THE BEST BUSINESS PROPERTY IN BROOKLYN.

50 SPLENDID LOTS ON FULTON AVENUE,
TO BE SOLD AT AUCTION BY

JOHNSON & MILLER,
At 12 o'clock on Wednesday, February 24, at Exchange Sales Room, 111 Broadway.

FULTON AVENUE—South side, entire front between Clinton and Vanderbilt Avenues, 10 lots, including the two magnificent corners. The best locality for business on the avenue.
FULTON AVENUE—South side, commencing 220 feet east of Classon Avenue, and running thence east to within 185 feet of Franklin Avenue, 18 splendid lots.
FULTON AVENUE—South side, commencing 120 feet west of Albany Avenue, running thence west, 18 very desirable lots.
VANDERBILT AVENUE—East side, about 100 feet south of Fulton Avenue, 3 lots.
LEFFERTS STREET—North side, 113 feet east of Classon Avenue, 8 lots.

THIS SALE WILL AFFORD THE BEST OPPORTUNITY IN THE HISTORY OF REAL ESTATE TO SECURE CHOICE BUSINESS LOCATIONS ON BROOKLYN'S BROADWAY.

GREAT SALE OF LOTS ON FLATBUSH AVENUE,
FRONTING PROSPECT PARK,
By JOHNSON & MILLER,
AT 12 O'CLOCK,
ON THURSDAY, FEBRUARY 25, AT EXCHANGE SALES ROOM.
ADRIAN H. MULLER, AUCTIONEER.

THE ENTIRE BLOCK

BOUNDED BY THE

Grand Boulevard,
Ninth and Tenth Avenues, Sixty-Third and Sixty-Fourth Streets.

ADRIAN H. MULLER, P. R. WILKINS & CO.,
WILL SELL AT AUCTION,
On Tuesday, March 2, 1869, at 12 o'clock,
At the Exchange Salesroom, 111 Broadway,
By order of LEWIS B. BROWN, and CLARENCE S. BROWN, Esqrs., the above described
Block, situate at the junction of the Grand Boulevard and Ninth Avenue,
ONLY 800 FEET DISTANT FROM THE CENTRAL PARK.

On high commanding ground: is the most eligibly located property in that section of the city. The great improvements now in progress and contemplated, together with the natural advantages of position, &c., combine to render it very desirable, either as an investment, or for improvement. The property will be sold with restrictions as against nuisances, similar to those contained in the deeds given by the Harsen estate; like restrictions will also cover the block of land lying north of it, thus effectually securing this property for first-class improvements. The sellers pledge themselves that this sale shall be OPEN AND FREE IN EVERY RESPECT,

and that there shall be no bidding in their behalf; their object being to multiply the number of interests in the neighborhood, and by selling with the proper restrictions as against nuisance, and on unusually liberal terms, to encourage the erection of first-class improvements, thereby enhancing the value of other property owned by them in the immediate vicinity.

The terms of sale will be such as will enable every one to secure a lot for a future home (while prices are yet low), in what must become in an incredibly short space of time the most fashionable and desirable quarter of the city.

The title to the property is indisputable, and printed abstracts will be furnished to purchasers free of charge. The assessments for the Boulevard and Circle are all paid.

TERMS:—Ten per cent. of the purchase money and the Auctioneers' fee to be paid to the Auctioneers on the day of sale. Twenty per cent. on the 6th day of May, 1869, at the office of Messrs. ANDERSON, ADAMS & YOUNG, No. 49 Nassau Street, New York. The balance, 70 per cent., may, at the option of the purchaser, remain on bond and mortgage of the premises for three or five years. Parties desirous of completing their purchase before the 6th day of May, will have the privilege of doing so, and will be allowed interest from the time of taking their deeds up to the 6th of May, 1869. The buildings on the lots belong to the occupants, and are to be removed before or by the 1st day of May next.

Maps at the Office of the Auctioneers, No. 7 Pine Street, and at the Office of LEWIS B. BROWN, Esq., No. 38 Broadway.
REAL ESTATE RECORD
AND BUILDERS' GUIDE.

