS., foot Main st., Yonkers, N. Y.

ON the shore, for sale, at New Rochelle, fine House; 17 rooms; 5½ acres of land; beautiful shade trees; good outbuildings; ten minutes from the station. FITZPATRICK, 262 Main st. Tel., 790.

PELHAM MANOR—To rent from May 1, old fashioned House; 16 rooms, with plumbing and gas, stable and ample grounds; restricted neighborhood; convenient to trolley and two stations Pelham and New Rochelle. Address CHARLES E. ROPER, Pelham Manor, N. Y.

SCARSDALE.—Building Sites from two to ten acres; high ground; fine views; restricted neighborhood; 10 minutes' drive to White Plains.
CORNELIUS B. FISH & SON, 1 Madison av.

THREE seven room Cottages, just finished for spring opening; all improvements; fine porch; fine view; easy terms; bargain to quick buyer; country room Cottage, all improvements, lot 50x100; Mount Vernon, New York. DUMBELL, Room 600, 42 Broadway.

YONKERS.
$10,000, including $300 personalty; better than new; 11 rooms; sycamore, quartered oak, N. exp; 50x200; ideal location, on trolley, 300 feet above sea. CLARENCE L. BARBER, 609 Palisade av., Yonkers, or 149 Broadway, New York.

$9,000, including $300 personalty; better than new; 11 rooms, sycamore, quartered oak, N. line; 50x200; ideal location, on trolley, 300 feet above sea. CLARENCE L. BARBER, 609 Palisade av., Yonkers, or 149 Broadway, New York.

$350 upward, just over city line; beautiful lots, with city water, sidewalks, graded streets; 5 minutes from 125th st.; fine neighborhood; convenient terms. MAPLE, 33 West 42d st.

REAL ESTATE—OUT OF THE CITY.

Westchester County—Sale or Rent.

$400 UPWARD; just over city line, splendidly located Lots; high and dry; wholesale prices; express station 5 minutes; 30 minutes Harlem road; churches, school, water, gas; easy terms. GRANT IRELAND, 503 5th av.

$5,000; great bargain; eight room, perfectly built House, Mount Vernon; every modern improvement; hardwood finish. EASTMAN REALTY COMPANY, 302 Broadway.

New York State—Sale or Rent.

For Sale—In the beautiful village of Skaneateles (the Lucerne of America), a fine plot of about five acres, adapted for a gentleman's summer home; excellent lake front of 220 feet; sewer; finest drinking water in the State; electric lights, &c.; on the line of the Syracuse and Auburn electric road. For further particulars address T. W. S., lock box 27, Skaneateles, N. Y.

FORTY room House; Cottage eight rooms; all improvements; central. 184 Lake av., Saratoga Springs.

A rare chance to secure a paying Farm; over 250 acres, in Dutchess co.; fully stocked; extensive building; mansion furnished; farm emplements; $18,000. ELKINS & ELKINS, 150 Nassau st.

GENTLEMAN'S Country Seat, 80 acres; Tomkins Cove, west bank Hudson; plenty fruit; grand view; brick house, stable, with coachman's quarters; hour, West Shore. OWNER, 76 Decatur st., Brooklyn.

Thirty Years Selling COUNTRY PROPERTY ONLY—Everywhere.
CATALOGUE FREE to intending buyers.
OWNERS wishing to sell, write or call.
PHILLIPS & WELLS, 95A Tribune Bldg., N. Y.

New England States—Sale or Rent.