Vol. II]
NEW YORK, SATURDAY, FEBRUARY 20, 1869.

[No. 49.

PUBLISHED WEEKLY BY
C. W. SWEET & CO.,
103 BROADWAY, COR. OF PINE STREET.

TERMS.
Six months, payable in advance............$3 00
One year in advance..................6 00

THE PROGRESS OF NEW YORK.
COMMISSIONER GREEN'S COMMUNICATION.

We had purposed to present the readers of the Record with the interesting and highly important communication of Mr. Green of the Central Park, regarding the development of the city limits of New York in the direction of Westchester County and Long Island. Our space, owing to the crowding of advertisements and other matter, we regret will not admit of the publication. Its great interest has already secured it a wide circulation in pamphlet-form, however, and we will be glad to furnish copies in that shape to any of our subscribers, who will apply for them at our office. Mr. Green took a brief recess from his comprehensive labors last Fall, and visited the principal cities of Europe, gaining, as will be evident from this communication, a harvest of observation and enlightened results, which must prove of great benefit here, if his suggestions are followed up. His view of the future destiny of this city, and the vast scope of its requirements for commerce and population, presents the prospect with a vigor and clearness, that is positively electrifying. When it is understood, also, that his former announcements of a like character, bearing upon the territory within the corporate limits of the city, have been so quickly followed up by practical work and more than their most sanguine aspects realized, the force of Mr. Green's pamphlet is felt even in the immediate prices and movements of the day in real property. It will give a life and activity to real estate movements, which within a year will double the area of marketable and speculative lots around the city. Public opinion is very little behind the scope of his essay, and the demand for a bridge at that point, as extensive and solid as Brooklyn or the Jersey shore present.

MECHANICS' LIENS AGAINST BUILDINGS
IN NEW YORK CITY.

Feb.
10 Broadway, s. e. cor. of 10th. Morris H. Heimerdingcr agt. A. T. Stew-


12 East Broadway, s. e. cor. of 6th. George Mathew agt. J. H. Rosenberg
15 51st st., s. 1/8 ft. w. 6th av., 3 1/2 blocks. W. F. Spratt.
16 4th avenue, s. e. cor. of 17th st. John Goodenough agt. George Cullin.
17 36th street, a. e. of Lexington av., 5 houses on a. s. on 3rd avenue. Fran-

cis J. Shattuck agt. Acton Cival.
20 162d st. w. of the Bloomington road. Wm. A. Underhill agt. Asylum of
definitive charity.
21 12th st., s. 1/2 houses, running 144 ft. e. of 6th av. Patrick W. Brennan agt. Amos Chase.
22 100th st., n. side, 63 ft. e. of 3d av. Francis J. Shattuck agt. E. C. Hildreth.
23 6th av., s. e. cor. of 50th st., R. C. McLane & Son agt. Charles Rhe-
wald.
25 30th st., s. e. cor. of 6th av. H. McLane & Son agt. Charles Rhe-
wald.
26 23d av., s. 1/4 ft. n. of 103d st. 3 houses on a. s. on 23d street. J. Hendrickson.
27 Wooster st., s. w. No. 31. Henry Behmann agt. Mr. Gray.

MECHANICS' LIENS AGAINST BUILDINGS
IN KING'S COUNTY.

Feb.
11 Reid and Lafayette avs., s. w. cor. E. A. Bradley et al. agt. F. Bag-
ley.
12 Nevins and State st., s. w. cor. E. A. Bradley et al. agt. A. M. Jones.
13 Floyd st., s. 1/4 ft. Tompkins av. W. Murphy agt. Jacob Light J. J.
cart.
16 Hillsay st., s. 1/2 ft. Tompkins av. J. Bell agt. F. Orie.
17 Monroe st., s. 1/4 ft. Hunting Point av. J. C Springstead agt. W. J. North-
ridge et al.
18 Sanford st., s. 1/4 ft. Boerum st. A. Green agt. S. Slaughter.

NEW YORK JUDGMENTS.
In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtors.

Feb.
12 Andrews, H. B.—Augustus Embury...$798 71
13 Adams, Andrew—Jacob W. Lamb...111 64
14 Acker, James A.—Edmond Titus...399 97
15 Archer, J. C.—Benjamin Shaen...174 96
16 Bish, John H. et al.—Washington County Natl Bank of Greenwich...214 05
17 Barrows, Samuel H.—Chas. Starbird...2,294 28
18 Baker, John G.—John W. Bailey...127 18
19 Bennet, Mr. et al.—Alex's McCaman...333 14
20 Baker, John G.—William E. Conant...3,000 00
21 Brewster, Mr. et al.—M. Mc. Neill...158 81
22 Brewster, James E.—John Murphy...164 47
23 Benson, Wm. W.—Donald W. Dodge...92 99
24 Bourne, Samuel et al.—Abraham Ormston...100 00
25 Beck, William——Richard Saltonstall...92 19
26 Berk, Margaret V. et al.—The Ger-
mans, Fred. Dutch Church...692 24
27 Brown, James C.—Charles Nelson...109 89
28 Dennell, M. —Frank J. Goldschmidt...614 00
29 Bartholomew, John O.—Samuel C.
Nelson...1,704 21
30 Bembo, Emanuel—Amos K. Yonker...1,018 50
31 Beck, Harry et al.—John Griffiths...150 18
32 Bond, W. D. et al.—A. McCallum...502 40
33 Bacon, Geo. E.—Daniel S. Schanck...155 59
34 Block, Chas. S.—Henry H. Gordon...1,113 00
35 Condon, John et al.—James C. Smith...162 14
36 Caron, C. et al.—H. W. Smith...107 62
37 Coryell, Miers et al.—Hiram Holden...208 11
38 Cooks, J.—Robert Davison...172 51
39 Cochran, George D.—Wm. W. Hopkins...387 88
40 Collins, Squire F.—Leopold Rosen-
hoven et al...121 76
41 Carleton, Francis B.—Simon I. Par-
dessus et al...120 30
42 Copeland, Jacob—Ezra W. Upton...4,120 50
43 Cawthorne, Alfred—Henry L. Pinta...580 53
44 Clark, Wm. L.—J. H. Calkin...137 51
45 Same—Same...44 10
46 Carpenter, Emily F.—Geo. Barney...335 01
47 Carpenter, Robert—J. J. Calsin...129 48
48 Carpenter, John et al.—Wm. L. Edgerton...925 22
49 Same—Same...77 32
50 Conner, Thomas—Henry Leary...916 73
51 Callaghan, J. R.—Herman E. Gilman...394 25
52 Delaere, David E.—Henry Fibel...2,065 50
53 Devos, Oliver—Sarah Ann Young...97 00
54 Dunlop, George et al.—Richard W. Hopkins...562 50
55 Donnelly, John M., Jr.—Joshua
Fiers, Jr...407 04
56 Deen, Wm. L.—David Cooper...182 94
57 Dillmar, Louis—Jacob Moos...102 50
58 Dorn, G. W. et al.—Chas. S. Chen,
....2,501 38
59 Dow, John et al.—Abraham Wallach...209 98
60 Daugherty, Wm. W.—Chas. L. North...405 51
61 Dow, John et al.—Amos E. Morris...163 40
62 Demorcy, Henry et al.—Acton Cival...176 00
63 Drew, Jacob I.—The Sterling Iron
Works...283 73
64 Same—August Illing...177 82
65 Davies, Henry E. et al.—Emmit et al.
....11,570 23
66 Embler, John W.—Francis A. Esty...3,871 65
67 Ellis, Wm. H.—Peter McKitch...123 26
68 Ellis, Joseph—George H. Ford...3,470 15
69 Eytinge, Charles D.—Wm. Geery...68 65
70 Ferry, John A.—Lolow A. Batters-
..212 04
71 Ford, F. H.—Richard H. Hinman...175 07
72 Ferris, John et al.—Henry C. Old-
...129 51
73 Freeman, S. G. F. et al.—Francis A.
George...206 85
REAL ESTATE RECORD.