FOR Sale—Valuable Farm and magnificent summer Home; located on Highland Lake, Winsted; 200 acres land; beautiful house, with modern improvements, two bathrooms, furnace, three fireplaces; every room wired for electricity, including veranda; eight sleeping rooms, dining room, living room, reception hall, butler's pantry; first story quartered oak second story cypress; veranda, 10 feet wide and 70 feet long, commands magnificent view of the beautiful lake; veranda and porte-cochere of rustic stone; spring water all over house; lake three miles long; fine boulevard close around it; gentleman's driving park half mile from farm; summer hotel one-third of mile; barn, three stories, with 60 weighted windows; every floor level and easy of access from ground; 40 modern stanchions; box stalls; room for 200 sheep and goats; water running in front and back of every cow, with hose connections; basement cemented; Green Mountain silo; five hen houses; Fairbanks scales; woven wire fences; all up to date farming utensils, including manure spreader, sulky harrows, cream separator, &c.; personal property consists of hens, ducks, 200 sheep and goats, 10 cows, horses, vehicles, harnesses, 12 hogs, &c.; fine dock, 110 feet wide, for boats to land; 10 acres piped for irrigation; S. N. E. telephones to house and barn; mile from main street, Winsted; five trains a day to New York four to Hartford and four to Albany; excellent high schools and libraries; six very nice churches; electric launch will take you to and from your dock, every half hour, to electric cars; everything must be sold immediately; cannot be duplicated in Connecticut; it must be seen to be appreciated; price $23,000; $8,000 cash, balance payable to suit buyer, at five per cent; carfare paid to prospective buyers if exaggerated; come and see. Write BURTON E. MOORE, Winsted, Conn.

FOR Sale—Large new House of 10 rooms and bathroom and hard wood finish, best material and neat workmanship; spacious grounds, nicely located at head of Five Mile River harbor, overlooking the same and also Tokeneke Land Co.; on line of trolley, 5 minutes from railroad station; one hour from New York; will be sold for $3,500 if sold on or before April 1; mortgage taken. Apply GEORGE W. RAYMOND, Rowayton, Conn., owner.

New Jersey—Sale or Rent.

ALLENHURST, DEAL AND ASBURY PARK.
Modern summer Houses. For rent. For sale.
SEND FOR OUR NEW "RENTAL BOOKLET" OR OUR NEW "BARGAIN BOOKLET."
Either mailed free.
FERGUSON & SON,
'Phone, 392. Asbury Park, N. J.

ASBURY PARK.
Modern furnished seashore Cottages FOR RENT OR SALE.
ALBERT H. ROBBINS, opposite depot.

AT WESTFIELD, N. J.—For sale, three new Houses, with every modern impovement; one with barn and large plot; also several Lots in choicest, high, healthy location. W. J. LEE.

AT PLAINFIELD—Modern 12 room House; $9,000; easy terms; particulars. BURNS, 96 Warren st.

AT PLAINFIELD—Several modern Houses; easy terms; full particulars. BURNS, 96 Warren st., city.

AT PRINCETON—Bargain; 60 acre Farm; must sell; particulars. BURNS, 96 Warren st., city.

AT NUTLEY—Five modern Houses; easy terms; particulars; photos. BURNS, 96 Warren st., city.

BERGENFIELDS, N. J.—Sixteen miles from city; West Shore Railroad express station; 11 minutes from depot; 15 acres, 10 room house, large barn, box stalls; fruit trees, vegetable garden; high, healthy country; on macadamized road; price $12,500; sacrifice bargain. MANNS, 398 Broadway.

BARGAIN.—Finest Farm in State, 50 acres; 12 room house and bath; all improvements; large poultry houses (new); location high and healthy; wealthy neighborhood; good water, macadamized roads; farm close to town and trolley; worth investigating; descriptions given.
GEORGE RULE, PRINCETON, N. J.

BEAUTIFUL Home in South Orange, 10 rooms; hardwood finish; open plumbing; all city improvements; near station and trolley; small cash payment; easy monthly payments. SACRIFICE, 92 Herald Downtown.

EAST ORANGE.—High, beautiful location, five minutes station and trolley; ¾ acre, large barr and hennery; 12 room Residence; all improvements; price, $12,000; a bargain. Address OWNER, 247 Midland av., East Orange.

FOR Sale in Newark, N. J., one block from D., L. & W freight station. Building 47x95 feet, three stories high, engine and boiler; vaults extending the full width and depth of building 22 feet below sidewalk; artesian well; elevator running down to vaults; size of lot 75 ft. front, being room for stables, loading and storing of trucks. Address GEO. H. JONES, 407 24 av., corner 23d st., New York.

FOR Sale—Mountain Station, South Orange, large residential building Plots, each 100 foot frontage; fine view; restricted; $2,500, $4,000 and $5,000. G. S. THOMPSON, 487 Broadway, N. Y., room 900.

FOR Sale—Modern Residence, Mount Prospect av., Newark, N. J.; finest section in city; lot 137x250; will sell less than cost; owner leaving city. BRITTAIN & GEORGE, 99 Belleville av., Newark, N. J.

FOR RENT—Plainfield, N. J.; large handsome House; best location; $100 per month; or will sell to close an estate. Room 3, Marsh Building, Plainfield, N. J.

FOR sale, at Elizabeth, at bargain, large House, all improvements; grounds and stable; early possession. GEORGE DODD, 861 Broad st., Newark.

FARM.—Valuable Jersey dairy Farm, 60 miles from this city, for sale cheap. Call or write, J. W. BUNN, 222 East 57th.

GREAT Bargain.—$14,000 for ideal home in New Jersey; new House, tiled bath room; city water; numerous outbuildings; 43 acres; 30 miles from City Hall; cannot be surpassed for beauty of location and healthfulness; old pine trees; fine view; near golf club; immediate possession. W. H., 74 Broadway, room 404.

HACKENSACK.—Desirable Homes, all city improvements, large and small.
WILLIAM SHAEFFER, Main st., Hackensack.

LARGE list Jersey Properties; sale and rent. Call, telephone, BURNS, 96 Warren st., city.

MOUNTAIN FARM, $2,800.
Acre and a half; 1½ hours of New York; greatest health section; good as new six room House; 20 varieties fruit; commutation $8.50 month. Particulars, HARRY LAYTON, Hackensack, N. J.

MADISON—Handsome Tudor Gothic Residence; 14 rooms; three bathrooms; steam heat; open fires; hardwood floors; large grounds; choice shrubbery; near depot; rent or sale. box 222, Madison, N. J.

ONE of the most picturesque and select spots in West Arlington, N. J., now for sale; only three minutes from station and within thirty minutes from City Hall. The heirs of Henry D. Plate, deceased, will sell the entire estate, consisting of 131 lots, including a 16 room house; also 638 feet of water front property. Call on premises, or 197 7th av., laundry.

ON POINT SHREWSBURY RIVER OPPOSITE RED BANK, BEAUTIFULLY ARTISTED NEW HOUSE; 15 ROOMS; 9 BEDROOMS; ALL IMPROVEMENTS; LARGE STABLE; 800 FEET WATER FRONT; FINE BEACH AND DOCK; FURNISHED, $1,500; UNFURNISHED, $1,200. W. G. FRENCH, 116 WARREN ST.

OCEAN GROVE, N. J.—BOARDING HOUSES AND COTTAGES for sale and rent; printed list upon application.
OSBORN & SMITH,
69 Main av., Ocean Grove.

PLAINFIELD, N. J.—$135 month, beautiful House, 12 rooms, two baths; stable; grand piano; telephone. W. F. CONVERSE, 64 Washington av.

PICTURESQUE Nutley, N. J.—Houses for sale and to rent; Lots for sale. NUTLEY REALTY COMPANY, 90 Nassau st., New York.

TWO very handsome Cottages, 10 and 11 rooms and bath each, North Long Branch, ocean view; two minutes to station. ARTHUR B. GRITMAN, 126 Broadway, Brooklyn.

TWO Cottages, 10 and 11 rooms each, North Long Branch, ocean front; two minutes to station; exchange for Brooklyn property. ARTHUR B. GRITMAN, 126 Broadway, Brooklyn.

TO rent, furnished or unfurnished, gentleman's country Place, East Orange; 14 rooms; stable, shade, &c.; all improvements. Caretaker, on premises, corner Dodd st. and Midland av.

UPPER Montclair, N. J.—For sale or to let, house, 12 rooms and bath, newly decorated, stable; one acre; fine location and shade. G. W. BLANCHARD, 116 Nassau st.