19TH st. e. s. e., 200 e. 4th av., 18x100. M. Campbell to G. Graham. $2,800.

ATLANTIC av., s. s., 160 w. Vanderbilt av., 25x75; owner, David H. S. Stiner. $1,800.

FULTON av. cor. Chauncey st., 11 houses. B. S. Bussing to D. Fern. $35,000.

FULTON av. cor. Canal st., 175 e. 18th st. M. M. Val to W. J. Brooks. $7,100.

GATES av., n. s., 175 w. Patchen av., 50x125; owner, Asa L. Martin. $14,500.

GATES av., e. s., 356.4 e. 14th av., 12x100. F. C. Vroman to Fannie N. Wells. $7,500.

GATES av., s. s., 19x120. G. N. Macon to A. D. Ruggles. $6,000.

LEWIS av. & Macon st., e. s., 350,200.

PARK av. & Navy st., w. s., 18.4x70x30X. T. Cassidy to M. Cook. (C). $7,500.

11TH av. & 16th st., westerly cor., 100x50. G. W. Edley to L. Hursh. $4,000.

PROJECTED BUILDINGS.

The following plans embrace all that have been considered and approved by the Superintendent of Buildings since our last: —

AVENUE A AND 122d st. — S. w. cor., three frame and cor. iron 2 story dwellings; 16,8x32; owner, James M. D. Parks.

10TH st. — S., 123 w. Avenue A, one 5 story brick store and tenement; 25x64; owner, George C. Jones.

37TH st. — S., 175 e. 5th av., two brown stone front, 4 story, first-class dwellings; 25x55; owners, Brady and Mrs. Fittsimmons; architects, A. P. Thomas.

121ST ST. — N. s., 89 w. 105 e. 3rd av.; two 2 story row upon row of fashionable residences, so-called. In front the trade of retail dealers is obtaining former rates, viz. $10.00@$12.00 per M. We

271 logs do.: from Wanks Kiver, Kic.,-104' logs do. and 85' logs mahogany are going aboard for Liverpool. Receipts have been enabled to realize from partial realization to the seller $3.00 per M., and in certain cases even as high as $3.50 per M. B. H. Funderman.

MARKET REVIEW.

BRICKS.—The market for hard bricks continues comparatively quiet, the interest of the trade, within a few days, and the probabilities are that the turn will be similar to what is here. The present fair is rather dull by any means brisk, the supply from the Jersey yards is not in very good condition. spring-like weather has so cleared the river that many sailing vessels are now in its waters. Each brickyard, it is said, is effecting sales to each captain naturally anxious to make as much as possible. Thus the stock is suddenly increased, and in many cases the brickyard is unable to secure the parcel. A few cargoes that were recently loaded, and shipped to this point, would soon break down the market if not taken advantage of by the present opportunity. A few cargoes that were recently loaded, and shipped to this point, would soon break down the market if not taken advantage of by the present opportunity. A few cargoes that were recently loaded, and shipped to this point, would soon break down the market if not taken advantage of by the present opportunity.

LUMBER.—Trade at the yards does not improve, in fact in most sections of the city has fallen off during the past week. There are some signs of an unusual demand, but this is attributed more to temporary causes, than to any general withdrawal of buy-
From Portland we have the following:

Timber $9@8 per 1000 feet, as follows:

<table>
<thead>
<tr>
<th>Species</th>
<th>Fresh</th>
<th>seasoned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pine</td>
<td>$7</td>
<td>$9</td>
</tr>
<tr>
<td>Spruce</td>
<td>$8</td>
<td>$10</td>
</tr>
<tr>
<td>Hemlock</td>
<td>$9</td>
<td>$11</td>
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</tbody>
</table>

Portland rates as follows:

<table>
<thead>
<tr>
<th>Species</th>
<th>Fresh</th>
<th>seasoned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear Pine</td>
<td>$5 @5</td>
<td>$7 @7</td>
</tr>
<tr>
<td>Supple Pine</td>
<td>$4 @4</td>
<td>$6 @6</td>
</tr>
<tr>
<td>Hard Pine</td>
<td>$8 @8</td>
<td>$10 @10</td>
</tr>
<tr>
<td>Spruce</td>
<td>$15 @15</td>
<td>$17 @17</td>
</tr>
<tr>
<td>Hemlock</td>
<td>$20 @20</td>
<td>$22 @22</td>
</tr>
<tr>
<td>Laths</td>
<td>$23 @23</td>
<td>$25 @25</td>
</tr>
</tbody>
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Lumber rates:

<table>
<thead>
<tr>
<th>Grade</th>
<th>Fresh</th>
<th>seasoned</th>
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<tbody>
<tr>
<td>Prime</td>
<td>$15</td>
<td>$17</td>
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<tr>
<td>Mill</td>
<td>$10</td>
<td>$12</td>
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</table>

Metals:

Gold:

<table>
<thead>
<tr>
<th>Variety</th>
<th>30 days</th>
<th>60 days</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 gross</td>
<td>$500</td>
<td>$550</td>
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Silver:

<table>
<thead>
<tr>
<th>Variety</th>
<th>30 days</th>
<th>60 days</th>
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<tbody>
<tr>
<td>100 gross</td>
<td>$100</td>
<td>$120</td>
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Zinc:

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<thead>
<tr>
<th>Variety</th>
<th>30 days</th>
<th>60 days</th>
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</thead>
<tbody>
<tr>
<td>100 gross</td>
<td>$150</td>
<td>$180</td>
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</table>

The lumber trade has been fair, there being but a small

rate of business and the market for the wood is not in any respect unusual.

At CLEVELAND:

Timber:

<table>
<thead>
<tr>
<th>Grade</th>
<th>1st</th>
<th>2nd</th>
<th>3rd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prime</td>
<td>$12</td>
<td>$10</td>
<td>$8</td>
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<tr>
<td>Mill</td>
<td>$8</td>
<td>$6</td>
<td>$4</td>
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At CHICAGO:

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<thead>
<tr>
<th>Grade</th>
<th>Fresh</th>
<th>seasoned</th>
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<tbody>
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<td>Prime</td>
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<td>$17</td>
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At BOSTON:

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<tr>
<th>Grade</th>
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<tbody>
<tr>
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At NEW YORK:

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At PHILADELPHIA:

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At NEW ORLEANS:

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At SAN FRANCISCO:

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The imports of lumber this year amount to 1,241,000

feet, of which 900,000 feet are from Canada, 436,000 feet from England,

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At CHICAGO:

Timber:

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At NEW ORLEANS:

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## MARKET QUOTATIONS

### BUILDING STONE

- **Gray granite.**
  - 3 to 5 feet
  - 5 to 10 feet
  - Larger stones

- **Dorchester, New Brunswick stone.**
  - In rough, delivered.
  - In rough, delivered with 10% advance on these prices.

### CEMENT

- **FIRK BRICK.**
  - Six per cent advance on these prices.

- **CEMEXILT.**
  - Six per cent advance on these prices.

- **POTONTS.**
  - Six per cent advance on these prices.

### BURLINGTON STONE

- **Log, per foot.**
  - 6 to 7.5

### LUMBER

- **FIRK BRICK.**
  - Common building stone, per ton.
  - Base Stone, per ton.

### BRICK

- **Common Hand.**
- Pale.
- Long Island.
- North River.
- Peninsular.

### RIVER STONES

- **Croton.**

### DOCKSTONE AND BUILDING LUMBER

- **DOOS.**
  - 14 in. thick.
  - 14 in. thick.
  - 14 in. thick.

### PINE

- **Pine, Good Box.**
- 1,000 ft.