WHY pay high rents in New York when you can buy for $6,000 2½ story brick Dwelling; 12 rooms; all improvements; lot 30x100; 30 minutes City Hall; D., L. and W., $2,600 needed; balance same as rent. OWNER, 8 Clay st., New York, N. Y.

NO EXTRA CHARGE FOR IT.
Advertisements for the HERALD may be left at any American District Messenger Office in the City.

REAL ESTATE—OUT OF THE CITY.

Miscellaneous—Sale or Rent.

AN opportunity to visit OKLAHOMA and the great Southwest, FREE. We are selling Lots in Jet and Enid, Oklahoma, and with every four lots purchased we give FREE our first class round trip ticket from New York city, good for 21 days. Reliable agents wanted. Do not call, but write to L. L. MORRISON, room 1,622, 42 Broadway.

CUBA.—For sale—A House, free of mortgage and without intervention of real estate men; located on most desirable part of Gulf av., Havana, Cuba; price $30,000, United States currency. For information write to A. GARCIA REY, 4 Aguila st., Havana, Cuba.

LATEST IMPROVEMENTS; handsomely decorated; steam; oak and parquet floors; double shades; ample piazzas; five minutes from station; 25 minutes to Herald square; easy payments. Particulars REALTY TRUST, 60 Liberty st., New York.

REAL ESTATE TO EXCHANGE.

A choice Madison av. corner Business Property, in one of the best locations in the city, well rented, to exchange for fine private House in city. Apply WOOD, 35 Cortlandt.

A.—185th st., near Audubon av.—Lot, 25x80; price $8,000; free and clear; trade for Tenements. ECKHARDT, 693 9th av.

New Six Story 3d Av.
Tenement, with stores, for country property and cash. BUILDER, 190 Herald Downtown.

PRIVATE Houses, located between 42d and 73d sts., east of Lexington; $8,000 to $15,000.
GEORGE H. BREEN, 1,026 Lexington av.

SINGLE Flat, three or four story, west of 8d av.; 138th to 145th st.
GEORGE H. BREEN, 1,026 Lexington av.

TWO Cottages, 10 and 11 rooms each, North Long Branch, ocean front; two minutes to station; exchange for Brooklyn property. ARTHUR B. GRITMAN, 126 Broadway, Brooklyn.

WANTED—Farm and country home; sixty to one hundred acres; house must have modern improvements, outbuildings; good repair; about hour out preferred; would consider stock and tools. State price and terms, J. C. L., 214 Herald.

WILL exchange four story Dwelling, 5th av. section, for Country Place at Elberon, N. J., or Branson road. A. W. STONE, 114 Liberty.

WILL exchange fine Oriental Rugs for country place; expert inspection invited. PERSIAN, 266 Herald.

$4,000 Second Mortgage, at six per cent, due January 12, 1907, interest payable quarterly, to exchange for private, first Investment in Manhattan Borough. LOUIS BECKER, 2,063 Amsterdam av., near 155th st. Telephone, 87—Audubon. No connection with any other office.

$7,000 equity, good paying Restaurant, 8th av., 424 st.; trade for Tenement or Flat. Call JAMES R. THOMAS, 247 6th av.

REAL ESTATE WANTED.

ACREAGE, LOTS AND PLOTS wanted on Staten Island for subdivision. Address INVESTOR, 308 Herald Downtown.

A single Flat; fine location, four or five story; not less than seven rooms. A. SADEY, 54 West 118th st.

A.—Brooklyn Property quickly converted into cash. RAY L. GODFREY, 26 Court st., Brooklyn.

A client will lease Flat or Apartment House; brokers protected. NOAH LODER, 11 Wall.

BRONX LOTS AND CASH
for best six story corner Tenement with Stores in New York city. ARCHITECT, 126 Herald Harlem.

FUNDS for immediate investment; send particulars of your Brooklyn Property for sale. W. J. T. LYNCH, 26 Court st., Brooklyn, N. Y.

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of ready cash waiting in the downtown FINANCIAL district for investment. OW