### SALT

- **Bolivar, per bbl.**

### SLATE

- **Green Shite, Vermont.**

### LEAD

- **Bartlett in oil.**

### CLAY

- **Clay.**

### GLASS

### PLASTER PARIS

### INTERMEDIATES

### MISCELLANEOUS

### HAYES' METALLIC SKY-LIGHTS & VENTILATORS

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**REAL ESTATE RECORD:**

- **County:** $32.50/acre, $37.50 for Wilmington as it runs; and $20 for land delivered. Rent of $10 per week for 1,285 bbls. Exports for week January 1st, 189, 600 bbls., and for same period last year, 1,293 bbls.

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JAMES M. MILLER, Auctioneer.
OFFICE, 28 PINE STREET, BETWEEN NASSAU AND WILLIAM STS.

GREAT SALE

OF

Broadway and 35th Street Property!

JAMES M. MILLER
WILL SELL AT AUCTION,
ON TUESDAY, FEBRUARY 23d, 1869,
At 12 o'clock, at the Exchange Salesroom, 111 Broadway,
UNDER THE DIRECTION OF
DANIEL P. INGRAHAM, Jr., Esq., Referee,
Nos. 1299, 1301, and 1303 Broadway, with the 4 Lots adjoining in the rear on 35th Street.

This property has a front of 73 feet 8 inches on Broadway, and of 103 feet 10 inches on 35th Street, and runs back from Broadway on the North line about 191 feet.

THE WHOLE PROPERTY WILL BE SOLD IN ONE PARCEL.

The Store and Basement of 1299 Broadway are leased until May 1, 1871, at $1,000 per year. The Stores 1301 and 1303 Broadway are leased until May 1, 1869.

The residue of the buildings, 1299, 1301, and 1303 Broadway, are leased until May 1, 1871, at $6,000 per year.

A part of the purchase money may remain on Bond and Mortgage for a term of years.

For Maps and particulars, apply to the Auctioneer, No. 28 Pine Street, New York.
FOR SALE IN YORKVILLE,—A First-
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ALBERT H. RANDELL.

At 12 o'clock, at Exchange Saleroom, 111 Broadway.

TUESDAY, February 23.

1. THREE VALUABLE CENTRAL PARK LOTS, 30 SPLENDID FLATBUSH AVENUE LOTS

Permitting Sale On and Directly Opposite to Prospect Park

This splendid property is directly opposite the Park and Flatbush avenue, and has been advertised at public sale. It fronts on the great thoroughfare running through the borought of Brooklyn, and is situated not more than a few minutes walk from the Park.

Maps and particulars hereafter.

At 12 o'clock, at Exchange Saleroom

THE WASHINGTON AVENUE ENTRANCE.

Beginning at the southerly intersection of the Park and Flatbush avenue, it has never before been offered to the public.

The property bears the same relation to Prospect Park that lots on the Eighth avenue, N. Y., bear to Central Park.

The opportunity will be one of the most favorable of the season for the purchase of such property for business purposes.

nos. 124, 126, 128 AND 130 ATLANTIC STREET—Situated on the south side of Atlantic avenue, between Second and Third streets, and comprising a block of 60 feet on Atlantic avenue.

NOTE: Two story houses and buildings, excluding the one on the west side of Atlantic avenue.

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142 feet east of Court street—Two frame cottage houses, 100 feet long, and a very brick hotel on Hamilton ave., at the junction of Union st., containing 4 bedrooms and 5 rooms, 1.50x100.5 feet on that street. Maps at 77 Cedar street.

Also, at 12 o'clock, at the Exchange Saleroom

GREAT SALE OF PROPERTY ON THE

DURYEA FARM, EAST NEW YORK.

POSSESSION 1ST. MARCH.

The sale will be absolute without any reservation or limitation whatever.

For full particulars apply to the auctioneers.

THURSDAY, February 25.

At 12 o'clock, at Exchange Saleroom, 111 Broadway

PRELIMINARY NOTICE

100 SPLENDID LOTS ON THE WESTERN EMBANKMENT OF THE DELAPLAINE ESTATE.

Delaplane Mansion, the water front and lots on 6th, 7th, and 8th avenues, in the business part of the City, and in the immediate vicinity of the property sold at our Great Sale of Feb. 11. Maps one week before the sale. Full particulars hereafter.

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